

On exhibition – Draft Planning Proposal LEP20/0005

What is a planning proposal?

A planning proposal is a document sent to the NSW Department of Planning and Infrastructure by Council, requesting permission to amend Council's key planning instrument, the *Local Environmental Plan*. For Wagga, this is known as the *Wagga Wagga Local Environmental Plan 2010*, or commonly referred to as the Wagga Wagga 'LEP'. The LEP contains a series of clauses and maps and includes the zoning for all land within the Local Government Area.

What are these amendments seeking to change?

This planning proposal is conducted in support of the Wagga Wagga Special Activation Precinct Master Plan. The Master Plan has recently been the subject of public exhibition and engagement activities conducted by the NSW Government Department of Planning, Industry and Environment (DPIE).

The aim of this planning proposal is to reduce the extent of potential future land use conflict arising at boundary areas of the Wagga Wagga Special Activation Precinct.

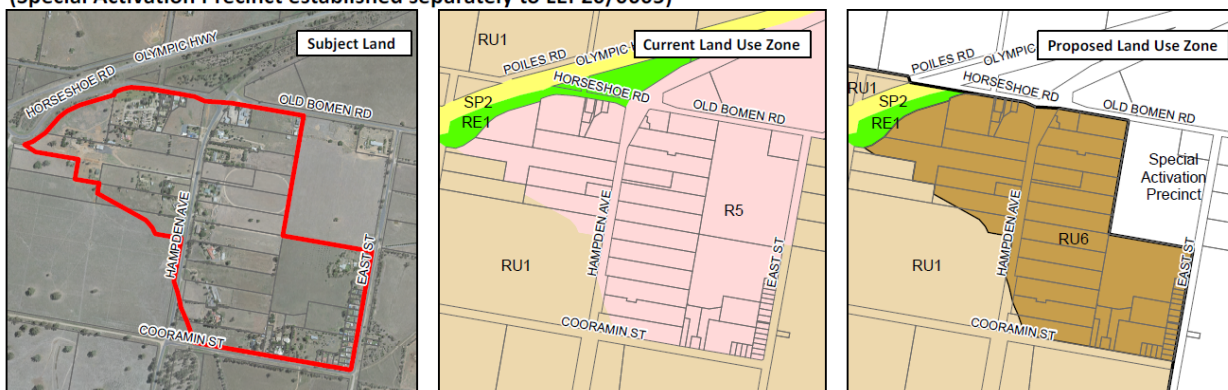
While provisions with this intent have been provided at Clause 7.8 of the Wagga Wagga LEP 2010 and have been required to be considered in development assessments to now, this planning proposal will ensure that the zoning and minimum lot size requirements applying to lands are clearly reflective of this requirement.

Specifically, this shall be achieved by:

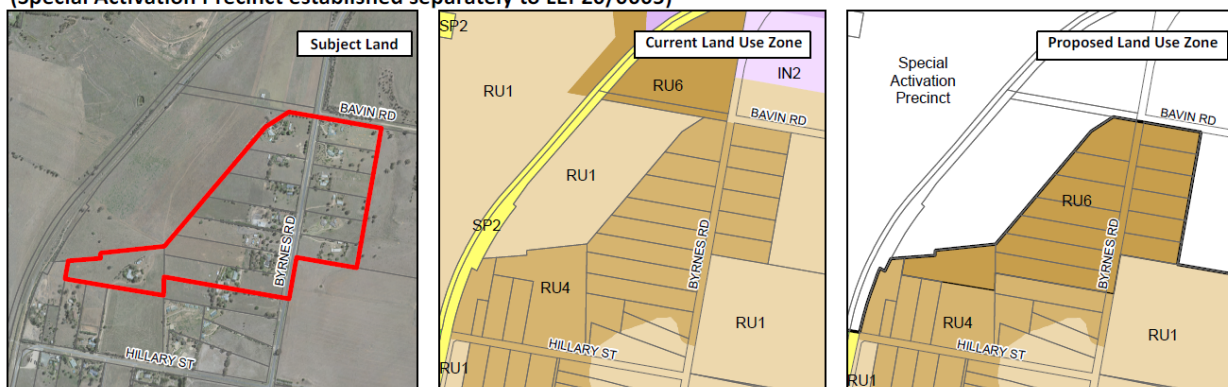
1. Rezoning land that adjoins the Wagga Wagga Special Activation Precinct at Cartwrights Hill from R5 Large Lot Residential to RU6 Transition.
2. Rezoning land that adjoins the Wagga Wagga Special Activation Precinct at Byrnes Road from RU4 Primary Production Small Lots to RU6 Transition.
3. Increasing the minimum lot size within these same subject land areas from 1ha and 2ha respectively to 200ha, with the exception of subject lands within Lot 101 DP 1095889.
4. Increasing the minimum lot size of subject lands within Lot 101 DP 1095889 from 2ha to 4ha.

