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PLANNING PROPOSAL

GREGADOO ROAD & TALLOWOOD CRESCENT, LAKE ALBERT

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Project:
Planning Proposal
Gregadoo Road and Tallowood Crescent, Lake Albert

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Part 1. Objectives or Intended Outcomes

The objectives of this Planning Proposal are to amend the Wagga Wagga Local Environmental Plan 2010 to enable further residential subdivision of the precinct identified as being bounded by Gregadoo Road to the north; 46 Gregadoo Road, 42 Redbank Road and 76 Redbank Road to the east, 286 Boiling Down Road to the south, and 72 and 74 Gregadoo Road to the west. 11 Tallowood Crescent is excluded from the precinct area. The proposal area is identified in Figure 1 below.

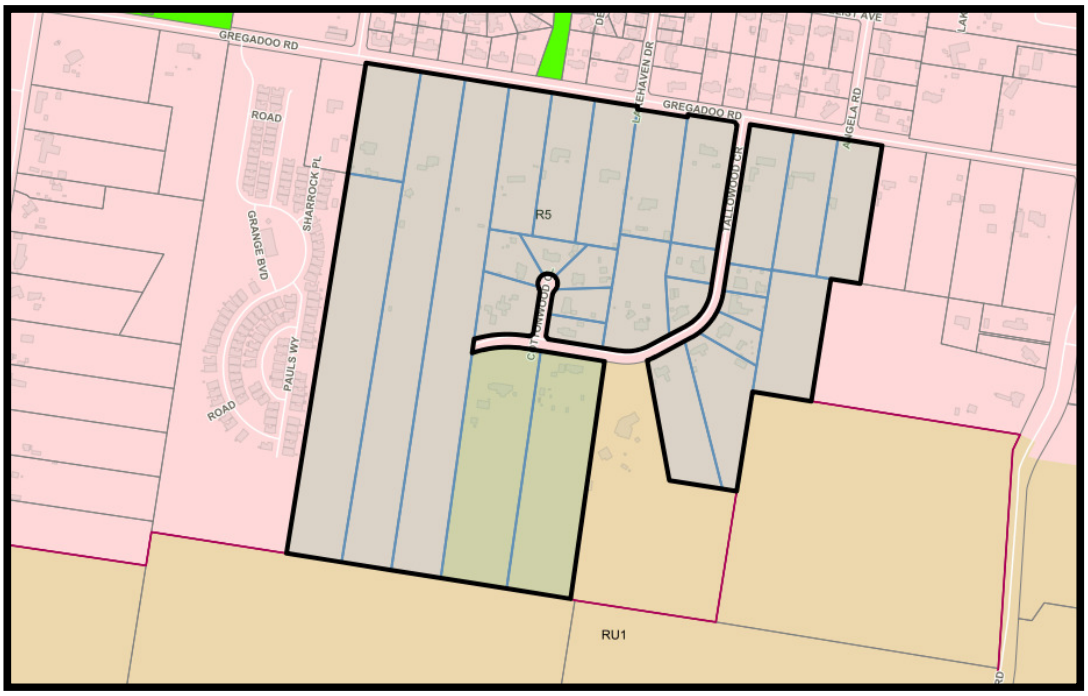


Figure 1. **Proposal Area (Source:** https://maps.wagga.nsw.gov.au)

Part 2. Explanation of Provisions

The objectives and outcomes described in Part 1 will be achieved by:

- Amendment of the Wagga Wagga Local Environmental Plan 2010 Land Zoning Map for 13 Tallowood Crescent and 15 Tallowood Crescent, Lake Albert as having a zoning of R5 Large Lot Residential in accordance with the proposed zoning map shown in Appendix A; and
- Amendment of the Wagga Wagga Local Environmental Plan 2010 Lot Size Map with the proposed lot size map shown in Appendix B.

Part 3. JUSTIFICATION

Section A. NEED FOR THE PLANNING PROPOSAL

Q1. IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

The planning proposal is not a result of a specific strategic study or report. It is, however, consistent with the objectives and outcomes of relevant overarching strategic studies including the Riverina Murray Regional Plan 2036; the Spatial Plan 2013/2043 and the draft Wagga Wagga City Council Activation Strategy 2040.

Q2. IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The intended outcomes of this Planning Proposal can only be achieved through amendments to the Wagga Wagga Local Environmental Plan 2010. The proposed amendment to the minimum lot size of the properties within the identified precinct area will facilitate an increase in available residential land on the southern side of the city.

Subdivision of the land within the identified precinct at the existing minimum lot size of 2Ha would result in an inefficient use of land and resources. The precinct boundary was logically chosen due to existing development to the west, and environmental land constraints consisting of overland flow flooding to the east as shown in the below figures.

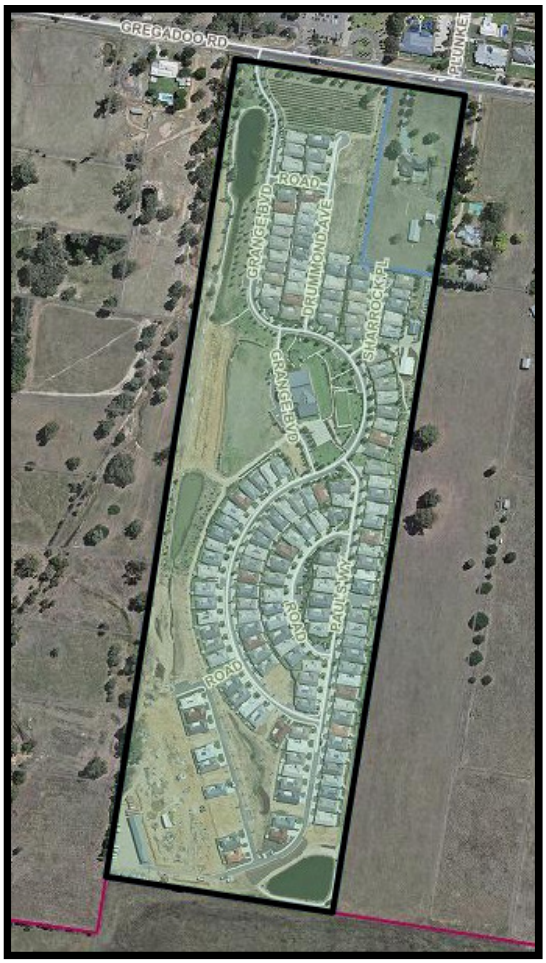


Figure 2. Adjoining properties to the west (**Source:** https://maps.wagga.nsw.gov.au)

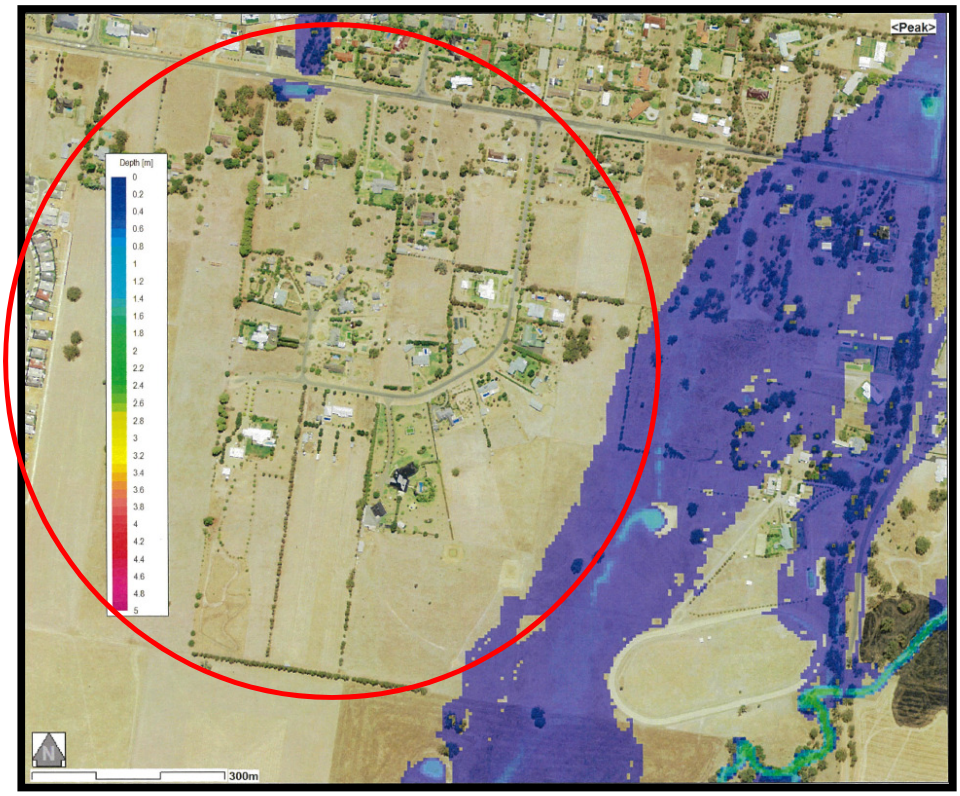


Figure 3. Overland flow flooding shown to the east of the precinct area (**Source:** Wagga Wagga City Council)

The southern precinct boundary was chosen due to the Lake Albert suburb boundary and adjoining RU1 Primary Production land.

