

PLANNING PROPOSAL



Planning Proposal – Minimum Lot Size Amendment

52 & 56 Gregadoo Road, Lake Albert, NSW 2650

Lot 15 DP866164 & Lot 7 DP775412



Prepared for K & C Podmore
Rev 2.0 – June 2018



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Planning Proposal – Minimum Lot Size Amendment

52 & 56 Gregadoo Road, Lake Albert

The following planning proposal is to be read in conjunction with the attached supporting reports and maps. It has been prepared in respect to Lot 15 DP866164 & Lot 7 DP 775412, 52 & 56 Gregadoo Road, Lake Albert, identified in the figure below.



Figure 1: Subject Land (Source: WWCC GIS 2017)

1 OBJECTIVES

The objectives of this planning proposal are to amend the minimum lot size provision that applies to the subject land from 2 hectares to 0.3 hectares to enable additional large residential lots to be created.

2 EXPLANATION OF PROVISIONS

The proposed outcome of this planning proposal will be achieved by amending the minimum lot size provision that applies to the subject land from 2 hectares to 0.3 hectares. This will involve preparing an amending map to Wagga Wagga Local Environmental Plan 2010. The proposed Minimum Lot Size map changes are shown below.

There are no other amendments required to the LEP 2010 to progress this Planning Proposal. The existing R5 zoning will remain unaltered.

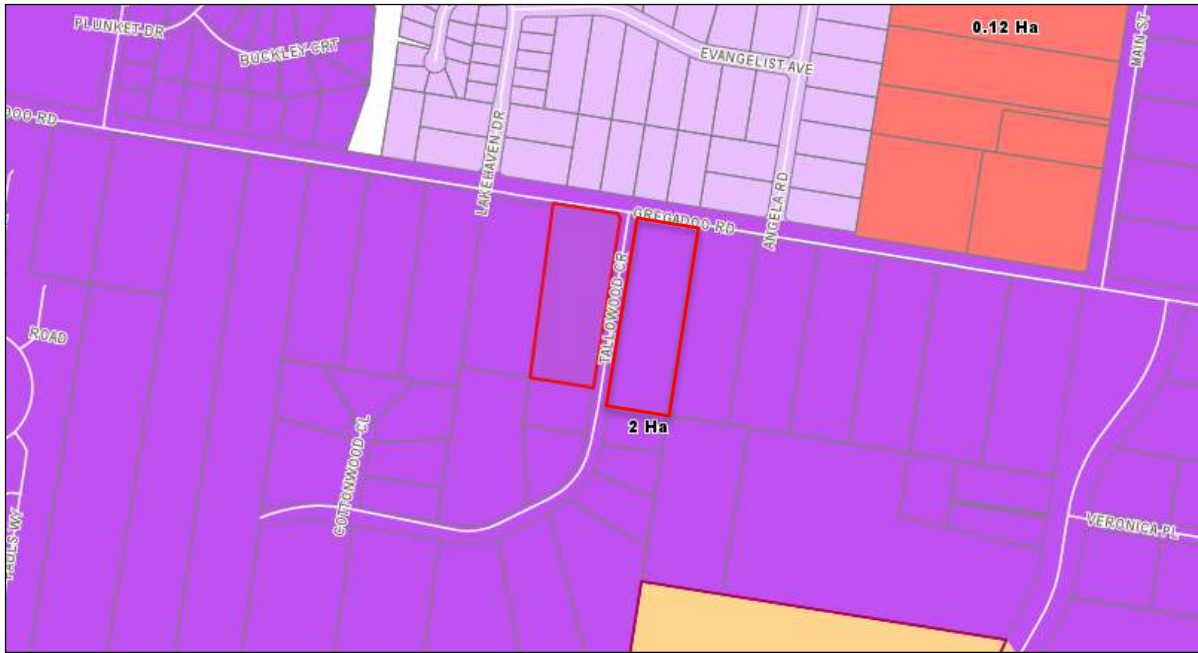


Figure 2: Existing Minimum Lot Size map extract (Source: WWCC GIS 2017)



Figure 3: Proposed Minimum Lot Size amendment (Source: SP/WWCC GIS 2017)

3 JUSTIFICATION

Justification for the proposal, including its strategic relevance, is outlined in the sections below. In summary, the proposal:

- seeks to optimise the use of the land by reducing the minimum lot size currently applicable to the subject land and create additional large residential lots, consistent with the character of development along Tallowood Crescent, the surrounding areas of Lakehaven and Mater Dei subdivisions.

- creates further choice and opportunities for development of the land for future residents of the City;
- ensures development is consistent with the principles of ecologically sustainable development and the management of climate change;
- creates opportunities for development that will sustain the natural attributes of the local area, avoids or minimises impacts on environmental values and protects environmentally sensitive areas;
- enables the development of land that is adequately serviced by public infrastructure and connected to essential community resources and support networks;
- is consistent with the aims of the Wagga Wagga Local Environmental Plan 2010 and will support the objectives of the R5 Large Lot Residential zoning; and
- assists in balancing the supply and type of residential land in the City as there is a limited stock of available land to develop at this density under the R5 zone, particularly as there have been no significant rezonings of this type of land since the implementation of LEP 2010. A supply-demand analysis has indicated a significant shortfall of appropriately zoned and serviced rural "lifestyle" lots to meet ongoing demand and choice.

The land is located within an existing R5 Large Lot Residential zoning that is characterised by a variety of lot sizes ranging from 0.1ha to over 7.0ha. The various subdivision precincts include Lakehaven, Mater Dei, Main Street, Tallowood Crescent and Gregadoo Road subdivision areas that have been developed since the 1960s through to present. Each subdivision precinct is a product of various planning policy changes and the implementation of a greater emphasis on sustainability, efficiency and choice, with a trend towards smaller parcels of land applicable to the large lot residential lifestyle appropriate for the area. Higher density development of the land is a natural and more efficient use of land resources within a connected local environment, consistent with the trend emerging in this local area.

The boundaries of the proposed minimum lot size amendment have been decided on based on site characteristics including the land's proximity and accessibility to existing urban services and facilities, and its connection with the existing Tallowood Crescent subdivision, being a natural entry corridor to this precinct.

The subject land forms part of the natural entry corridor to the Tallowood Crescent precinct. It is also a transition entry point from the northern Lakehaven area to other smaller 0.4 ha lots fronting Tallowood Crescent to the south. The land is also located within reticulation networks of essential services and also has accessibility to other community infrastructure including schools, shopping centres and other institutional premises.

Appropriate minimum lot size for the subject land has been considered in relation to key principles including:

- General subdivision pattern in the local area
- Emerging subdivision pattern and local character attributes
- Proximity to essential services
- Lot usage and existing built improvements
- Ensuring efficient use of limited land resources and essential infrastructure

A minimum lot size of 0.3 hectares will provide sufficient site area for rural lifestyle activities, make best use of available land and existing infrastructure, whilst being consistent with the amenity and character of a large lot rural residential setting.

A wider precinct boundary serves no practical purpose at this stage, as any existing allotment would require a site area of at least 6.0 hectares or over to enable the creation of an additional allotment. Other larger parcels of land have certain limitations in relation to existing locations of buildings and infrastructure servicing limitations that would provide little opportunity for further subdivision. Considerations of wider precinct boundary rezoning or density proposals are best dealt with when Council conducts a major review of the LEP. The subject proposal is considered an interim adjustment to the existing LEP to address

immediate opportunities for more efficient use of the land in context with existing neighbourhood character and amenity.

The proposal will continue to achieve the R5 zone objectives by:

- Providing residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- Ensuring that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- Ensuring that development in the area does not unreasonably increase the demand for public services or public facilities.
- Minimising conflict between land uses within this zone and land uses within adjoining zones.
- Ensuring that the clearing of native vegetation is avoided or minimised as far as is practicable.