The proposed Wagga Wagga Local Environmental Plan 2010 map changes required to implement these four items are illustrated overleaf:

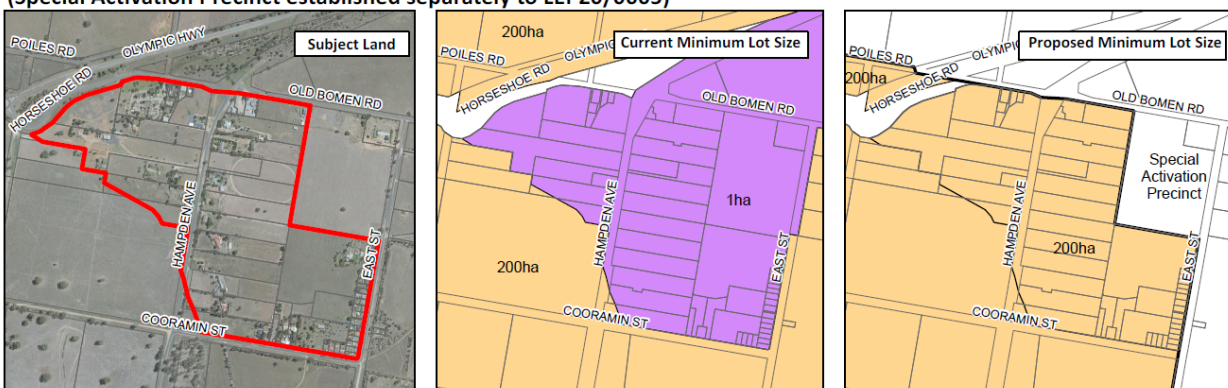
LEP20/0005 - Proposed change to land use zone - Cartwrights Hill
(Special Activation Precinct established separately to LEP20/0005)



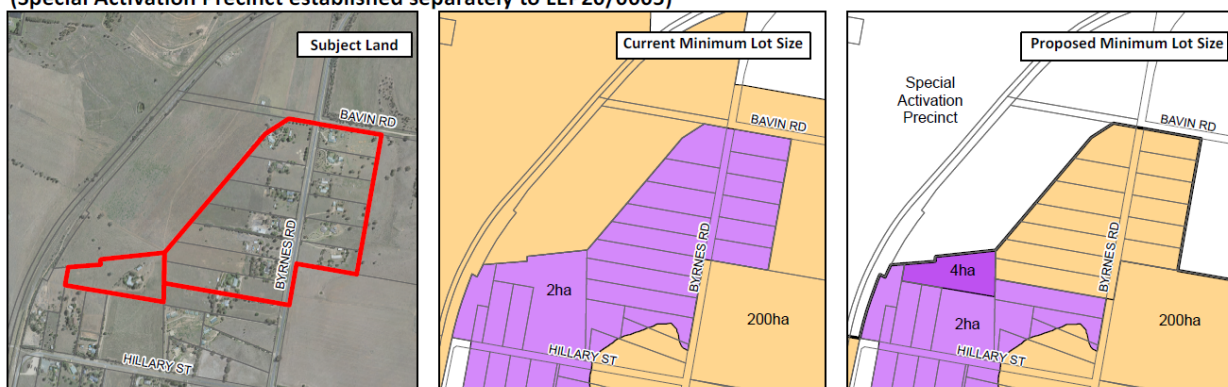
LEP20/0005 - Proposed change to land use zone - Byrnes Road area, North Wagga Wagga
(Special Activation Precinct established separately to LEP20/0005)



LEP20/0005 - Proposed change to minimum lot size requirement - Cartwrights Hill
(Special Activation Precinct established separately to LEP20/0005)



LEP20/0005 - Proposed change to minimum lot size requirement - Byrnes Road area, North Wagga Wagga
(Special Activation Precinct established separately to LEP20/0005)



How will this change affect individual properties?

In order to communicate the implications for individual properties, Council has assigned each affected lot to a category in a table provided at the end of this document. The category descriptions on this page describe the effect of the planning proposal on lots in that category. Find which category applies to a given lot by comparing its listing in the table to the relevant category.