The proposed minimum lot sizes for the precinct are consistent with, and sympathetic to, the pattern of subdivision directly adjacent on the northern side of Gregadoo Road. The proposed minimum lot size amendments also consider the medium density of 'The Grange' development to the west, while transitioning to larger, more appropriate lot sizes towards the RU1 Primary Production land to the south without causing land use conflicts.

It has been noted by Council that the RU1 Primary Production zoning of 11 Tallowood Crescent, 13 Tallowood Crescent and 15 Tallowood Crescent may be the result of a mapping error, and these properties should have previously been zoned R5 Large Lot Residential. The landowners of 13 and 15 Tallowood Crescent approached MJM Consulting Engineers to be included in this proposal due to the current use of their land and the existing lot sizes.

13 Tallowood Crescent and 15 Tallowood Crescent are 5.04Ha and 5.16Ha in size, respectively. Given that the minimum lot size of the surrounding RU1 Primary Production land is 200Ha, these properties are more suited to R5 Large Lot Residential zoning due to their area. Further, due to their size they are also more suited to the uses permitted within R5 Large Lot Residential zoning than those permitted by RU1 Primary Production zoning, many of which require a much larger lot size to carry out.

The landowners of 11 Tallowood Crescent, a parcel with a lot size of 8.57Ha, were informed of the proposal and advised they did not wish for their property to be included. The owners advised that the property is utilised for activities permitted within the existing RU1 Primary Production zoning including the keeping of a small number of cattle. Email correspondence from the landowner confirming their decision to be excluded from the proposal is attached as Appendix C.

It is noted that should the Planning Proposal be successful, further subdivision and development of the area would require the consideration and approval of future development applications by Wagga Wagga City Council.

Section B. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3. IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL, SUB-REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY EXHIBITED DRAFT PLANS OR STRATEGIES)?

The Planning Proposal is consistent with objectives and actions contained within the Riverina Murray Regional Plan 2036 as outlined below:

- *Direction 1: Protect the region's diverse and productive agricultural land*
    - Action 1.2. Protect important agricultural land identified in the regional agricultural development strategy from land use conflict and fragmentation, and manage the interface between important agricultural lands and other uses.

Comment: The majority of the precinct area is zoned R5 Large Lot Residential, however two of the included lots require rezoning from RU1 Primary Production to R5 Large Lot Residential. As discussed previously in this proposal, Council considers that the current RU1 zoning of these two properties may be attributed to a previous mapping error. Further, the objectives of the RU1 zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To foster strong, sustainable rural community lifestyles.
- To maintain the rural landscape character of the land.
- To allow tourist and visitor accommodation only where it is in association with agricultural activities.

According to agricultural suitability mapping sourced from the Department of Primary Industries, these two properties are mapped as Class 2 land. The Agricultural Land Classification document produced by NSW Agriculture, describes Class 2 land as "Arable land suitable for regular cultivation for crops but not suited to continuous cultivation. It has a moderate to high suitability for agriculture but edaphic (soil factors) or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures."

These properties are currently not utilised for agricultural purposes and have not been utilised in this way by the existing owners. Further, the small size of these properties restricts the scope of primary production agricultural activities which could comfortably be carried out within their boundaries. The minimum lot size for adjoining RU1 land is 200Ha, however the size of these properties, being just over 5Ha each, are better suited to Large Lot Residential use.

The intention of the planning proposal is to reduce the minimum lot size to allow for subdivision of the land consistent with the existing subdivision pattern north of the precinct area. Given the zoning of properties to the west and north of these two sites are already zoned R5 Large Lot Residential, it would provide consistency within the area to rezone these properties to R5 and include them in the precinct proposal. These lots, which adjoin RU1 land to the south, would have a minimum

lot size of 5,500m² to minimise conflict between land uses within the proposed R5 zone and the adjoining RU1 zone to the south.

- *Direction 22: Promote the growth of regional cities and local centres*
    - Action 22.1. Coordinate infrastructure delivery across residential land in the regional cities
- Comment: The proposal will be able to be serviced with appropriate infrastructure. See page 14 of this document for detail on the serviceability of this proposal.

- *Direction 25: Build housing capacity to meet demand*
    - Action 25.2. Facilitate increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs

  Comment: The planning proposal will contribute to increased housing choice in the city in proximity to existing services and jobs.
    - Action 25.3. Align infrastructure planning with land release areas to provide adequate infrastructure.

  Comment: The proposal will be able to be serviced with appropriate infrastructure. See page 14 of this document for detail on the serviceability of this proposal.

- *Direction 26: Provide greater housing choice*
    - Action 26.7. Promote incentives to encourage greater housing affordability, including a greater mix of housing in new release areas.

  Comment: The planning proposal will contribute to increased housing choice in the city. The amendment to the minimum lot size will provide opportunity for further subdivision and therefore a greater mix of housing.

a) STRATEGIC MERIT

- Is the planning proposal consistent with the relevant regional plan outside the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment?

The planning proposal is consistent with the relevant goals and directions of the Riverina Murray Regional Plan 2036 as discussed previously on page 6 of this proposal.

- Is the planning proposal consistent with a relevant local council strategy that has been endorsed by the Department?

  The proposal is consistent with the goals, objectives and actions of the Wagga Wagga Spatial Plan 2013-2043 as identified below:
    - *Goal: Resilient and sustainable built environments*
        - Objective: Accommodating population growth through adequate supply of well planned residential land, providing a variety of housing options to achieve housing choice and affordability.

          Comment: The proposal would allow for further subdivision in the precinct and therefore a larger supply of residential land in the city. The variety of

lot sizes proposed would also provide opportunity for development of a mix of different housing options which would improve housing choice and affordability.

- *Initiative: Plan for a growing community*
  - Action: Investigate neighbourhood redesign to facilitate better connection through design and use

    Comment: The proposal would redesign the layout and increase the density of the existing precinct to provide for a more efficient use of the land, as well as align the density of the precinct with the higher density development to the north of the proposal site.
  - Action: Provide for a range of densities in neighbourhoods that respond to community demand.

    Comment: The proposal would increase the density in the precinct, by providing a variety of minimum lot sizes appropriate for the location which would transition from the smaller lot development north of Gregadoo Road, to larger lot RU1 land to the south. See Appendix B for the proposed minimum lot size transition.
  - Action: Identify sites suitable for redevelopment and investigate the potential to concentrate development to infill sites to accommodate future growth.

    Comment: The proposal would redevelop and increase the density of the underutilised land within the precinct. The range of minimum lot sizes proposed would cater for future growth in a number of market segments and provide potential to accommodate a variety of residential development types.

- Is the planning proposal responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

The planning proposal is not responding to a change in circumstances.

b) SITE-SPECIFIC MERIT

- Does the planning proposal respond to the natural environment (including known significant environmental values, resources and hazards)?

Natural Resources Sensitivity - Biodiversity

The majority of the precinct area is identified as Biodiversity on the Natural Resources Sensitivity Map – Biodiversity as shown in the figure on the following page.

