



Planning Proposal Assessment

APPLICATION DETAILS

Submitted planning proposal:

Council is in receipt of a planning proposal (LEP19/0006) to rezone land to increase development potential of a neighbourhood shopping centre site, located on the corner of Avocet Drive and Rainbow Drive, Estella.

Applicant

Paul Eady for Graceland Estate Pty Ltd

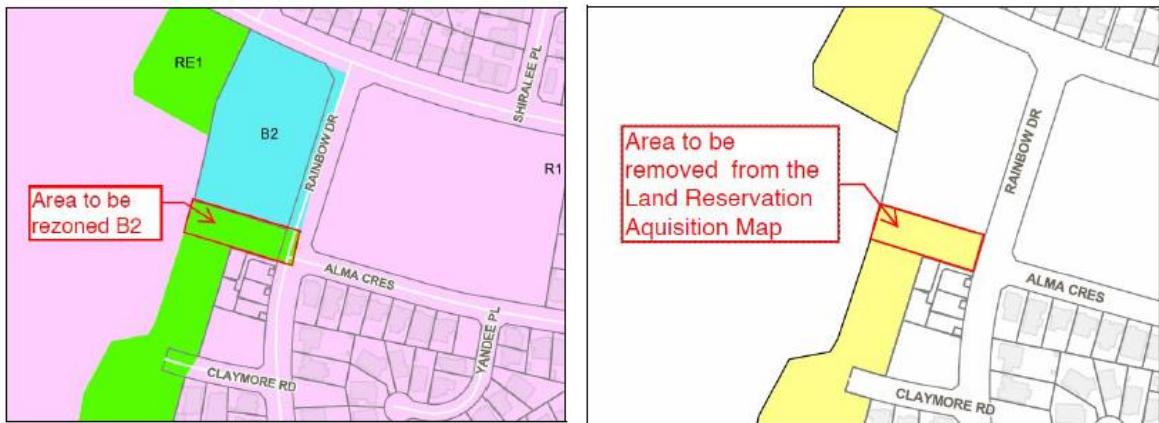
Land owners

Graceland Estate Pty Ltd

Proposal

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010) to increase development potential of a neighbourhood shopping centre site (Lot 6012 DP 1209232), located on the corner of Avocet Drive and Rainbow Drive, Estella.

The proposal seeks to rezone approximately 2500sqm of land on Lot 6013 DP 1209232 from RE1 Public Recreation to B2 Local Centre and also to remove the Land Reservation Acquisition Layer applicable to the same portion of land as per the illustration below.



Further details of the proposal with supporting information is attached under Attachment 1.

Key considerations

1. Demand

The northern suburbs of Wagga Wagga (those being Boorooma, Estella, Gobbagombalin) are bounded by the Olympic Highway to the east, Coolamon Road to the north, Old Narrandera Road to the south and Charles Sturt University to the west. This area is among the fastest growing residential areas within the city and is planned to receive significant growth in the future. It is also the second fastest growing suburb in the State. Even though there are two zoned business sites, the sites remain vacant, and there are no centre to serve the needs of the community living in Boorooma, Estella, Gobbagombalin. The proposal intends to facilitate a larger development site to increase the feasibility of establishing a neighbourhood centre in the locality.

2. Land use strategies underway

Council is currently in the process of reviewing and developing new land use strategies for the city. One of the key documents being developed is the Wagga Wagga Local Strategic Planning Statement (LSPS). This document considers the communities aspirations and provides a blueprint for how and where we want Wagga Wagga to grow into the future.

Council is also in the process of developing a Northern Growth Area Structure Plan. The Plan will support the LSPS and will identify areas suitable for additional housing. The plan will direct improvements to the existing neighbourhoods of Boorooma, Estella and Gobbagombalin. This includes items such as the realignment of roads, open space networks and zoning to ensure improved urban and environmental outcomes. It will provide additional housing opportunities within zoned residential lands in the existing neighbourhoods. The plan will also encourage a larger development site to increase the feasibility of establishing a neighbourhood centre in the locality to serve the needs of the community living in Boorooma, Estella, Gobbagombalin.

The proposal is consistent with the objectives of the LSPS and Northern Growth Area Structure Plan currently being drafted and will facilitate development through providing the opportunity of a larger neighbourhood center on an existing business site to address specific needs of the community.

3. Consistency with endorsed strategic directions

The planning proposal is consistent with the objectives the Wagga Wagga Spatial Plan 2013/2043 *to facilitate development of a prosperous city and to support viable neighbourhood centres*. The planning proposal is also consistent with Council's Wagga Wagga Retail Growth Strategy for 2007 which advocated for the establishment of a local centre in the Estella and Boorooma neighbourhoods based on the demand generated by the projected population of the area.