The statements made for each category below refer to development possibilities which follow from a basic analysis of the minimum lot size and zoning provisions.

In addition to this, all development applications at present, and into the future, do require more thorough consideration against Clause 7.8 of the Wagga Wagga Local Environmental Plan 2010. This includes available information about potential land use conflict such as the findings of the State Government's SAP Master Plan investigations.

Cartwrights Hill – Category 1

- do not have a dwelling on the lot at present.
- will retain 'permissibility by consent' for a dwelling under provisions at Clause 4.2A of the Wagga Wagga LEP, but this will be subject to the full and proper consideration of Clause 7.8 of the Wagga Wagga LEP 2010.

Cartwrights Hill – Category 2

- are smaller than the current minimum lot size requirement and cannot achieve further subdivision
- will not satisfy the new 200 Ha minimum lot size requirement, and will remain unable to achieve further subdivision
- a replacement dwelling for the existing approved dwelling will continue to be permissible
- dual occupancies are currently permissible alongside an existing dwelling, but will not be permissible within the new RU6 Transition zone

Cartwrights Hill – Category 3

- are larger than the current 1 Ha minimum lot size requirement, but not large enough to achieve further subdivision at present
- will not satisfy the new 200 Ha minimum lot size requirement, and will remain unable to achieve further subdivision
- a replacement dwelling for the existing approved dwelling will continue to be permissible
- dual occupancies are currently permissible alongside the existing dwelling, but will not be permissible within the new RU6 Transition zone

Cartwrights Hill – Category 4

- are at least twice as large as the current 1 Ha minimum lot size requirement, meaning that ‘permissibility by consent’ exists for further subdivision at present.
- will not satisfy the new 200 Ha minimum lot size requirement and will be unable to achieve further subdivision as a result of the planning proposal.
- a replacement dwelling for the existing approved dwelling will continue to be permissible
- dual occupancies are currently permissible alongside the existing dwelling, but will not be permissible within the new RU6 Transition zone

Byrnes Road area – Category 3

- are larger than the current 2 Ha minimum lot size requirement, but not large enough to achieve further subdivision at present
- will not satisfy the new 200 Ha minimum lot size requirement, and will remain unable to achieve further subdivision
- a replacement dwelling for the existing approved dwelling will continue to be permissible
- dual occupancies are currently permissible alongside the existing dwelling, but will not be permissible within the new RU6 Transition zone

Byrnes Road area – Category 5

- only one single lot in this category, with one part inside the planning proposal area and another part outside
- the southern part of the lot outside the planning proposal area is not intended to be affected by the planning proposal
- a minimum lot size of 4 Ha is proposed for the northern part of the lot affected by the planning proposal, to enable this part to be subdivided in one piece separate from the southern ‘outside’ portion if desirable in future
- the northern part is about 5 Ha in size, and could be subdivided into two lots under the current 2 Ha minimum lot size requirement, but this would not be possible under the new 200 Ha minimum lot size requirement
- the southern ‘outside’ portion will have the same potential for subdivision as currently exists, with further subdivision possible.

The table indicating which category each lot is in is provided overleaf.

CATEGORY 1		
Cartwrights Hill	Unnumbered battle-axe lot between 126 and 128 East Street	Lot 5 DP 856275
	39 Horseshoe Road	Lot 11 DP 855048
	138 East Street	Lot 3 DP 247907
	6 Old Bomen Road	Lot 1 DP 623409
	425 Hampden Avenue	Lot 2 DP 623409
	Country Women's Association, Cooramin Street	Lot 1 DP 161778
CATEGORY 2		
Cartwrights Hill	6 Cooramin Street	Lot 7 DP 259770
	8 Cooramin Street	Lot 8 DP 259770
	10 Cooramin Street	Lot 9 DP 259770
	12 Cooramin Street	Lot 10 DP 259770
	22 Cooramin Street	Lot 2 DP 631632
	24 Cooramin Street	Lot 2 DP 602156
	28 Cooramin Street	Lot 1 DP 631632
	396 Hampden Avenue	Lot 1 DP 1251563
	13 Horseshoe Road	Lot 5 DP 793950
	15 Horseshoe Road	Lot 102 DP 846446
	17 Horseshoe Road	Lot 101 DP 846446
	19 Horseshoe Road	Lot 3 DP 793950
	21 Horseshoe Road	Lot 2 DP 793950
	114 East Street	Lot 6 DP 601879
	116 East Street	Lot 5 DP 601879
	118 East Street	Lot 4 DP 258515
	120 East Street	Lot 3 DP 258515
	122 East Street	Lot 2 DP 258515