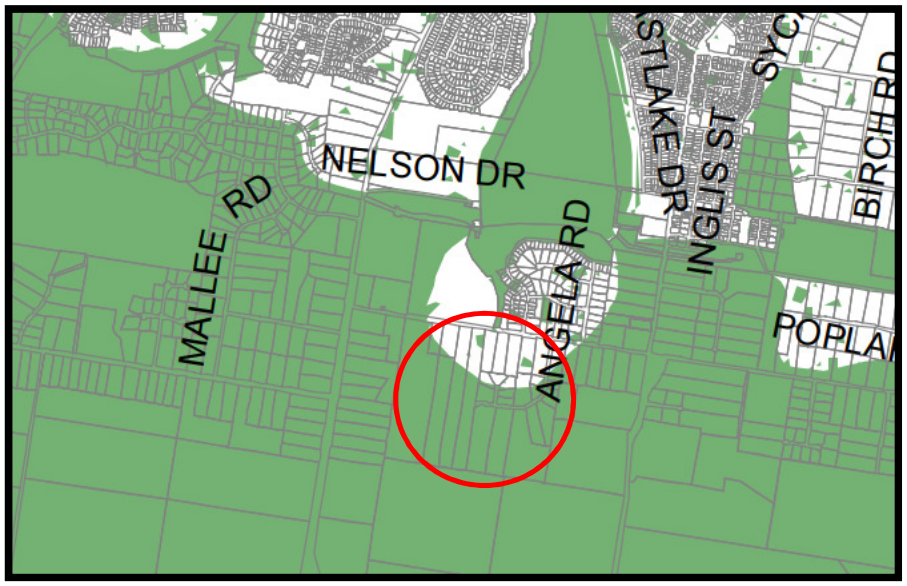


Figure 4. Extract from WWLEP2010 Natural Resources Sensitivity Map – Biodiversity (**Source:** WWLEP2010 Natural Resources Sensitivity Map – Biodiversity – Sheet NRB_004)

The precinct, excepting two properties, is located within the biodiversity certification area as shown in the figure below.

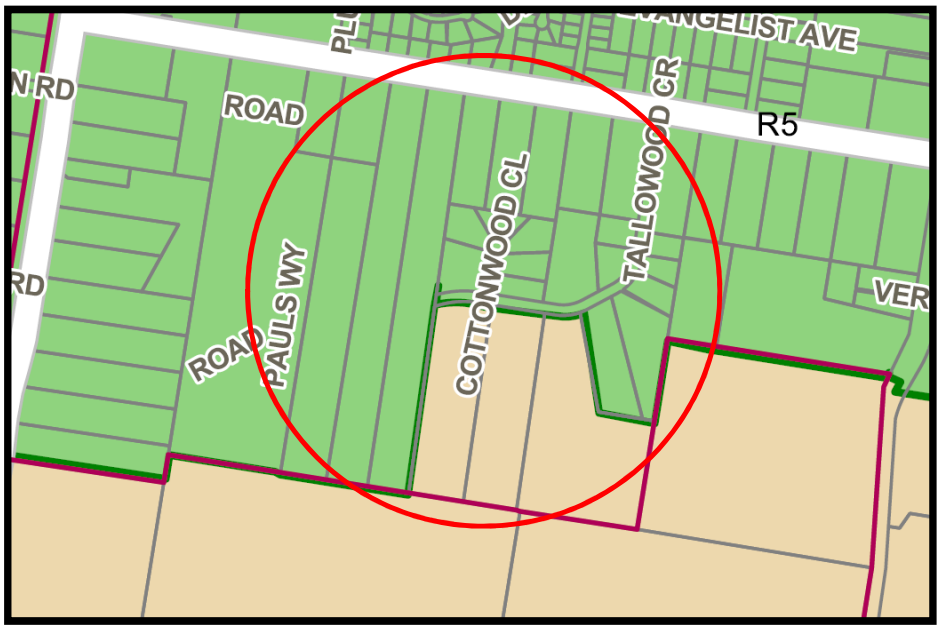


Figure 5. Extract from Biodiversity Certification Map (**Source:** Wagga Wagga City Council)

The two properties not located within the Biodiversity Certification area and identified as Biodiversity affected consist of 13 Tallowood Crescent and 15 Tallowood Crescent. The proposal seeks to rezone these properties from the existing RU1 Primary Production zoning to R5 Large Lot Residential with a minimum lot size of 5,500m². Given the low impact of the proposed increase in density, and the lack of native vegetation contained on these properties, we do not believe the proposal would impact on Biodiversity. However a biodiversity assessment could be undertaken, should the Department indicate this is necessary.

Natural Resources Sensitivity - Water

The majority of the precinct area is identified on the WWLEP2010 Natural Resources Sensitivity Map – Water as 'water' as shown in the figure below.

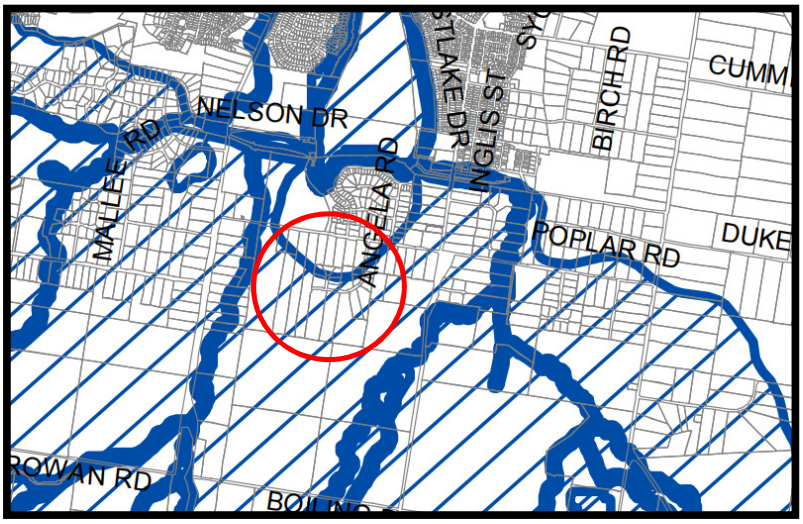


Figure 6. Extract from WWLEP2010 Natural Resources Sensitivity Map – Water
(**Source:** WWLEP2010 Natural Resources Sensitivity Map – Water – Sheet NRW_004)

The precinct area does not contain a waterway, however a natural creek line is located to the east of the precinct and is one of the environmental constraints which contributed to the proposed eastern boundary location. It is not considered that the proposal would have an adverse impact on aquatic and riparian habitats and ecosystems, and there is no known threatened species habitat, population or ecological community located within the precinct area. Any further development of the precinct area would be subject to Development Application approval, at which time Council would assess the design, siting and management of the proposal and could therefore condition any consent so as to avoid potential adverse environmental impact.

- Does the planning proposal respond to the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal?

The land located to the north, east and west is zoned R5 Large Lot Residential. This land use is unlikely to be amended in future. 'The Grange' retirement village is located at 74 Gregadoo Road which adjoins the majority of the western boundary of the precinct. 'The Grange' contains approximately 150 existing villas with further development to occur in future. The potential increase in density resulting from this proposal would not conflict with the existing and likely future development of 'The Grange' site to the west. The proposal could be considered to be a more appropriate density for the area than the existing adjoining development at 74 Gregadoo Road due to the transitional nature of the proposed minimum lot sizes.

Land adjacent to the precinct area on the northern side of Gregadoo Road is characterised by R5 Large Lot Residential development ranging in size from 1,500m² to 4,500m² as shown in the figure on the following page.

Figure 7. Adjacent properties to the north of Gregadoo Road (**Source:** https://maps.wagga.nsw.gov.au)

The frontages of the lots to Gregadoo Road average 45 metres. An amendment to the Wagga Wagga Development Control Plan 2010 will occur concurrently with this proposal which will prescribe that any future lots created with a frontage to Gregadoo Road within the precinct area have a minimum frontage of 40 metres to maintain the existing character of this corridor.

Land to the east mainly consists of single residential dwellings and has a minimum lot size of 2Ha. The minimum lot size of these properties is unlikely to be amended in future due to environmental constraints on the land such as overland flow flooding, however the proposed increase in density within the precinct area would not be out of character with the area, nor would it cause a land use conflict with these adjoining allotments.

Land to the south is zoned RU1 Primary Production and is unlikely to be amended in future. The proposal addresses the precinct as a transition area, where a band of lots from Gregadoo Road frontage to approximately 260 metres south would have a minimum lot size of 1,800m², a band of approximately 254 metres south of this would have a minimum lot size of 3,500m², and the land further south of this, adjoined by the RU1 land to the south would be 5,500m². See Appendix B for the proposed minimum lot size boundary locations.

The details of the properties included in the precinct and their proposed lot size amendments are outlined in Table 1 on the following page.