The existing 2 hectare minimum lot size is inappropriate as it does not respond to or achieve current Local Environmental Plan (LEP) aims and objectives, particularly in relation responding to opportunities that have arisen in the subsequent provision of urban infrastructure and services in the local area since the introduction of the original planning provisions over the land. The current minimum lot size provisions are outdated and do not respond to the current LEP aims of optimising the management and use of land and promoting sustainable urban development.

3.1 Need for the planning proposal

3.1.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of a strategy study or report. However, it is consistent with other relevant overall strategy studies and reports, as discussed below.

3.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is considered to be the best means to achieve the objectives and intended outcomes for the subject land. There is no zoning change proposed as the scale and density of the proposed minimum lot size change is consistent with the objectives of the existing R5 zoning that applies to the land.

It is considered that the amenity of the area is currently appropriately zoned as R5, given the surrounding development, scale and character of the existing area. The resultant subdivision pattern will be consistent with the character of the area and will be consistent with the surrounding precinct environments of Tallowood Crescent, Lakehaven and Mater Dei subdivision areas.

3.2 Relationship to strategic planning framework

3.2.1 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 proposal is consistent with the directions of relevant plans, including the *NSW State Plan, Premiers Priorities and Riverina Murray Regional Plan 2036*.

The relevant goals outlined in the Riverina Murray Regional Plan 2036 include:

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows*

and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.

- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development - identify suitable locations for new rural residential development, to avoid fragmentation of productive agricultural land, potential impacts on high environmental value assets, cultural and heritage assets or areas with important rural landscape values. Rural residential development should not increase pressures on infrastructure and services and should be located on land free from natural hazards.*

Action 22.1 of Direction 22 refers to the coordination of infrastructure delivery across residential and industrial land in regional cities. The subject land is connected to and within reticulation networks for all essential urban infrastructure services. Servicing of additional allotments that would be created from this proposal will be subject to current servicing policies and any necessary administrative amendments to those policies. Preliminary investigations indicate that existing infrastructure would adequately accommodate the minor increase in allotments and dwelling load that would potentially be created.

Action 25.2 of Direction 25 refers to the facilitation of increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs. The proposal seeks to make more efficient use of land that is in within the urban servicing network of the city and adjoining, or within close proximity to other existing community services and employment areas. The size of allotments proposed will address a shortfall in this sector of the land use residential capacity of the city and provide necessary and suitable housing choice.

Action 25.3 of Direction 25 refers to aligning infrastructure planning with land release areas to provide adequate infrastructure. The site is located with an area service by adequate infrastructure, including essential services, community and institutional services.

Action 25.4 of Direction 25 refers to locating higher-density development close to town centres to capitalise on existing infrastructure and to provide increased housing choice. The proposed increased density over the subject land implements this action by being located within existing urban infrastructure networks and offering increased housing choice.

Action 26.7 of Direction 26 refers to promoting incentives to encourage greater housing affordability, including a greater mix of housing in new release areas. The subject proposal will provide additional large-lot residential land that will address a shortfall in this sector of the landuse budget of the city. The current shortfall is resulting in increased prices for residential zoned land across the city, which has an impact on housing prices generally across all housing sectors.

In relation to Direction 27, the subject proposal supports this direction by:

- Protecting existing prime agricultural by focusing on land that has been previously fragmented and not part of active prime agricultural production;
- Being located within an existing urban settlement area with access to existing infrastructure and services including roads, water, electricity, gas, communications, waste, social, recreational, community and institutional facilities;
- Avoiding landuse conflicts with productive agricultural land uses by being located adjoining other residential and rural residential land;
- Not impacting upon areas of high environmental value and cultural heritage significance;
- Not unduly increasing pressures on infrastructure and services as the proposed increase in density is minimal and within known infrastructure capacity levels; and
- Not being located in any significant natural hazard area.

Direction 27.1 refers to enabling new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department

of Planning and Environment. The land is currently zoned for rural residential development and part of the existing rural residential strategy of the city. The proposal seeks to make more efficient use of the land by creating additional rural residential allotments of suitable size and adequately serviced by existing infrastructure. This type of infill development addresses the landuse budget needs of the city without extending additional rural residential zoning beyond the current city zoning limits.

In relation to Wagga Wagga City in general, the regional plan notes as a priority to increase the range of housing options within the existing urban area. The subject land is located within the existing urban area.

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

The planning proposal has been measured for consistency with Council's local strategic planning documents including the Spatial Plan 2013-2043 and the recently exhibited Draft Activation Strategy 2040. A detailed strategic analysis of the proposal is contained in Attachment 1, with a summary of the conclusions provided below.

Spatial Plan 2013-2043

The planning proposal is consistent with the *Wagga Wagga Spatial Plan 2013-2043*, meeting the key components and initiatives outlined under 'Resilient and Sustainable Built Environments', 'Plan for a Growing Community', 'Our Standard of Living' and 'Our Community Grows'. The proposal satisfies the objective of 'a variety of housing options to achieve housing choice and affordability' under this plan, addressing the accommodation of anticipated population growth. The housing options provided by the proposal include large lots capable of supporting a rural/residential lifestyle in a rural/semi-urban setting.

Table: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043

Wagga Wagga Spatial Plan 2013-2043 Extracts		
Initiative	Objective	Consistency
RESILIENT & SUSTAINABLE BUILT ENVIRONMENTS	<p><i>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</i></p> <p><i>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</i></p>	<p>The proposal is consistent with these strategic objectives by providing addition supply of residential land in an appropriate location to facilitate housing choice within a well serviced area.</p> <p>The proposal addresses various short, medium, long term and ongoing action timeframes as listed in the strategy.</p>
PLAN FOR A GROWING COMMUNITY	<p><i>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</i></p> <p><i>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications</i></p>	<p>The proposal is consistent with these strategic objectives by ensuring that existing infrastructure is accessed to ensure efficiency and sustainability.</p>

OUR STANDARD OF LIVING	<i>Ongoing commitment to promotion of affordable housing in locations with access to services.</i>	The proposal is consistent with this strategic objective by promoting housing choice in a suitable location and aiming to achieve specific action items of the plan including those that ensure our standard of living is embellished.
OUR COMMUNITY GROWS	<p><i>Facilitate the development of a prosperous city.</i></p> <p><i>Support viable neighbourhood centres.</i></p> <p><i>Provide flexible opportunities and appropriate locations for establishing and growing business.</i></p> <p><i>Provide opportunities for key businesses established in Wagga Wagga to grow further.</i></p>	The proposal is consistent with these strategic objectives by facilitating development and aiming to achieve specific action items of the plan including those that increase flexibility of planning controls for better living outcomes.

The Urban Layout map that accompanies the Spatial Plan indicates the subject land as “Urban Land” and “Potential Intensification”. The land has attributes that would support intensification to allow additional residential development. The attached reports to this planning proposal address the studies considered necessary to support a reduction in minimum lot size proposed. The timing is consistent with the 5-15 year timeframe envisaged by the strategy.