	124 East Street	Lot 1 DP 258515
	126 East Street	Lot 4 DP 856275
	128 East Street	Lot 3 DP 590429
	130 East Street	Lot 2 DP 590429
	132 East Street	Lot 1 DP 590429
	134 East Street	Lot 5 DP 247907
	136 East Street	Lot 4 DP 247907
	140 East Street	Lot 2 DP 247907
	142 East Street	Lot 1 DP 247907
CATEGORY 3		
Cartwrights Hill	16 Cooramin Street	Lot 11 DP 259770
	24 Old Bomen Road	Lot 2 DP 415023
	355 Hampden Avenue	Lot 2 DP 567848
	369 Hampden Avenue	Lot 1 DP 567848
	400 Hampden Avenue	Lot 2 DP 1251563
	403 Hampden Avenue	Lot 332 DP 1222713
	407 Hampden Avenue	Lot 331 DP 1222713
	417 Hampden Avenue	Lot 1 DP 734976
	420 Hampden Avenue	Lot 6 DP 793950
Byrnes Road area	111 Byrnes Road	Lot 7 DP 238566
	117 Byrnes Road	Lot 6 DP 238566
	121 Byrnes Road	Lot 5 DP 238566
	126 Byrnes Road	Lot 1 DP 815458
	128 Byrnes Road	Lot 2 DP 815458
	135 Byrnes Road	Lot 4 DP 238566
	136 Byrnes Road	Lot 3 DP 815458
	145 Byrnes Road	Lot 3 DP 238566
	150 Byrnes Road	Lot 4 DP 815458

	155 Byrnes Road	Lot 2 DP 238566
	162 Byrnes Road	Lot 5 DP 815458
	168 Byrnes Road	Lot 7 DP 830963
	171 Byrnes Road	Lot 1 DP 238566
CATEGORY 4		
Cartwrights Hill	144 East Street	Lot 3 DP 631632
	48 Cooramin Street	Lot 25 DP 2655
	371 Hampden Avenue	Lot 28 DP 2655
	375 Hampden Avenue	Lot 29 DP 2655
	389 Hampden Avenue	Lot 30 DP 2655
	390 Hampden Avenue	Lot 18 DP 2655
	393 Hampden Avenue	Lot 31 DP 2655
	401 Hampden Avenue	Lot 32 DP 2655
	404 Hampden Avenue	Lot 1 DP 865515
	411 Hampden Avenue	Lot 2 DP 734976
	416 Hampden Avenue	Lot 15 DP 2655
	23 Horseshoe Road	Lot 21 DP 869917
CATEGORY 5		
Byrnes Road area	59 Hillary Street	Lot 101 DP 1095889

Is more information available?

A consultation page has been established for this proposal:

www.connect.wagga.nsw.gov.au/lep20-0005

This webpage provides all documentation related to the planning proposal for viewing and download and provides contact details for Council staff involved.

I want to speak with someone about the proposed amendments, who can I contact?

You can call or visit Council to speak directly with one of Council's Strategic Planners. Council officers are available between 8.30am - 5pm Monday to Friday. It is

recommended you call ahead to make an appointment with the relevant officer. Alternatively, you can call 1300 292 442 and speak with an officer over the phone.

I want to provide comments on the proposed amendment. How do I do this and what is the process for considering comments received?

Any individual, organisation or group can provide comment on the proposed amendment. Comments must be made in writing, either via letter or email. Details of where to send comments are provided at the top of this fact sheet.

Exhibition Period: 16 October 2020 to 13 November 2020 (inclusive)

Submission Period: 16 October 2020 to 27 November 2020 (inclusive)

Submissions received will be considered following the close of the submission period. Submissions and consideration of submissions will be included in future reporting to Council about the planning proposal.

All submissions will be acknowledged by Council upon receipt. Submitters will also receive notification of the future Council meeting date where the planning proposal is to be considered.

Get involved:

- View the consultation page
www.waggaview.com.au/lep20-0005
- Have a look at the exhibition material
- Speak to the assigned officer, Adam Wood, by phoning 1300 292 442



For more information on the proposed amendments, please contact Council's strategic planning team:

- Phone: 1300 292 445
- Email: council@wagga.nsw.gov.au