Table 1. Precinct property details

Property Address	Legal Description	Existing Minimum Lot Size	Proposed Amendment
70 Gregadoo Road	Lot 1 DP 514671 Lot 3 DP 233523	2Ha	Amendment to minimum Lot size to 1,800m² for Lot 1 and approximately 59 metres of Lot 3. Amendment to minimum Lot size to 3,500m² for approximately the next 254 metres of Lot 3. Amendment to minimum Lot size to 5,500 for approximately the remaining 378 metres of Lot 3 adjoining the RU1 land to the south. Please see Appendix B for the exact location of the lot size boundaries.
68 Gregadoo Road	Lot 4 DP 233523	2Ha	Amendment to minimum Lot size to 1,800m² for approximately the first 260 metres south of Gregadoo Road. Amendment to minimum Lot size to 3,500m² for approximately the next 254 metres. Amendment to minimum Lot size to 5,500 for approximately the remaining 378 metres adjoining the RU1 land to the south. Please see Appendix B for the exact location of the lot size boundaries.
66 Gregadoo Road	Lot 5 DP 233523	2Ha	Amendment to minimum Lot size to 1,800m² for approximately the first 260 metres south of Gregadoo Road. Amendment to minimum Lot size to 3,500m² for approximately the next 254 metres. Amendment to minimum Lot size to 5,500 for approximately the remaining 378 metres adjoining the RU1 land to the south. Please see Appendix B for the exact location of the lot size boundaries.
64 Gregadoo Road	Lot 1 DP 715658	2Ha	Amendment to minimum Lot size to 1,800m²
62 Gregadoo Road	Lot 2 DP 715658	2Ha	Amendment to minimum Lot size to 1,800m²
60 Gregadoo Road	Lot 5 DP 715658	2Ha	Amendment to minimum Lot size to 1,800m²
58 Gregadoo Road	Lot 8 DP 859533	2Ha	Amendment to minimum Lot size to 1,800m²
56 Gregadoo Road	Lot 7 DP 859533	2Ha	Amendment to minimum Lot size to 1,800m²
52 Gregadoo Road	Lot 15 DP 866164	2Ha	Amendment to minimum Lot size to 1,800m²

50 Gregadoo Road	Lot 2 DP 539369 Lot 8 DP 556368	2Ha	Amendment to minimum Lot size to 1,800m² for Lot 2 Amendment to minimum Lot size to 3,500m² for Lot 8
48 Gregadoo Road	Lot 3 DP 540483	2Ha	Amendment to minimum Lot size to 1,800m²
1 Tallowood Crescent	Lot 1 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
2 Tallowood Crescent	Lot 6 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
3 Tallowood Crescent	Lot 2 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
4 Tallowood Crescent	Lot 7 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
5 Tallowood Crescent	Lot 3 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
6 Tallowood Crescent	Lot 8 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
7 Tallowood Crescent	Lot 4 DP 866164	2Ha	Amendment to minimum Lot size to 5,500
9 Tallowood Crescent	Lot 5 DP 866164	2Ha	Amendment to minimum Lot size to 5,500m²
13 Tallowood Crescent	Lot 2 DP 882899	2Ha	Rezoning from RU1 Primary Production to R5 Large Lot Residential with a minimum Lot size of 5,500m²
15 Tallowood Crescent	Lot 2 DP 1013227	2Ha	Rezoning from RU1 Primary Production to R5 Large Lot Residential with a minimum Lot size of 5,500m²
2 Cottonwood Close	Lot 1 DP 1013227	2Ha	Amendment to minimum Lot size to 3,500m²
3 Cottonwood Close	Lot 13 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
4 Cottonwood Close	Lot 12 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
5 Cottonwood Close	Lot 11 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
6 Cottonwood Close	Lot 10 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²
7 Cottonwood Close	Lot 9 DP 866164	2Ha	Amendment to minimum Lot size to 3,500m²

The lots adjoining the RU1 land with minimum lot sizes of 5,500m² would allow ample room for development within this area to be sited so as to avoid any potential land use conflicts between zones.

Appendix D provides a potential development concept layout which demonstrates the capacity of the precinct area to be reasonably subdivided given surrounding development and land uses.

The planning proposal is not likely to detrimentally affect the existing, approved and likely future uses of land within the vicinity of the proposal.

- Does the planning proposal provide the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?

The planning proposal would not require additional services and infrastructure to be provided to the precinct. Any future subdivision of the land would require Development Consent, at which time the servicing details of any development would be provided.

Investigation of the servicing arrangements of the existing properties located in the precinct area and discussions with utility service providers have resulted in the following:

- Water – Riverina Water County Council advised they would have capacity in the existing network to service the potential increase in density created by the proposal. Any upgrades or extensions required to existing water mains would be investigated at the time of detailed design of future development.
- Electricity – Essential Energy have advised they would have capacity to service the potential increase in density created by the proposal. Any network upgrades, extensions or new substations would be investigated at the time of detailed design of future development.
- Gas – APA Gas have advised an existing 63mm PE in Gregadoo Road would be required to be upgraded with 110mm PE to service the potential increase in density created by the proposal. An extract from APA's response is attached as Appendix E. Any network upgrades or extensions required for future development would be investigated at the time of detailed design of future development layout.
- Sewer – The properties are currently serviced by Council sewer infrastructure. Any upgrades or extensions required to existing sewer mains, or additional pump stations would be investigated at the time of detailed design of future development. A capacity assessment of the existing sewer and stormwater infrastructure is attached as Appendix F.
- Stormwater – The properties are not currently serviced by stormwater infrastructure due to their size. Any new stormwater infrastructure required would be investigated at the time of detailed design of future development. A capacity assessment of the existing sewer and stormwater infrastructure is attached as Appendix F.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The planning proposal is consistent with goals, objectives and actions of the Wagga Wagga Spatial Plan 2013-2043 as discussed previously on page 7 of this proposal.

Q5. Is the planning proposal consistent with applicable State Environmental Planning policies?

Yes, the Planning proposal is consistent with applicable State Environmental Planning Policies as set out in Table 2 below.

Table 2. SEPPs Applicable to the planning proposal

SEPP	Aims of Policy, if applicable	Consistent?	Assessment
SEPP 55 *(Remediation of Land)*	Contamination and remediation is to be considered in zoning or rezoning proposals	Yes	No properties located within the proposed precinct area are identified on Council's Contaminated Land Register. Further, the majority of properties within the precinct would only be affected by an amendment to the minimum lot size, not a change of use of the land and have not been used for activities which may cause contamination. Two of the properties, being 13 Tallowood Crescent and 15 Tallowood Crescent, are currently zoned RU1 Primary Production and as such have potentially been used for agricultural activities in the past, likely being grazing. The potential contamination impacts of such land use are low, however a preliminary contamination assessment could be undertaken for these two properties prior to exhibition of the proposal.
SEPP (*Vegetation in Non-Rural Areas*) 2017	The aims of this Policy are: (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	Yes	The planning proposal will not require the clearing of any vegetation on the included properties. Any clearing proposed by future development would be reviewed by Council during assessment of a related Development Application.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

Yes, the Planning proposal is consistent with applicable Ministerial Directions as set out in Table 3 below.

Table 3. SEPPs Applicable to the planning proposal

s.9.1 Direction	Requirement	Consistent/ Inconsistent/ Justifiably inconsistent with direction
1 Employment and Resources		
1.2 Rural Zones	Ensure agricultural production value of rural land is protected.	**Justifiably inconsistent:** The proposal seeks to rezone two properties, 13 Tallowood Crescent and 15 Tallowood Crescent, from RU1 Primary Production to R5 Large Lot Residential. As discussed previously in this proposal, these properties are currently not utilised for agricultural purposes and have not been utilised in this way by the existing owners. Further, the small size of these properties restricts the scope of primary production agricultural activities which could comfortably be carried out within their boundaries. The minimum lot size for adjoining RU1 land is 200Ha, however the size of these properties, being just over 5Ha each, are better suited to Large Lot Residential use. Council has also advised the RU1 Primary Production zoning of these two properties may potentially be attributed to a mapping error.
1.5 Rural Lands	Ensure the agricultural value of rural land is protected and rural lands are developed for rural and related purposes.	**Justifiably inconsistent:** The proposal seeks to rezone two properties, 13 Tallowood Crescent and 15 Tallowood Crescent, from RU1 Primary Production to R5 Large Lot Residential. As discussed previously in this proposal, these properties are currently not utilised for agricultural purposes and have not been utilised in this way by the existing owners. Further, the small size of these properties restricts the scope of primary production agricultural activities which could comfortably be carried out within their boundaries. The minimum lot size for adjoining RU1 land is 200Ha, however the size of these properties, being just over 5Ha each, are better suited to Large Lot Residential use. Council has also advised the RU1 Primary Production zoning of these two properties may potentially be attributed to a mapping error.
2 Environment and Heritage		
2.1 Environment Protection Zones	Environmentally sensitive areas should be protected and preserved.	**Consistent**: The majority of the precinct area is identified as 'Biodiversity' according to the Wagga Wagga LEP2010 Natural Resources Sensitivity – Biodiversity map. The entire precinct area, however, excepting two properties known as 13 Tallowood Crescent and 15 Tallowood Crescent, are located within the biodiversity certification area. As Council has advised the RU1 Primary Production zoning of the two properties outside the biodiversity certification area may potentially be attributed to a mapping error. Therefore it could be considered that a biodiversity assessment would not be required to rezone these properties. Further, any future development within the precinct area would be subject to development consent approval, at which time the environmental impacts of the application

