

## Gateway Determination

***Planning proposal (Department Ref: PP-2021-6528) to reduce the minimum lot size for land at Gregadoo Road, Blackbutt Road and O’Learia Place, Lake Albert.***

I, the Director, Western Region at the Department of Planning, Industry 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 (LEP) 2010 to amend the minimum lot size from 2 ha to 5000m<sup>2</sup> for Lots 7 – 10 DP594448, Lots 11 & 12 DP586511, Lot 1 DP582808 and 15 - 33 DP1127002 Gregadoo Road, Blackbutt Road and O’Learia Place, Lake Albert should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal must be amended to clearly articulate the extent of the land to which this proposed Local Environmental Plan amendment applies including a locality map, property addresses, Lot and Deposited Plan numbers.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - DPIE – Environment, Energy and Science – Biodiversity, Conservation and Science Directorate.
  - DPIE - Environment, Energy and Science – Environmental Water and Floodplains.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from

any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's Standard Technical Requirements for Spatial Datasets and Maps' 2017.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 14th day of December 2021.



**Garry Hopkins**  
**Director, Western region**  
**Local and Regional Planning**  
**Department of Planning, Industry**  
**and Environment**

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