



Wagga Wagga City Council

Addendum to Planning Proposal LEP19/0009 to amend the Wagga Wagga Local Environmental Plan 2010

28/11/2019

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INTRODUCTION

Council is in receipt of a planning proposal to rezone land located at 64 Pearson Street from RE1 Public Recreation Zone to B5 Business Development and SP1 Infrastructure Zone.

Details of the proposal with supporting information are attached under Annexure 1.

At its meeting of 25 November 2019, Council indicated its support for the planning proposal to proceed. A copy of Council's report and minutes are attached under Annexure 3 and 4.

The addendum to the planning proposals has been prepared in accordance with the NSW Department of Planning and Environment's Guideline '*A guide to preparing planning proposals*'.

A Gateway determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* is requested.

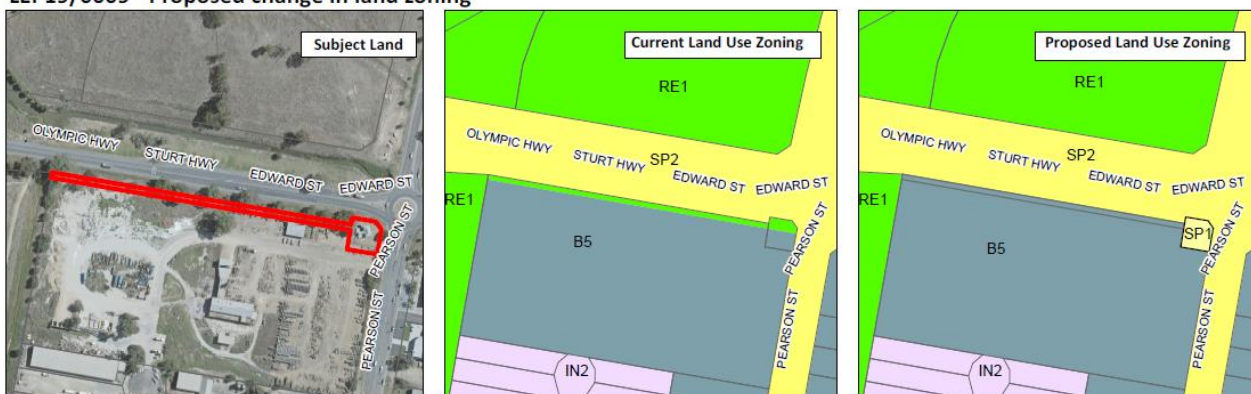
PART 2 – EXPLANATION OF THE PROVISIONS

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010) to:

1. Rezone part of Lot 1 DP 798753, located at 64 Pearson Street from RE1 Public Recreation Zone to B5 Business Development Zone. The proposal seeks to rezone approximately 0.15 hectares of land located along Sturt Highway to be consistent with the B5 Business Development Zone on the remainder of the lot. The proposed amendment will facilitate the most effective design outcome for future development on the site.
2. Rezone Lot 1 DP 567236 from RE1 Public Recreation Zone and B5 Business Development Zone to SP1 Infrastructure Zone consistent with the current use of the land. The land is currently occupied by a sewer pump station.

The above changes will be achieved by amending the Land Zoning Map of the WWLEP2010 as per the illustration below.

LEP19/0009 - Proposed change in land zoning



The aim of the planning proposal is to provide opportunities for future development to achieve the most-efficient design outcome and also to align the zoning of the site with its intended use. Bunnings, which is currently located on the corner of Dobney Street and Pearson Street has indicated interest in relocating to the subject site.

PART 5 – COMMUNITY CONSULTATION

Formal public consultation with adjoining land owners, the general public and referral agencies will occur after the Gateway Determination.

This planning proposal and the above plan will be exhibited for at least 28 days with an opportunity to make submissions within a 42 day period as per the community engagement table below.

	Mail			Media			Community Engagement					Digital					
	Rates notices insert	Direct mail	Letterbox drop	Council news story	Council News advert	Media releases	TV/radio advertising	One-on-one meetings	Your Say website	Community meetings	Stakeholder workshops	Drop-in sessions	Surveys and feedback forms	Social media	Email newsletters	Website	Digital advertising
TIER																	
Consult		x			x				x							x	

PART 6 – PROJECT TIMELINE

TASK	Anticipated timeframe
Anticipated date of Gateway Determination	January 2020
Anticipated timeframe for completion of required technical information	February 2020
Timeframe for Government agency consultation	March 2020
Commencement and completion dates for public exhibition.	March 2020
Dates for public hearing	N/A
Timeframe for consideration of submissions	April 2020
Timeframe for the consideration of a proposal post exhibition	April 2020
Date of submission to the Department to finalise the LEP	June 2020
Anticipated date RPA will make the plan	July 2020
Anticipated date RPA will forward to the Department for notification	August 2020

PART 7 – ANNEXURES

1. Planning proposal LEP19.0009 submitted by proponent.
2. Council assessment
3. Council report and assessment, dated 25 November 2019