		would be considered by Council. However, a biodiversity assessment could be undertaken for these properties should the Department deem it necessary. The proposal would not require the removal of any vegetation. The majority of the precinct area is also identified as 'Water' according to the Wagga Wagga LEP2010 Natural Resources Sensitivity – Water map. Any future development within the precinct area would be subject to development consent approval, at which time the environmental impacts of the application would be considered by Council.
3 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Encourage a variety and choice of housing types to provide for existing and future housing needs.	**Consistent**: The proposal will contribute to the range of lot sizes and housing choices available in the city.
3.4 Integrating Land Use and Transport	Improve access to housing by walking, cycling and public transport and support efficient and viable operation of public transport services.	**Consistent:** The precinct has existing access to public transport options and is located within an existing urban settlement with access to existing infrastructure and services including roads, water, electricity, communications, waste, social and other community infrastructure. Land use conflicts are avoided by the existing higher density residential development to the north and west.
5 Regional Planning		
5.10 Implementation of Regional Plans	To give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	**Consistent:** As discussed previously in this proposal, the proposal is consistent with objectives and actions contained within the Riverina Murray Regional Plan 2036 including the following: • Direction 1: Protect the region's diverse and productive agricultural land • Action 1.2. Protect important agricultural land identified in the regional agricultural development strategy from land use conflict and fragmentation, and manage the interface between important agricultural lands and other uses. • Direction 22: Promote the growth of regional cities and local centres • Action 22.1. Coordinate infrastructure delivery across residential land in the regional cities • Direction 25: Build housing capacity to meet demand • Action 25.2. Facilitate increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs • Action 25.3. Align infrastructure planning with land release areas to provide adequate infrastructure. • Direction 26: Provide greater housing choice • Action 26.7. Promote incentives to encourage greater housing affordability, including a greater mix of housing in new release areas. Further information on the consistency with the above directions and actions is provided on page 6 of this

		proposal.
6 Local Plan Making		
6.1 Approval and Referral Requirements	LEP provisions should encourage the efficient assessment of development by not unnecessarily including provisions that require the concurrence of development applications to a Minister or public authority.	**Consistent:** The planning proposal does not include any such provisions.
6.3 Site Specific Provisions	Unnecessarily restrictive site specific planning controls are discouraged.	**Consistent:** The planning proposal does not propose any unnecessarily restrictive provisions.

Please note, Directions 1.1, 1.3 and 1.4; 2.2 to 2.5 inclusive; 3.2, 3.3, 3.5 and 3.6; 4.1 to 4.4 inclusive; 5.1 to 5.9 inclusive; 6.2, and 7.1 to 7.7 inclusive, are not applicable to the proposal.

Section C. Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

As discussed previously in this proposal, the majority of the precinct area is identified as Biodiversity on the Natural Resources Sensitivity Map – Biodiversity as shown in Figure 4 of this report. The precinct, excepting two properties, is located within the biodiversity certification area as shown in Figure 5 of this report.

Two properties, 13 Tallowood Crescent and 15 Tallowood Crescent are identified as Biodiversity affected, as shown previously in Figure 4, and are not located within the Biodiversity Certification area. As Council has advised the RU1 Primary Production zoning of the two properties may potentially be attributed to a mapping error, it could be considered that a biodiversity assessment is not required to rezone these properties.

Further, any future development within the precinct area would be subject to development consent approval, at which time the environmental impacts of the application would be considered by Council. However, a biodiversity assessment could be undertaken for 13 Tallowood Crescent and 15 Tallowood Crescent to provide evidence that they are suitable for rezoning from the current RU1 Primary Production to R5 Large Lot Residential zoning should the Department deem it necessary.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal is not likely to result in any other environmental effects. Any potential environmental impacts of future subdivision development within the precinct area would be assessed as part of development applications to Council should the planning proposal be successful.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The economic and social effects of the Planning Proposal are considered to be positive for the local area. The Planning Proposal would allow potential subdivision of the precinct area which would lead to further housing options on the southern side of the city. The

additional housing potential provided by the proposal would positively contribute to the local economy through the employment of local civil contractors at subdivision stage, and local building contractors during the residential development of each allotment. The proposal would also result in one off contributions to Council, as well as ongoing rates income for Council.

Socially, the proposal would contribute to the sustainable and cost effective use of existing infrastructure within the suburb, such as roads, local schools, parks, Lake Albert facilities and the local shopping centre. It would also contribute to the sustainable and cost effective use of the city's transportation infrastructure.

Section D. State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

As discussed in previous sections of this report, the planning proposal would not immediately require additional public infrastructure. Any future subdivision development of the precinct area following the planning proposal would include all necessary infrastructure provisions for the development. Further, all utility providers advised they would be able to adequately service the potential increase in density resulting from the proposal.
A capacity assessment of the existing sewer and stormwater infrastructure is attached as Appendix F.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of the State and Commonwealth public authorities will not be known until after Gateway Determination, should it be forthcoming. The Gateway Determination would specify the public authorities requiring consultation, should there be any.

Part 4. Mapping

The planning proposal would require amendment to the Wagga Wagga LEP 2010 Land Zoning Map LZN_004E; Lot Size Map LSZ_004E; and Lot Size Map LSZ_004G.

Part 5. Community Consultation

The Gateway Determination, should it be forthcoming, will specify the community consultation that must be undertaken for the Planning Proposal. The consultation will be tailored to specific proposals generally on the basis of a 14 day exhibition period for low impact planning proposals and a 28 day exhibition period for all other planning proposals.

MJM Consulting Engineers prepared a letter to inform the landowners within the precinct area located on Gregadoo Road of the proposal and requested feedback. A copy of the letter, which was placed in property mailboxes on 6th April 2018, is attached as Appendix G. Following receipt of the letter, MJM Consulting Engineers were contacted by via telephone by the owner of 60 Gregadoo Road, who advised that she was not at all in support of the proposal. The owner was advised to provide written comments in relation to the minimum lot size amendment and they would be included in the proposal however, to date a formal written response has not been received. It is our understanding that Council will conduct consultation with affected landowners at which time a written response from the land owner of 60 Gregadoo Road may be forthcoming.

The property owners of 50 Gregadoo Road contacted MJM Consulting Engineers via telephone and attended the office for a meeting to discuss further. The landowners are in

full support of the proposal and have subsequently provided an email advising of their support. An extract from the email is attached to this report as Appendix H.

No further responses from other landowners have been received to date.

Part 6. Project Timeline

Following lodgement of the planning proposal with Council, Council will develop a project timeline including reporting to Council, Gateway determination, public exhibition, reporting, Ministerial (or delegate) approval and implementation.

Appendices

Appendix A: Proposed Zoning Map

Appendix B: Proposed Lot Size Map

Appendix C: Email correspondence from property owner of 11 Tallowood Crescent

Appendix D: Potential Development Concept Layout Plan

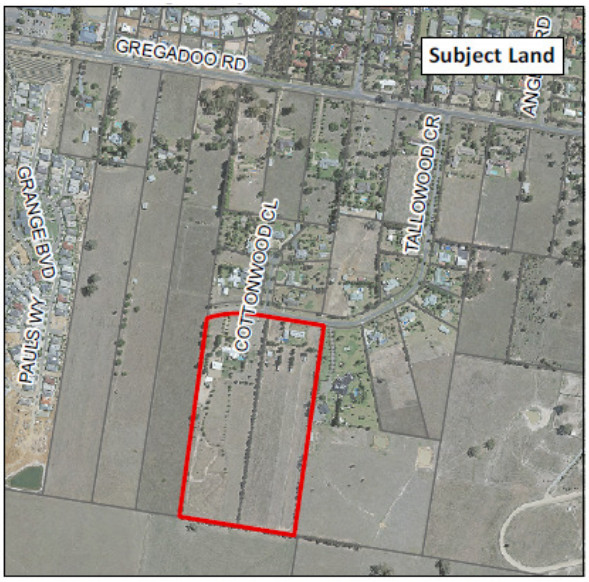
Appendix E: Extract from APA's response regarding servicing