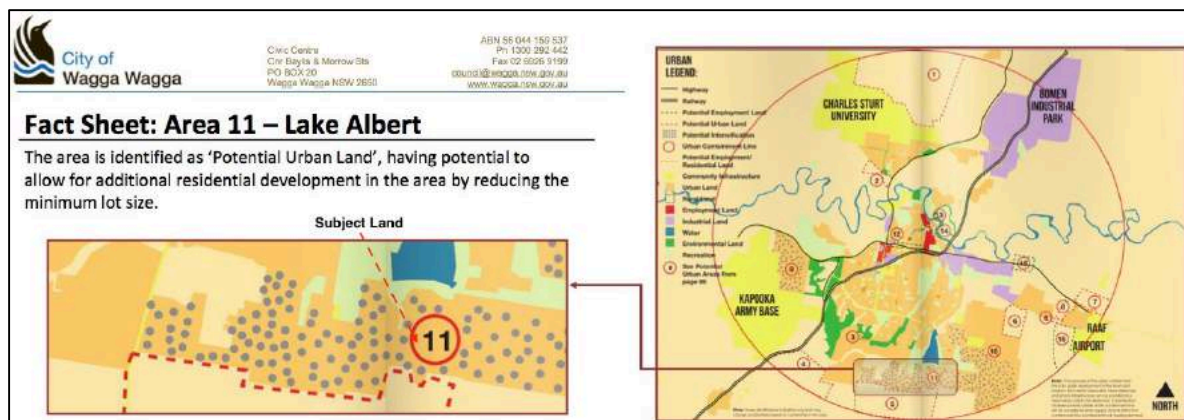


Figure 4: Spatial Plan 2013-2043 – Fact Sheet: Area 11 extract (Source: WWCC 2018)

Draft Activation Strategy 2040

The proposal is consistent with the Draft Activation Strategy 2040 by:

- Being with the “urban containment line” to ensure sustainable growth of the City
- Being consistent with the intent of efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint
- Facilitating a small amount of additional rural lifestyle lots that will complement the existing character of the Lake Albert area.

The proposal has strategic merit and is consistent with the intent of efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint of the City. The proposal will facilitate infill large residential lots that will complement the existing character and emerging subdivision pattern of the area.

The key strategic element that this proposal addresses is the contribution to housing supply required to accommodate future growth, whilst utilising land that currently has access to essential services. It also provides a diversity in housing types and the preservation of rural lifestyle values through the development of land that is considered to have minimal impact on high value environmental areas and significant rural areas. The proposal will facilitate, in a more efficient manner, the creation of rural lifestyle lots that are fully serviced and within close proximity to other urban facilities, without impacting on general rural land.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal is consistent with applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 1: Applicable SEPPs

SEPPs Applicable to the Planning Proposal		
SEPP Title	Applicability	Consistency
SEPP55 – Remediation of Land	<p>6) Contamination and remediation to be considered in zoning or rezoning proposal</p> <p><i>The following classes of land are identified for the purposes of this clause:</i></p> <p>(a) land that is within an investigation area,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>The subject land is identified as having agricultural uses conducted in the past. This land use is a purpose specified in Table 1 of the Contaminated Land Planning guidelines. It is considered that the potential for contamination of the subject land to be low, given the past land use for general cropping and grazing activities. There are no storage facilities or other contaminating activities known to have occurred on the subject land. There is no evidence to suggest that the site was used for anything other than grazing and cropping.</p> <p>Subdivision of the land from farming activities to 2.0 hectare rural residential development many years ago has resulted in no further active commercial farming activities on the land.</p> <p>It is considered that the potential for impact from contamination to be low, given that large lot residential type uses have occurred on the land and will continue with this proposal.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	<p><i>The aims of this Policy are:</i></p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p>	<p>There is no proposed clearing of vegetation on the subject land that would be a result of progressing this planning proposal.</p> <p>The proposal is consistent with this policy.</p>

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The following table outlines the relevant s117 directions and the level of consistency of this planning proposal to them.

Table 2: s117 Directions

Ministerial Directions applicable to the development		
Direction title	Direction objectives	Consistency
2.1 Environmental Protection Zones	<i>The objective of this direction is to protect and conserve environmentally sensitive areas.</i>	Consistent, the proposal does not reduce the environmental protection standards that apply to the land.
2.3 Heritage Conservation	<i>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>	Consistent, the proposal does not alter provisions that relate to heritage conservation matters that apply to the land.
2.4 Recreation Vehicle Areas	<i>The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i>	Consistent, the proposal does not alter provisions applying to the land that relate to the protection of sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.
3.1 Residential Zones	<i>The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.</i>	The proposal is consistent with this direction, increasing the variety and choice of housing types across the area. The proposal also makes efficient use of existing infrastructure services whilst minimising the impact of future development on the environment and resource lands.
3.2 Caravan Parks	<i>The objectives of this direction are: (a) to provide for a variety of housing types, and (b) to provide opportunities for caravan parks and manufactured home estates.</i>	Consistent, the proposal does not alter provisions relating to Caravan Parks.
3.3 Home Occupations	<i>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</i>	Consistent, the proposal does not alter provisions relating to Home Occupations.
3.4 Integrating Land Use and Transport	<i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.</i>	The proposal is consistent with this direction by ensuring greater housing choice in a location with access to a variety of transport modes that reduce dependence on cars. Additional housing in this location will make better use of existing road infrastructure. The land is accessible to existing walking and cycling networks in Lake Albert including the Lake Albert walking track. Public transport is available from Lake Albert Village with connections to other areas within the City. The site is also connected to a school bus network. Both primary and secondary schools are within walking distance of the site.

3.5 Development Near Licensed Aerodromes	<i>The objectives of this direction are: (a) to ensure the effective and safe operation of aerodromes, and (b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i>	Consistent, the proposal is in relation to land that is of sufficient distance from the existing Wagga Wagga Airport to ensure continued effective and safe operation of the aerodrome. The land is located outside of the ANEF 25 contour and OLS mapping indicates negligible impact on the operation of the aerodrome under current and future scenarios.
5.10 Implementation of Regional Plans	<i>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i>	The proposal is consistent with this direction by ensuring the proposal achieves relevant Goals/Directions of the Riverina Murray Regional Plan 2036, including those referring to <i>Efficient transport and infrastructure networks</i> and <i>Strong, connected and healthy communities</i> .
6.1 Approval and Referral Requirements	<i>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i>	The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.
6.2 Reserving Land for Public Purposes	<i>The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i>	The proposal is consistent with this direction as it does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	<i>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</i>	The proposal is generally consistent with this direction as it does not propose additional permissible uses other than as exist under the current land zoning, rezone the land or introduce any other development standards in addition to those that are already contained in the LEP. The site specific minimum lot size change is a minor inconsistency, as the existing zoning will remain unchanged and the proposal will achieve the objectives of that zone.

3.3 Environmental, Social and Economic Impact

3.3.1 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?

No, there is no critical habitat or threatened species, populations or ecological communities, or their habitats located on the site that are likely to be significantly affected as a result of this proposal, as shown in the relevant mapping below. The subject land contains very few existing native trees. The majority of trees on the site are the result of landscaping and the installation of gardens associated with the existing dwelling.

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

There are no significant environmental effects anticipated as a result of the planning proposal (see further discussion and detail in Attachment 1). LEP 2010 mapping indicates that sensitive areas for biodiversity are contained within the subject land.

It is noted that the subject land is located outside of Council's *Biocertification Area* and consideration of potential adverse impacts of this land is required as a result of any future proposal for development. It is considered that the size of the subject land and the proposed minimum lot size will enable any future development to adequately consider and mitigate any potential impacts to environmentally sensitive land.

No removal of native vegetation is proposed to facilitate the planning proposal. The land has been historically cleared for agricultural uses and has been cropped and used for grazing purposes during post European settlement times.

The site is not identified as subject to flooding or bushfire hazards.

The subject land is located approximately 8.5km from Wagga Wagga Airport. Obstacle limitation (OLS) and noise affectation contours (ANEF) indicate negligible impact to the subject land.

There are no known items or places of European or Aboriginal cultural heritage located within proximity to the subject site.

In determining the likelihood of contamination, it is understood that the subject land has been historically utilized broadacre agriculture, prior to being subdivided for residential use. There is currently no evidence of soil contamination on the site. As the site has most recently been used for large lot residential uses, it is considered that there is minimal possibility of contamination on the site.

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

A supply-demand analysis was undertaken to ascertain that creation of additional lots was warranted under current land development conditions (see further discussion and detail in Attachments 1 & 8). Available data indicated that progressing the planning proposal will meet a justifiable need for this type of land development and help balance the current land supply/value equation. Development of this land will also contribute positively to the local construction industry through employment and supply of materials. Higher density settlement of area will also make more economic use of valuable resources and services, also contributing to ongoing income generation for local businesses and public agencies.

