

Our ref: PP-2025-2534
IRF26/26

Mr Peter Thompson
General Manager
Wagga Wagga City Council
243 Baylis Street
Wagga Wagga NSW 2650
council@wagga.nsw.gov.au

Subject: PP-2025-2534 to amend Wagga Wagga Local Environmental Plan 2010

Dear Mr Thompson

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 amend Clause 5.4(9)(b) and 5.5 (a)(ii) Secondary Dwelling Provisions to increase the floor area of a secondary dwelling from 35% to 65% of the principle dwelling.

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.

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 19 October 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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 Ann Martin to assist you. Ms Martin can be contacted on 4247 1826.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Chantelle', followed by a long horizontal flourish.

16/2/2026

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

Encl: Gateway determination