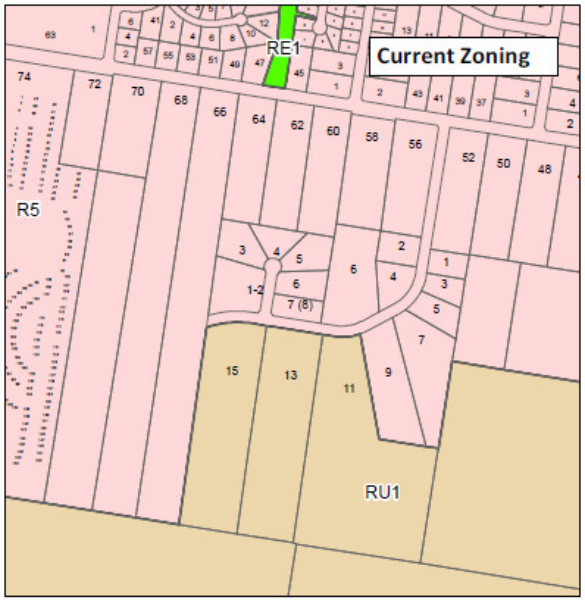
Appendix F: Existing sewer and stormwater infrastructure capacity assessment

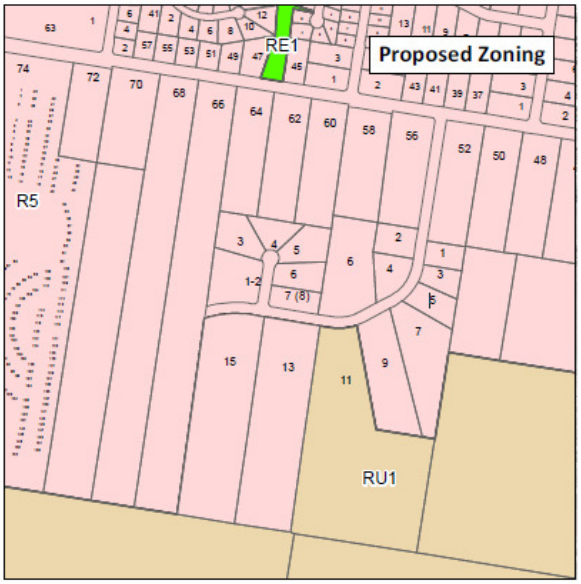
Appendix G: Landowner Consultation Letter

Appendix H: Extract from email from property owners of 50 Gregadoo Road

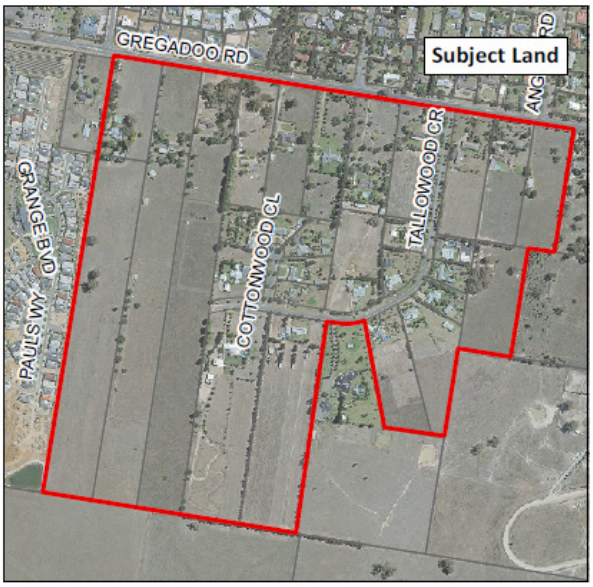
APPENDIX A: PROPOSED ZONING MAP

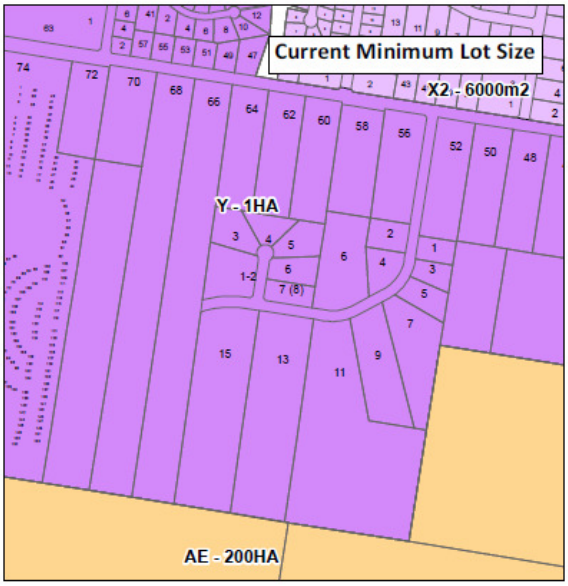


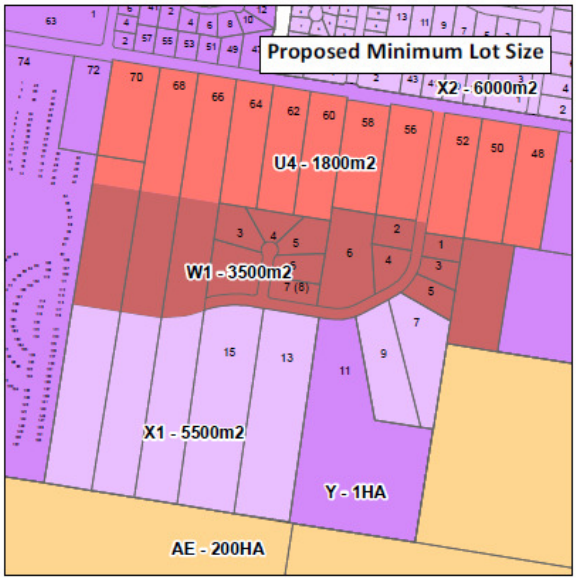




APPENDIX B: PROPOSED LOT SIZE MAP







APPENDIX C: EMAIL CORRESPONDENCE FROM PROPERTY OWNER OF 11 TALLOWOOD CRESCENT

DC

Wed 27/06/2018 3:30 PM

Debbie Cox <debbie@garrycoxhomes.com.au>

Tallowood Re-Zoning

To Jenna.Amos@mjm-solutions.com

Hi Jenna

I wish to advise that we do not wish to partake in the proposed rezoning of our land at 11 Tallowood Cres Wagga Wagga.

regards
Debbie Cox
secretary / director
11 Tallowood Cres. Wagga Wagga NSW 2650
ph:02 6922 4892 fax:02 6926 1539
mob:0407 931 783
e: debbie@garrycoxhomes.com.au

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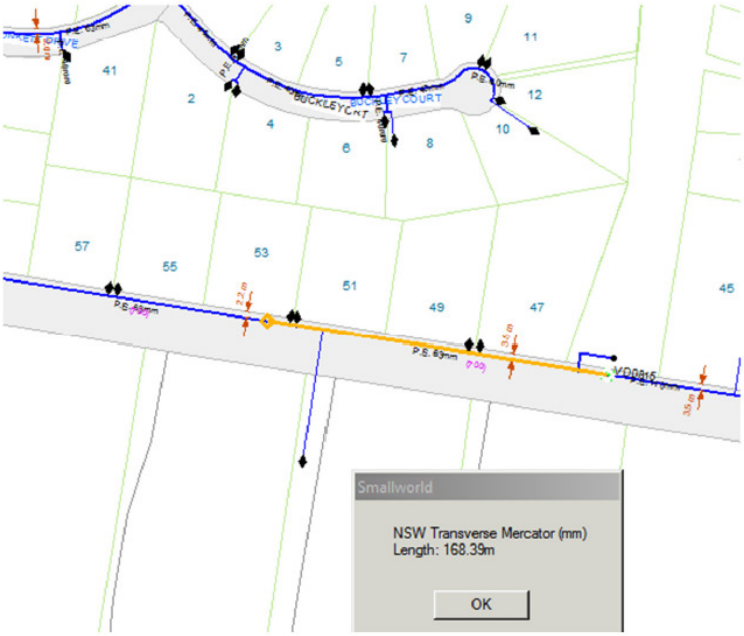
APPENDIX D: POTENTIAL DEVELOPMENT CONCEPT LAYOUT PLAN

APPENDIX E: EXTRACT FROM APA'S RESPONSE REGARDING SERVICING

From: Jenkins, Phil <Phil.Jenkins@apa.com.au>
Sent: Monday, 21 May 2018 8:33 AM
To: Simone Jorgensen <simone.jorgensen@mjm-solutions.com>
Subject: RE: [EXT]: Proposed Development-68 Gregadoo Road, Lake Albert

Hi Simone,

In order to supply the future subdivision, apa would have to upgrade the yellow section of 63mm PE in Gregadoo Rd with 110mm PE. A economic evaluation would be carried out at the time of supplying design information to the developer. If there is a capital contribution required, the developer would have to pay for the upgrade before work commences.