The proposal will contribute to building community in the local area, building stronger connections with established infrastructure including schools, neighbourhood centres and transportation networks. Additional households within this local area will contribute to the social and community network that currently exists. It is likely that the additional population will also utilise existing pre-school and K-12 schools in the immediate area and help build stronger community participation in the local area. The area is also located close to a major seniors housing development. Opportunities for additional interaction with seniors in the local area will also contribute to stronger social networks.

3.4 State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

A servicing capacity analysis (see Attachments 1 & 9) has indicated that there is adequate public infrastructure to support the outcomes of the planning proposal. Existing networks have adequate capacity to accommodate the additional dwelling load that will result from implementing this proposal. The nature of the development will result in more efficient use of existing infrastructure services currently installed across, adjacent to and nearby the site.

Other infrastructure networks and services, including public transport/school bus, roads, waste management/recycling, health, education, emergency, mail and other community services are accessible to the subject site.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

4 MAPPING

The planning proposal seeks to amend the following map:

- Lot Size Map - LSZ_004G

5 COMMUNITY CONSULTATION DETAILS

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulations. In addition, the Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purposes of this proposal.

6 PROJECT TIMELINE

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

17057: Document History

Revision No.	Date	Authorised By		Notes
		Name/Position	Signature	
Rev 1.0 – Draft	07/11/17	Rohan Johnston Town Planner		For internal review
Rev 1.1 – Final Draft	24/11/17	Garry Salvestro Director		For preliminary review by WWCC & client
Rev 1.2 – Revised Draft	04/12/17	Garry Salvestro Director		For further review by WWCC & client
Rev 1.3 – Revised Draft	31/05/18	Garry Salvestro Director		Edits in accordance with WWCC comments.
Rev 2.0 – Final	08/06/18	Garry Salvestro Director		For lodgement

ATTACHMENT 1: STRATEGIC ENVIRONMENTAL ANALYSIS REPORT

A strategic environmental analysis has been undertaken in the preparation of this planning proposal to ensure the proposal has strategic merit when measured against State, Regional and Local plans and strategies. This report focuses on the proponent's land only.

A1.1 The Subject Land & Locality

The subject land involves Lot 7 DP 775412 & Lot 15 DP866164, 52 & 56 Gregadoo Road, Lake Albert, comprising an area of 4.054 hectares.

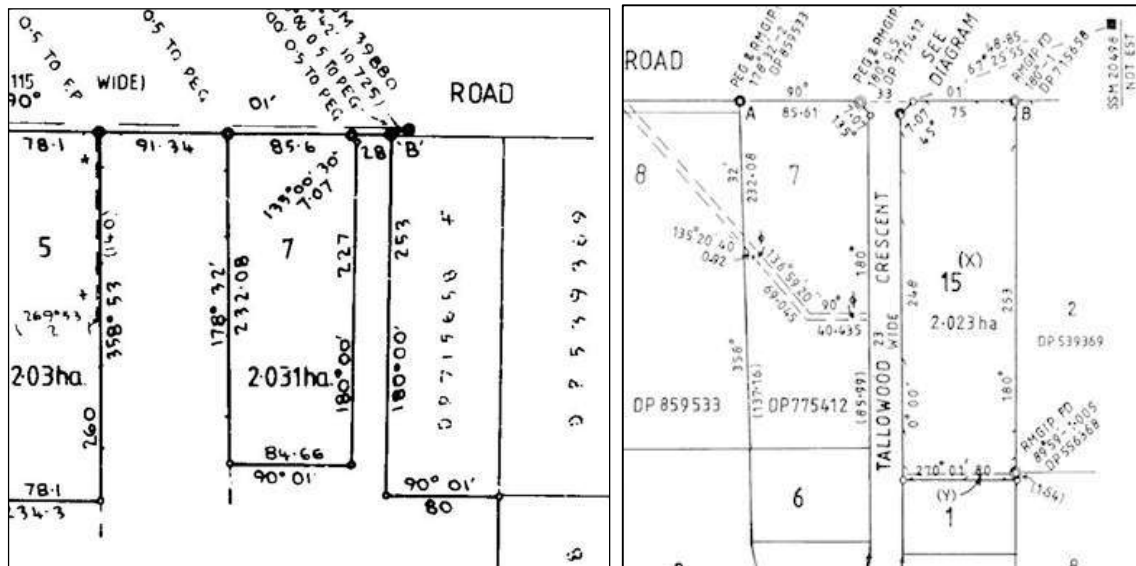


Figure A1-5: Extract from DP775412 & DP866164 (Source: WWCC GIS 2017)

The land is located in the southern edge of the current City urban area, approximately 9.5 kilometres by road south of the Wagga Wagga CBD, as indicated in the figure below.

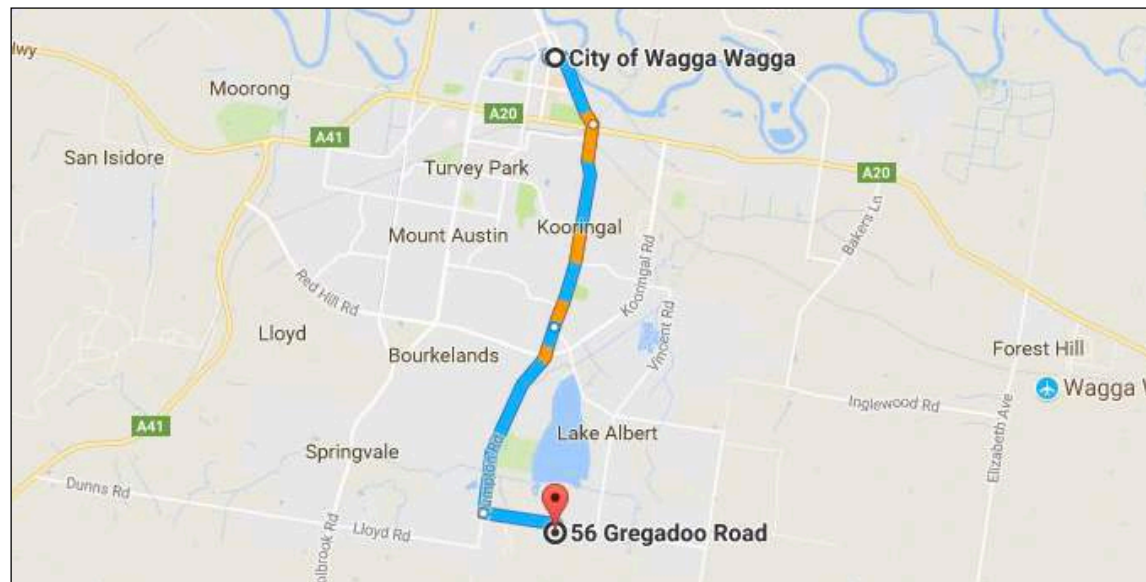


Figure A1-6: Location Map (Source: Google Maps 2017)