The proposal is also consistent with the recommendations of the Riverina Murray Regional Plan 2036, Section 9.1 Ministerial Directions as well as all relevant State

Environmental Planning Policies.

Compliance Test

A detailed assessment of the key matters listed above are provided below.

Riverina Murray Regional Plan 2036	
Direction	Compliance
4. Promote business activities in industrial and commercial areas.	Complies. The proposal will facility a future local centre on a parcel of land of existing and proposed B2 zoned land to accommodate the needs of the community.
22. Promote the growth of regional cities and local centres.	Complies. The proposal to rezone the land is based on site opportunities to optimise use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.
Wagga Wagga Spatial Plan 2013-2043	
Direction	Compliance
Facilitate development of a prosperous city, support viable neighbourhoods.	Complies. There is currently no neighbourhood centre in the northern suburbs of the city. The proposal will facility a future local centre on a parcel of land of existing and proposed B2 zoned land to accommodate the needs of the community.
Section 9.1 Ministerial Directions	
Direction	Compliance
1.1 Business and industrial zones	Complies. The proposal to rezone the land is based on site opportunities to optimise use of the land and to address community needs.
2.3 Heritage Conservation	Complies. The site is not identified as a site containing known significant cultural and/or heritage values or items. A Due Diligence investigation is required prior to any development application in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.
5.10 Implementation of Regional Plans	Complies. The proposal will provide the opportunity to develop the site consistent with the Direction 4 and 22 of the Riverina Murray Regional Plan.
3.4 Integrate land use and transport	Complies. The subject site is located within an existing urban settlement area with access to existing road infrastructure and public transport to the city.
State Planning Policies	

State Environmental Planning Policy No 55 – Remediation of Land	Complies. The SEPP requires Council to consider contamination of land as part of a rezoning application. Even though no report has been prepared in relation to a preliminary investigation, Council's evaluation concludes that due to the previous land uses (being grazing), it is unlikely that the land has been contaminated. The land is not listed on Council's potentially contaminated register nor is there any visible evidence of contamination on the land. With the information available, Council considers the risk of contamination low and that the planning proposal may proceed.
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Internal / External Consultation

Internal	A cross-directorate internal referral occurred. The proposal is supported in principle. A summary of the comments received with Council's response is provided below.
External	Formal public consultation with adjoining land owners, the general public and referral agencies will occur after the Gateway Determination.

Internal submissions received	Comment
There is a need to demonstrate how a buffer between future commercial B2 land and existing residential land directly to the south will be managed. There are dwellings with north facing windows directly adjacent to the boundary that will be impacted by development if controls are not put in place. For example it would be inappropriate to move the delivery access and loading bay area to this boundary – the current approval for the Estella shopping centre has the drive and loading bay on the existing southern boundary of the B2 zone.	Agreed. This is a matter that can be addressed as part of an assessment of a future development application.
The proximity of Alma Crescent to the re-zoned area (directly opposite) would probably prevent access driveway along this boundary too.	Agreed. This is a matter that can be addressed as part of an assessment of a future development application.
The existing RE1 land provides a linkage to wider areas of open space for the local neighbourhood. Detail of what measures will be taken to ensure access to open space by all residents needs to be considered.	Access to the open space network is still available from Avocet Drive, Claymore Road, Comet Place, Rainbow Drive as well as Barossa Street. It should be noted that there is another planning proposal underway to reconsider the boundaries of the open space network in an effort to improve the urban outcome consistent with the strategic vision for the locality.

There is a change in level of 2.5-3 metres across the land.	Noted. This is a matter that can be addressed through design and as part of an assessment of a future development application.
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Conclusion

The planning proposal has been considered in respect to the benefits to the community and the matters discussed in this report are all reflections of the public interest and community expectations through strategic direction and policy guiding documents. Taking into account the full range of matters that have been considered as part of this assessment (including the submissions received as part of preliminary consultation), it is considered that the proposal is reasonable and in the public's interest.

The proposal is supported for the following reasons:

1. The proposal will facilitate the development of a neighbourhood centre to address the needs of the community.
2. It complies with the provisions of draft and endorsed strategic documents, including Riverina Murray Regional Plan 2036 and Wagga Wagga Spatial Plan 2013 -2043.
3. It meets all relevant Section 9.1 Ministerial Directions
4. Addresses all applicable State Environmental Planning Policies.