APPENDIX F: EXISTING SEWER AND STORMWATER INFRASTRUCTURE CAPACITY ASSESSMENT

MJM CONSULTING ENGINEERS
CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING

Wagga Wagga
Level 1, 37 Johnston Street
(02) 6921 8333

Griffith
Level 1, 130 Banna Avenue
(02) 6962 9922

admin@mjm-solutions.com
www.mjm-solutions.com

July 30, 2018

RE: Sewer and Stormwater Capacity Assessment – 68 Gregadoo Road

The following analysis has been undertaken in support of the planning proposal for rezoning and amendment to the minimum lot size of land in Gregadoo Road and Tallowood Crescent, Lake Albert. This analysis considers the high level impact of the proposal on surrounding sewer and stormwater infrastructure.

Existing Sewer Infrastructure

The existing sewer infrastructure has been assessed using the Wagga Wagga City Council sewer loading maps provided for the area. The proposal area is currently serviced by a gravity network of 150mm sewer mains. The existing system drains to a sewer pump station between Plunkett Drive and Lakehaven Drive. Preliminary analysis suggests that the existing sewer network is currently carrying less than 10% of its total capacity. No information has been provided for the capacity of the existing pump station.

Proposed Sewer Loading

The proposal will result in increased sewer generation which will flow to existing infrastructure. The total sewer impact has been determined based on 1 equivalent tenement (ET)/lot for the post developed site. The highest population density per zoning type has been analysed in Table 1 below.

Table 1: Breakdown of lot size, land area and ETs

Lot Size	Area (Ha)	Lots (ETs)
1,800m^2	23.7	130
5,000m^2	16.9	34
20,000m^2	33.37	16
Totals	**473.97**	**180**

The proposal will generate, at most, an additional 180ETs, however this does include the 21 existing tenements located on the site therefore the actual impact is anticipated to be lower. Two clear options exist for connecting the proposed development to the existing sewer network:

1. Connecting to existing manhole on Gregadoo Road: depending on the grade of the existing main the loadings imposed by The Grange (adjacent), there may be sufficient capacity in the downstream lines. Assuming an average downstream grade of 1.25%, the capacity of the line would be 221 ETs. The existing and proposed loadings are in the order of 201 ETs (excluding The Grange). Further analysis will need to be conducted on the timing and loadings imposed by The Grange to determine the feasibility of this option.
2. Construct new main directly to the sewer pump: If there is insufficient capacity in the downstream infrastructure, there exists an opportunity to construct a new sewer main through an existing reserve between Buckley Crt and Depazzi Pl. This would require excavation works through or under Gregadoo Road and is not the preferred option.

Due to lack of information on the existing sewer pump, its capacity has not been assessed. It is anticipated that pump upgrades may be required to cope with the proposed additional loading. The cost of these upgrades will be borne by the developer.

Existing Stormwater Infrastructure

The proposed development is located within the Lake Albert catchment and drains directly to a tributary of the lake. The Lake Albert catchment was determined to be in the order of 7,700Ha. There are numerous existing residential subdivisions which drain to Lake Albert.

Proposed Stormwater loading

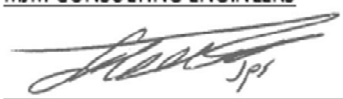
The proposed development will increase the runoff generated within the catchment. The approximate change in fraction impervious for pre and post development conditions have been summarised in Table 2 below.

Table 2: Change in runoff coefficient resulting from proposed development

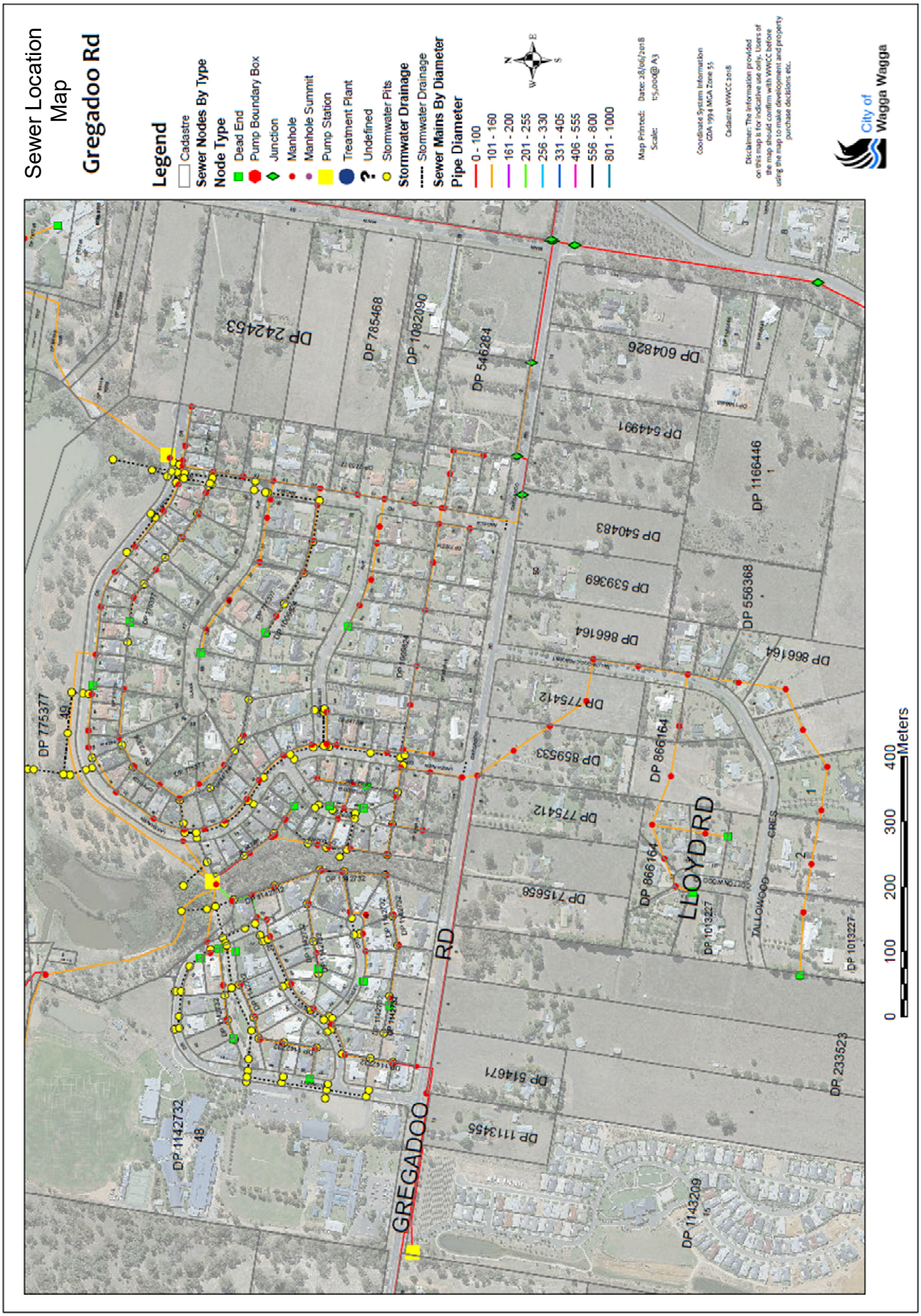
Lot Size	Existing fraction impervious	Proposed fraction impervious
1,800m^2	0.43	0.5
5,000m^2	0.4	0.4
20,000m^2	0.2	0.21
Averages	0.34	0.37

In terms of a catchment wide analysis, the additional impervious area expected to be generated by the development is 14.2Ha which represents and additional 0.18% impervious area in the catchment. The additional flows generated by this area will be managed by the Lake Albert down-stream. Any additional stormwater infrastructure required to transport flows under Gregadoo Road will need to be provided by the developer.