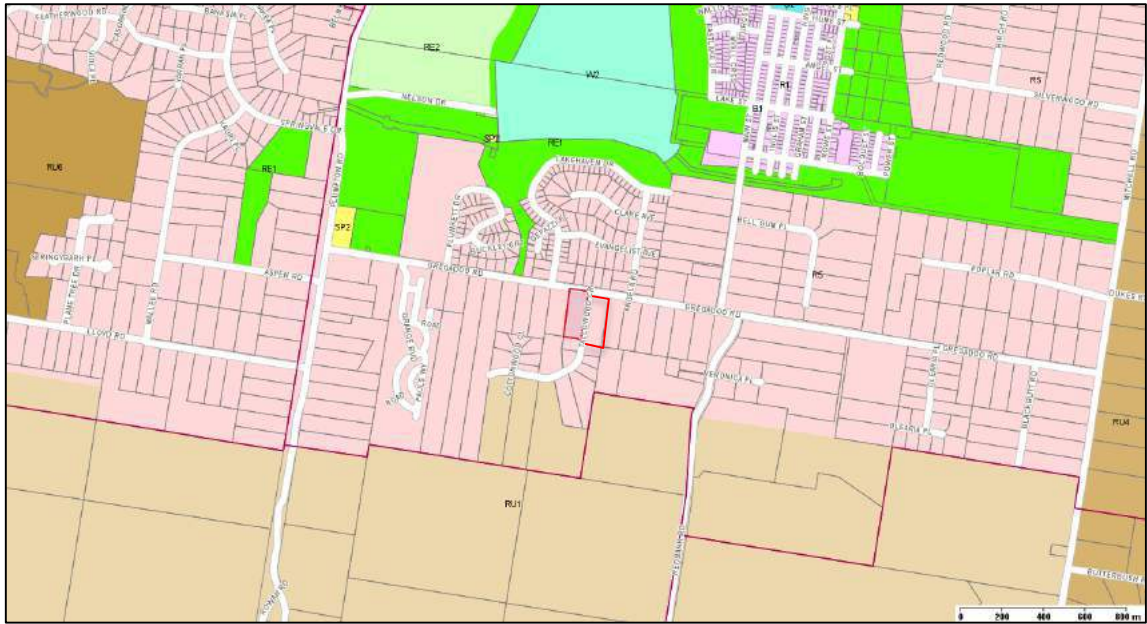


Figure A1-7: Existing Zoning LEP 2010 (Source: WWCC GIS 2017)

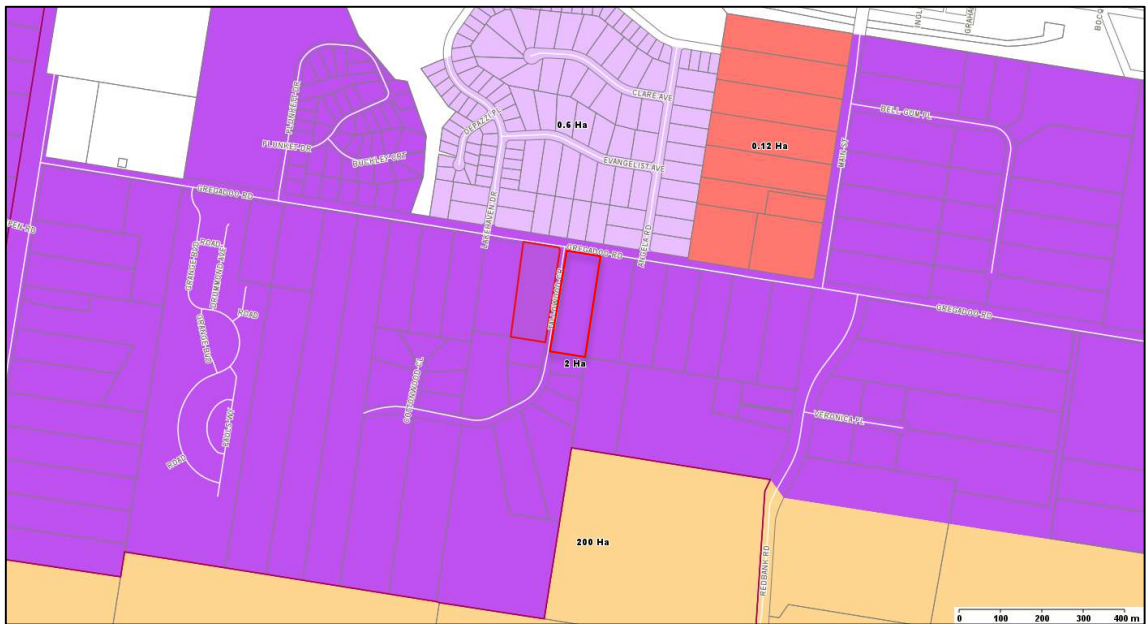


Figure A1-8: Existing Minimum Lot Size LEP 2010 (Source: WWCC GIS 2017)

The subject land is currently zoned R5 Large Lot Residential, with a Minimum Lot Size provision of 2.0 hectares under WWLEP2010.

The land is bound by existing large lot residential development along Gregadoo Road (north and west), and Tallowood Crescent (east and south), as shown in the aerial image below. The site access is currently via Gregadoo Road and Tallowood Crescent.



Figure A1-9: Aerial Locality Map (Source: SIX Maps 2017)

The land is predominantly flat, having an approximate elevation of 214 AHD across the site. The land falls slightly to the north towards Gregadoo Road. A topographical extract is provided in the figure below.

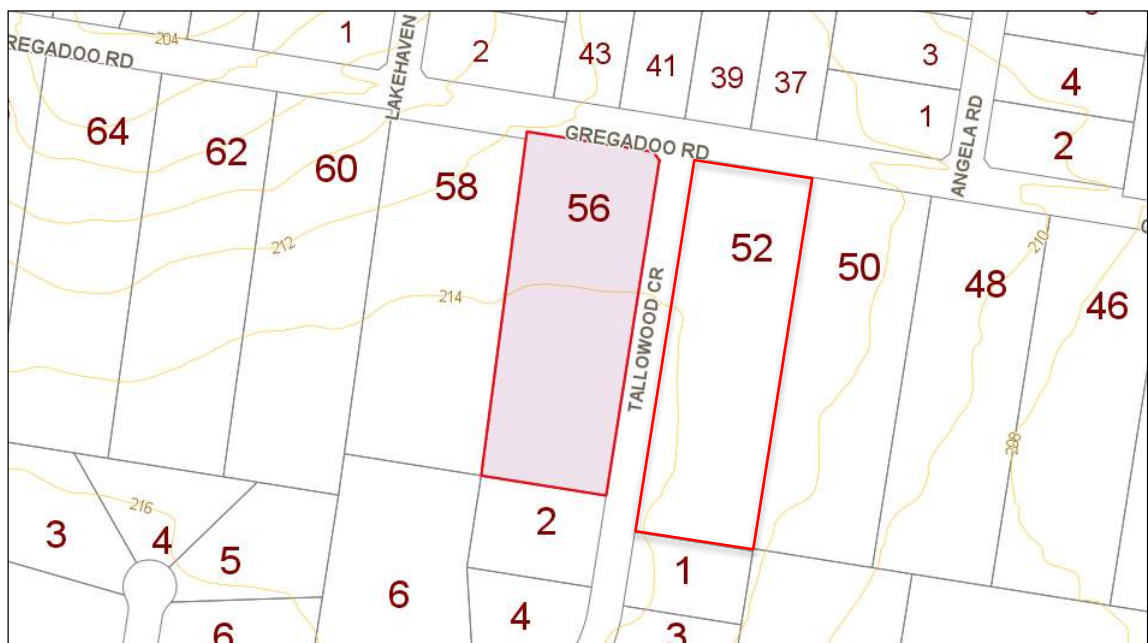


Figure A1-10: Topographical Map Extract (Source: WWCC GIS 2017)

Gregadoo Road and Tallowood Crescent are formed and sealed public roads that border the northern and eastern boundaries of the site. They provide potential future access for large lot residential development on the subject land. The surrounding land has a character and amenity typical of a large lot and semi-rural living environment in this

locality. The image below shows Tallowood Crescent as viewed from the Gregadoo Road intersection, looking south.



Figure A1-11: View South Along Tallowood Crescent (Source: SP 2017)

The subject land contains existing dwellings and associated outbuildings and structures that are a product of the current rural residential zoning. The land has been used historically for agricultural pursuits of grazing stock and the production of crops during post European settlement.

The figures below are images of the subject land and locality.



Figure A1-12: View West from Eastern Boundary, Showing Existing Dwelling (Source: SP 2017)



Figure A1-13: View North-west (Across Rear of Site) from Southern Property Boundary (Source: SP 2017)



Figure A1-14: View South West of Adjoining Property (Source: SP 2017)

The dwellings are located on the northern portion of each site. A typical Site Analysis Plan (Attachment 2) has been prepared for 56 Gregadoo Road showing structures and elements typical on both parcels of land. An extract is provided in the figure below.



Figure A1-15: Typical Site Analysis Plan Extract (Source: SP 2017)

A1.2 Strategic Overview

A1.2.1 Relevant Strategic Plans

The proposed minimum lot size amendment is consistent with the goals and directions contained in the following State, Regional and Local strategic planning documents:

NSW State Plan 2021:

Relevant goals include the following extracted from the NSW State Plan 2021.

- *Drive economic growth in regional NSW*
- *Protect our natural environment*
- *Increase opportunities for people to look after their own neighbourhoods and environments*
- *Make it easier for people to be involved in their communities*

In 2017, the NSW Premier reinforced the delivery of the State Plan by advising on 12 critical priorities including the following relevant areas.

- *Making housing more affordable through faster housing approvals and facilitating dwelling capacity through rezoning proposals.*
- *Building infrastructure through increasing housing supply.*

Riverina Murray Regional Plan 2036:

"The Riverina Murray Regional Plan 2036 (the Plan) establishes a framework to grow the region's cities and local centres, supports the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region. The Plan will guide the NSW Government's land use priorities and decisions over the next 20 years."

Relevant goals include the following.

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development - identify suitable locations for new rural residential development, to avoid fragmentation of productive agricultural land, potential impacts on high environmental value assets, cultural and heritage assets or areas with important rural landscape values. Rural residential development should not increase pressures on infrastructure and services and should be located on land free from natural hazards.*

Action 22.1 of Direction 22 refers to the coordination of infrastructure delivery across residential and industrial land in regional cities. The subject land is connected to and within reticulation networks for all essential urban infrastructure services. Servicing of additional allotments that would be created from this proposal will be subject to current servicing policies and any necessary administrative amendments to those policies. Preliminary investigations indicate that existing infrastructure would adequately accommodate the minor increase in allotments and dwelling load that would potentially be created.

Action 25.2 of Direction 25 refers to the facilitation of increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs. The proposal seeks to make more efficient use of land that is in within the urban servicing network of the city and adjoining, or within close proximity to other existing community services and employment areas. The size of allotments proposed will address a shortfall in this sector of the land use residential capacity of the city and provide necessary and suitable housing choice.

Action 25.3 of Direction 25 refers to aligning infrastructure planning with land release areas to provide adequate infrastructure. The site is located with an area service by adequate infrastructure, including essential services, community and institutional services.

Action 25.4 of Direction 25 refers to locating higher-density development close to town centres to capitalise on existing infrastructure and to provide increased housing choice. The proposed increased density over the subject land implements this action by being located within existing urban infrastructure networks and offering increased housing choice.

Action 26.7 of Direction 26 refers to promoting incentives to encourage greater housing affordability, including a greater mix of housing in new release areas. The subject proposal will provide additional large-lot residential land that will address a shortfall in this sector of the land use budget of the city. The current shortfall is resulting in increased prices for residential zoned land across the city, which has an impact on housing prices generally across all housing sectors.

In relation to Direction 27, the subject proposal supports this direction by:

- Protecting existing prime agricultural by focusing on land that has been previously fragmented and not part of active prime agricultural production;
- Being located within an existing urban settlement area with access to existing infrastructure and services including roads, water, electricity, gas, communications, waste, social, recreational, community and institutional facilities;
- Avoiding landuse conflicts with productive agricultural land uses by being located adjoining other residential and rural residential land;
- Not impacting upon areas of high environmental value and cultural heritage significance;
- Not unduly increasing pressures on infrastructure and services as the proposed increase in density is minimal and within known infrastructure capacity levels; and
- Not being located in any significant natural hazard area.

Direction 27.1 refers to enabling new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment. The land is currently zoned for rural residential development and part of the existing rural residential strategy of the city. The proposal seeks to make more efficient use of the land by creating additional rural residential allotments of suitable size and adequately serviced by existing infrastructure. This type of infill development addresses the landuse budget needs of the city without extending additional rural residential zoning beyond the current city zoning limits.

In relation to Wagga Wagga City in general, the regional plan notes as a priority to increase the range of housing options within the existing urban area. The subject land is located within the existing urban area.

Wagga Wagga Community Strategic Plan 2040:

The Community Strategic Plan paints a picture of what the local community want the future to look like. The plan aligns with the NSW Premier's Priorities. In relation to the key strategic direction for the environment, the proposal is consistent with the targeted outcomes of:

- *Sustainable urban development* – by ensuring planned development, considering environmental impacts, ensuring availability of appropriate infrastructure and services and enabling innovation in primary production landuse and lifestyle choices.
- *Housing that suits our needs* – by providing an alternative range of housing choice and living lifestyles.

Spatial Plan 2013-2043

The planning proposal is consistent with the *Wagga Wagga Spatial Plan 2013-2043*, meeting the key components and initiatives outlined under 'Resilient and Sustainable Built Environments', 'Plan for a Growing Community', 'Our Standard of Living' and 'Our Community Grows'. The proposal satisfies the objective of 'a variety of housing options to achieve housing choice and affordability' under this plan, addressing the accommodation of anticipated population growth. The housing options provided by the proposal include large lots capable of supporting a rural/residential lifestyle in a rural/semi-urban setting.

Table: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043

Wagga Wagga Spatial Plan 2013-2043 Extracts		
Initiative	Objective	Consistency
RESILIENT & SUSTAINABLE BUILT	Accommodating population growth through adequate supplies of well planned residential, industrial and	The proposal is consistent with these strategic objectives by providing addition supply of residential land in an

ENVIRONMENTS	<p><i>business land, providing a variety of housing options to achieve housing choice and affordability.</i></p> <p><i>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</i></p>	<p>appropriate location to facilitate housing choice within a well serviced area.</p> <p>The proposal addresses various short, medium, long term and ongoing action timeframes as listed in the strategy.</p>
PLAN FOR A GROWING COMMUNITY	<p><i>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</i></p> <p><i>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications</i></p>	<p>The proposal is consistent with these strategic objectives by ensuring that existing infrastructure is accessed to ensure efficiency and sustainability.</p>
OUR STANDARD OF LIVING	<p><i>Ongoing commitment to promotion of affordable housing in locations with access to services.</i></p>	<p>The proposal is consistent with this strategic objective by promoting housing choice in a suitable location and aiming to achieve specific action items of the plan including those that ensure our standard of living is embellished.</p>
OUR COMMUNITY GROWS	<p><i>Facilitate the development of a prosperous city.</i></p> <p><i>Support viable neighbourhood centres.</i></p> <p><i>Provide flexible opportunities and appropriate locations for establishing and growing business.</i></p> <p><i>Provide opportunities for key businesses established in Wagga Wagga to grow further.</i></p>	<p>The proposal is consistent with these strategic objectives by facilitating development and aiming to achieve specific action items of the plan including those that increase flexibility of planning controls for better living outcomes.</p>

The Urban Layout map that accompanies the Spatial Plan indicates the subject land as "Urban Land" and "Potential Intensification". The land has attributes that would support intensification to allow additional residential development. The attached reports to this planning proposal address the studies considered necessary to support a reduction in minimum lot size proposed. The timing is consistent with the 5-15 year timeframe envisaged by the strategy.