Yours sincerely
MJM CONSULTING ENGINEERS



JOHN SUTCLIFFE
Manager – Civil Works


Sewer Location Map
Gregadoo Rd
Legend
Cadastre
Sewer Nodes By Type
Node Type
Dead End
Pump Boundary Box
Junction
Manhole
Manhole Summit
Pump Station
Treatment Plant
Undefined
Stormwater Pits
Stormwater Drainage
Stormwater Drainage
Sewer Mains By Diameter
Pipe Diameter
0 - 100
101 - 160
161 - 200
201 - 255
256 - 330
331 - 405
406 - 555
556 - 800
801 - 1000
Map Printed: Date: 28/06/2018
Scale: 1:5,000@ A3
Coordinate System Information
GDA 1994 MGA Zone 55
Cadastre WWCC 2018
Disclaimer: The information provided on this map is for indicative use only. Users of the map should confirm with WWCC before using the map to make development and property purchase decisions etc.
City of Wagga Wagga
GREGADOO RD
LLOYD RD
TALLOWOOD CRES
DP 775377
DP 1142732
DP 1143209
DP 1113455
DP 514671
DP 233523
DP 1013227
DP 866164
DP 715656
DP 775412
DP 859533
DP 866164
DP 539369
DP 540483
DP 544991
DP 604826
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DP 866164
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DP 785468
DP 546284
DP 242453
0
100
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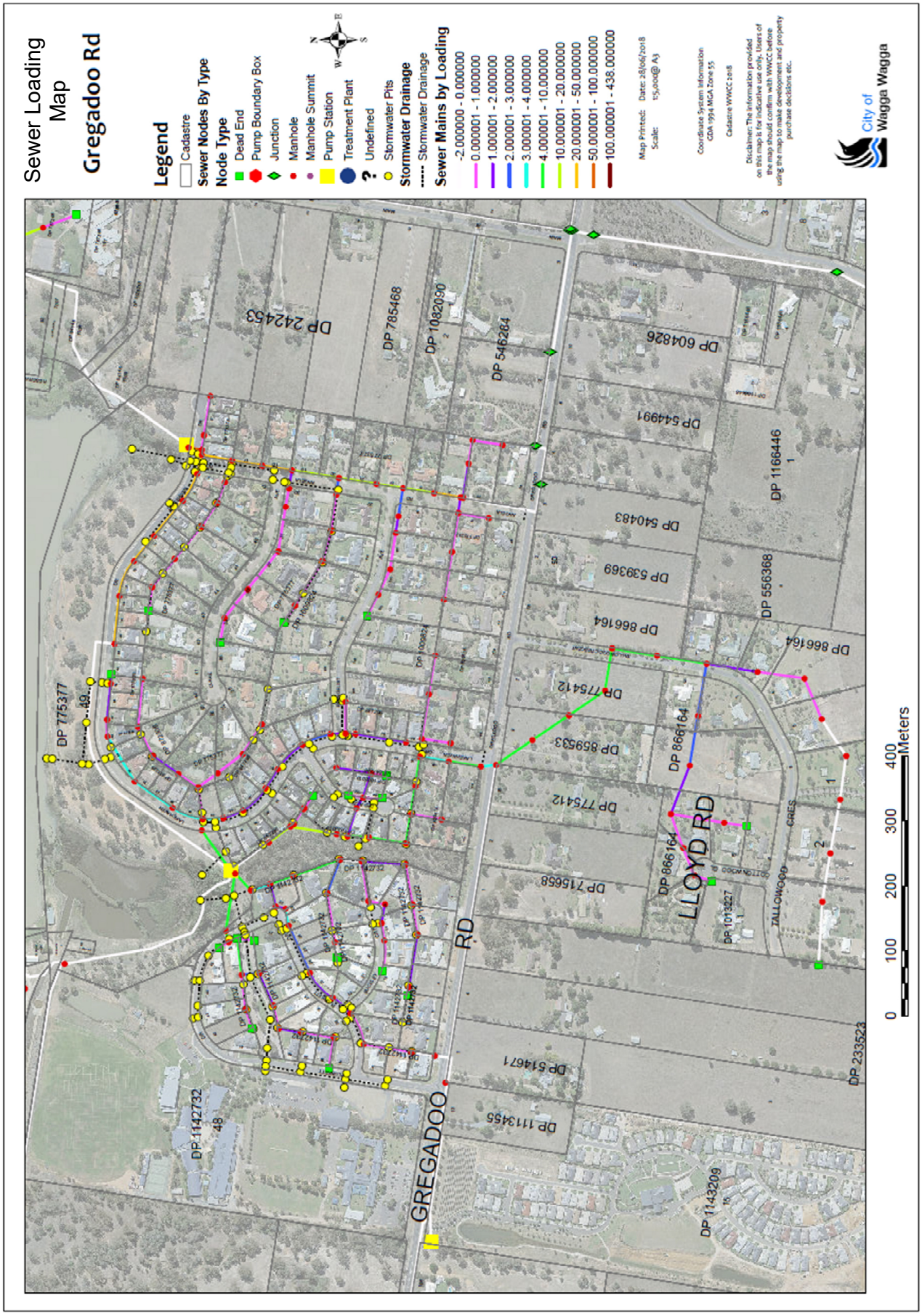
300
400
Meters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Stormwater Drainage
Stormwater Pits
Stormwater Drainage
Sewer Mains by Loading
-2.000000 - 0.000000
0.000001 - 1.000000
1.000001 - 2.000000
2.000001 - 3.000000
3.000001 - 4.000000
4.000001 - 10.000000
10.000001 - 20.000000
20.000001 - 50.000000
50.000001 - 100.000000
100.000001 - 438.000000
Map Printed: Date: 28/06/2018
Scale: 1:5,000 @ A3
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City of Wagga Wagga
GREGADOO RD
LLOYD RD
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DP 242453
DP 785468
DP 1082090
DP 546284
DP 604826
DP 544991
DP 1166446
DP 540483
DP 539369
DP 556368
DP 866164
DP 775412
DP 859533
DP 715658
DP 1013227
DP 514671
DP 1113455
DP 1142732
DP 1143209
DP 233523
DP 775377
0 100 200 300 400 Meters

APPENDIX G: LANDOWNER CONSULTATION LETTER

MJM
CONSULTING ENGINEERS
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Wagga Wagga
Level 1, 37 Johnston Street
(02) 6921 8333

admin@mjm-solutions.com
mjm-solutions.com

Griffith
Level 1, 130 Banna Avenue
(02) 6962 9922

6th April 2018

The Property Owner
Gregadoo Road
LAKE ALBERT NSW 2650

RE: PLANNING PROPOSAL FOR GREGADOO ROAD PRECINCT

Dear Sir/Madam,

We are writing in relation to the abovementioned planning proposal for the Gregadoo Road Precinct. We have been engaged by the owner of 68 Gregadoo Road to prepare a planning proposal to reduce the minimum lot size of the R5 Large Lot Residential zone to enable subdivision of this area in future.

You are being notified of the proposal as the reduction in the minimum lot size will affect your property. This does not mean you will have to subdivide your property in future, however you will have the option available to you should you wish to proceed.

The enclosed plan identifies the precinct area which will be included in the planning proposal. You are not required to do anything as part of this proposal, however you are invited to make comments in relation to the proposal should you wish to do so. Please note, the enclosed plan is only a concept to show the State Government that the rezoning and subsequent subdivision of the area could be undertaken in a reasonable manner. Following the rezoning, a masterplan for the subdivision layout of the area would be developed, and your comments would again be requested.

We expect the planning proposal to be resolved within the next 12 months. If you have any questions in relation to the proposal, would like to discuss the proposal in further detail, or would like to provide comments on the proposal, please do not hesitate to contact Jenna Amos at our office.

Phone: (02) 6921 8333
Email: admin@mjm-solutions.com

Yours faithfully,
MJM CONSULTING ENGINEERS

MICHAEL J. MCFEETERS
Director

Bowtort Pty. Ltd. trading as MJM Consulting Engineers ABN 16 107 158 350 **ACN** 107 158 350

APPENDIX H: EXTRACT FROM EMAIL FROM PROPERTY OWNERS OF 50 GREGADOO ROAD

IR

Wed 25/04/2018 9:59 AM

Ian Robinson [redacted]

Re: 50 Gregadoo Road - Minimum Lot Size Planning Proposal

To Jenna.Amos@mjm-solutions.com

Cc Aalex Robinson

You replied to this message on 26/04/2018 10:45 AM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Jenna,

Thank you for your correspondence and constructive feedback. Now that it has been confirmed that our second Lot is inclusive in the strategic revision of minimum lot sizes, it allows Alex and I to give full support for the minimum lot size reduction for the area you have noted with the ADDITIONAL inclusion our second Lot being a part of the submission.

[redacted]

Kind regards

Ian Robinson