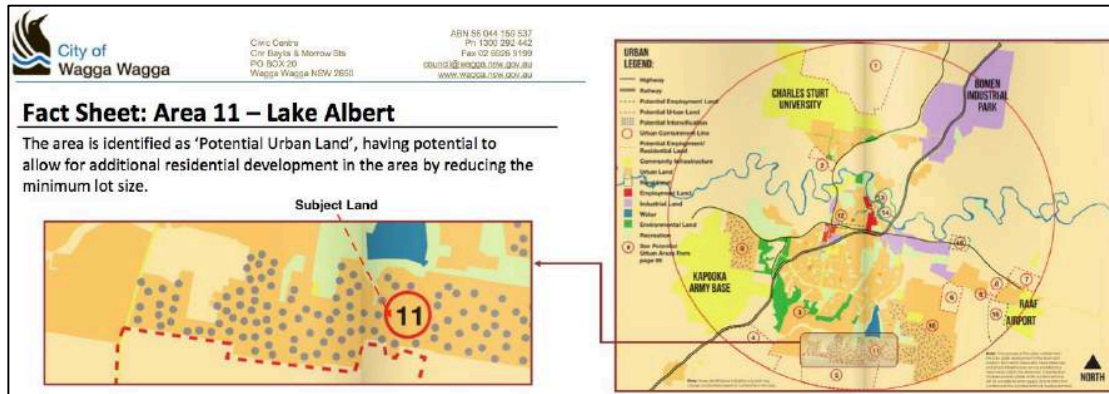


Figure A1-16: Spatial Plan 2013-2043 – Fact Sheet: Area 11 extract (Source: WWCC 2018)

Draft Activation Strategy 2040:

The Draft Activation Strategy 2040 has been prepared by Council to aid and direct the future growth of the city. It provides a blue print to cater for a growing economy and population. The Draft Strategy has been referenced during the preparation of this planning proposal to ensure it has strategic merit when measured against the relevant intentions and objectives of the strategy.

The subject land is located within the “Urban Containment Line” as indicated within the Draft Strategy, satisfying the overall objective of Planning Sustainable Growth. It is also located within the Lake Albert, Tatton Precinct as identified in the Draft Strategy (see figure below).

The strategic statement for the Lake Albert, Tatton Precinct has been defined as providing “a mixture of low density and rural lifestyle housing. The Lake will continue to be a popular recreation area. The precinct will continue to be an attractive area and will benefit from:

- *A small amount of additional rural lifestyle lots that maintain and preserve the rural lifestyle character*
- *Improvements to connectivity and playgrounds*
- *Better use of Lake Albert to provide commercial opportunities*
- *Promotion of Lake Albert*
- *Green street planting*
- *Small scale development*
- *Improving corridors and connectivity*
- *Development of Rawlings Park as a major regional event facility for soccer*
- *Street tree planting*
- *Additional water stations*

The local area has the following key characteristics as identified in the Draft Strategy:

- Primary and secondary schools
- Childcare centre, playgroup and preschool
- Local shopping centre
- Sewerage treatment plant
- Low density housing
- Rural lifestyle lots
- Seniors living
- Golf course and club
- Boat club
- Medical centre
- Aged care facilities
- Lake and boat ramps
- Walking track and fitness equipment
- Cemetery

- Sports ovals and playgrounds
- Dog park
- Scout hall
- Wiradjuri Walking Track and Willans Hill reserve
- Vegetated boulevard

The development of the subject land in accordance with the objectives of this planning proposal will assist in achieving the identified outcomes of the draft strategy. The proposal has strategic merit and is consistent with the intent of efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint of the City. The proposal will facilitate infill large residential lots that will complement the existing character and subdivision pattern of the area.

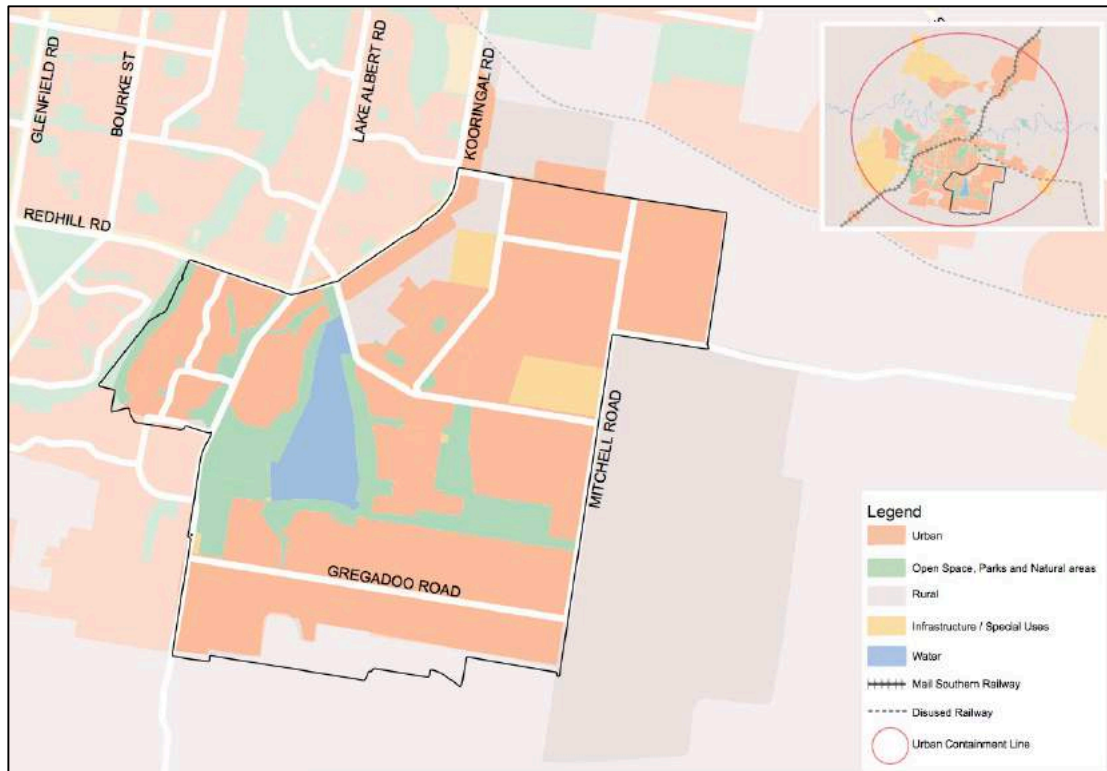


Figure A1-17: Lake Albert, Tatton Precinct Mapping (Source: Draft Activation Strategy 2017)

It is considered that the planning proposal is consistent with Council's strategic landuse direction as indicated in the Draft Strategy.

The key strategic element that this proposal addresses is the contribution to housing supply required to accommodate future growth, whilst utilising land that currently has access to essential services. The Draft Activation Strategy also encourages diversity in housing types and the preservation of rural lifestyle values through the development of land that is considered to have minimal impact on high value environmental areas and significant rural areas, which is supported by this planning proposal. The proposal will facilitate, in a more efficient manner, the creation of rural lifestyle lots that are fully serviced and within close proximity to other urban facilities, without impacting on general rural land.

A1.2.2 Strategic Analysis

In support of the proposal's strategic appropriateness, a series of plans have been prepared to demonstrate the property's connectedness to the surrounding landuse structure, environmental attributes and essential linkages. These plans are included as Attachments 2 - 5. The following figures provide extracts from those plans.

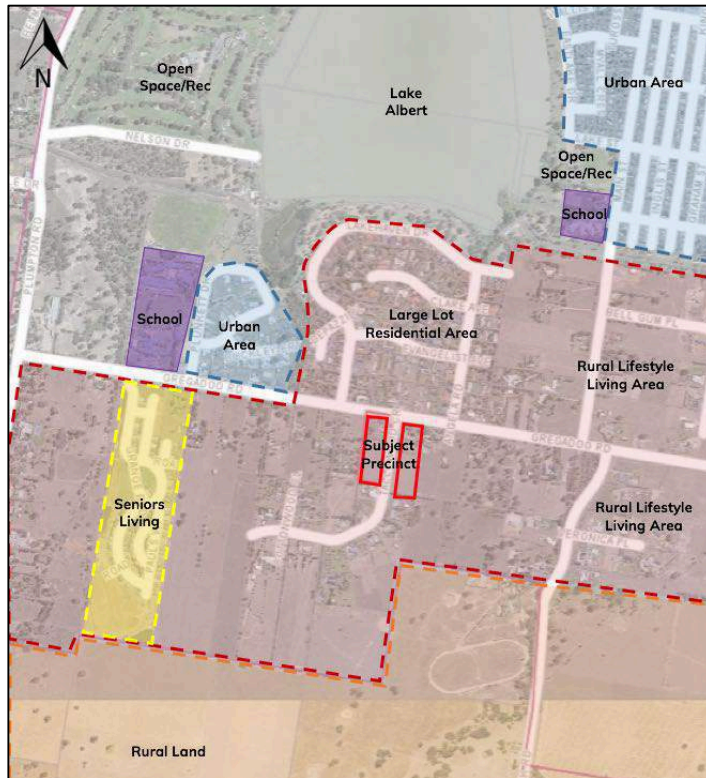


Figure A1-18: Strategic Spatial Analysis Plan Extract (Source: SP 2017)

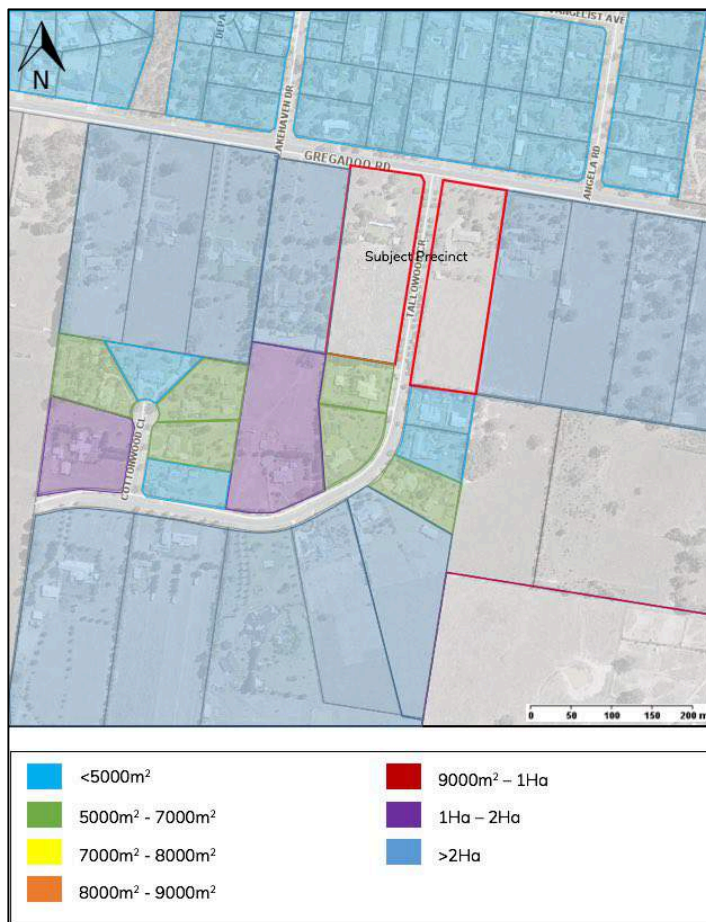


Figure A1-19: Subdivision Pattern Analysis Plan Extract (Source: SP 2017)



Figure A1-20: Connections and Links Analysis Plan Extract (Source: SP 2017)

Based on the strategic analysis plans prepared for the subject land, the proposal would demonstrate:

- Consistency with the spatial form of this sector of the urban footprint
- Consistency with the subdivision pattern emerging for the surrounding area
- Opportunities to connect with essential linkages including open space, transport, community and infrastructure.

A1.2.3 Landuse Considerations

Population Growth & Residential Landuse Mix:

Wagga Wagga's current population of 65,000 is expected to grow beyond 80,000 by 2036 based on expected growth rates. To accommodate this growth, the City needs to sustainably ensure the creation of at least 300 – 350 dwelling lots per year, including a mix of allotment sizes to cater for lifestyle choices appropriate for a regional centre.

Rural lifestyle lots are a legitimate part of a sustainable residential lifestyle mix. Historic research indicates that an appropriate component of rural lifestyle lots to satisfy legitimate demand would be between 12-15% of residential dwelling lots. This suggests an annual creation of up to 50 vacant serviced lots per year.

Best practice guidelines for rural residential land supply recommend regional centres to aim for at least 10 years supply of appropriately zoned land to meet expected demand.

The attached Rural Residential Land Use Analysis Report (Attachment 8) outlines the rural residential land supply across the city. This report demonstrates that there is a significant shortfall in the current supply of rural residential land. The planning proposal seeks to provide rural residential land to increase the supply of this land use

type and support the growth of the city in accordance with Council's Strategic planning documents and policies.

A1.3 Environmental Context

A1.3.1 Agricultural Land Quality

The agricultural suitability of the subject land is predominantly Class 2 as indicated in the figure below.

Class 2 Land is defined by NSW Agriculture (Agfact AC.25, 2002) 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.

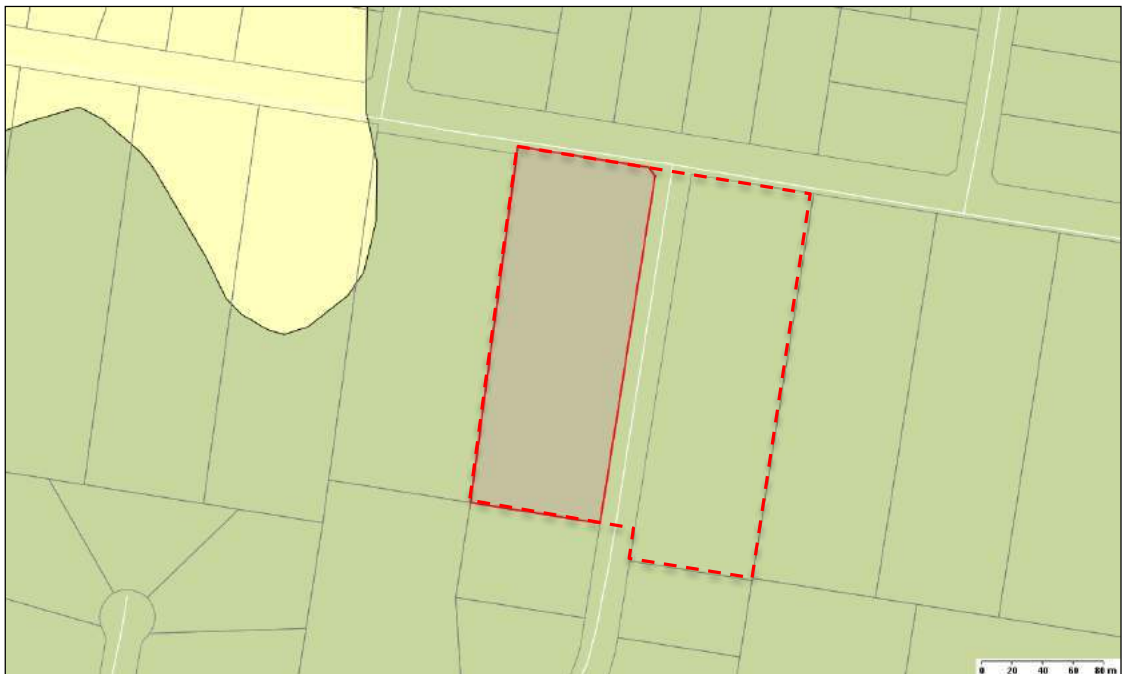


Figure A1-21: Agricultural Suitability Map (Source: WWCC GIS 2017)

A1.3.2 Flora/Fauna and Threatened Species

The local environment has been significantly modified through historic land clearing practices. The subject land contains a limited number of existing trees. The majority of vegetation on the site is the result of landscaping or cultivation with limited remnant native trees on the site.

OEH Mapping indicates there are no threatened species located on or within close proximity to the subject land (see figure below).

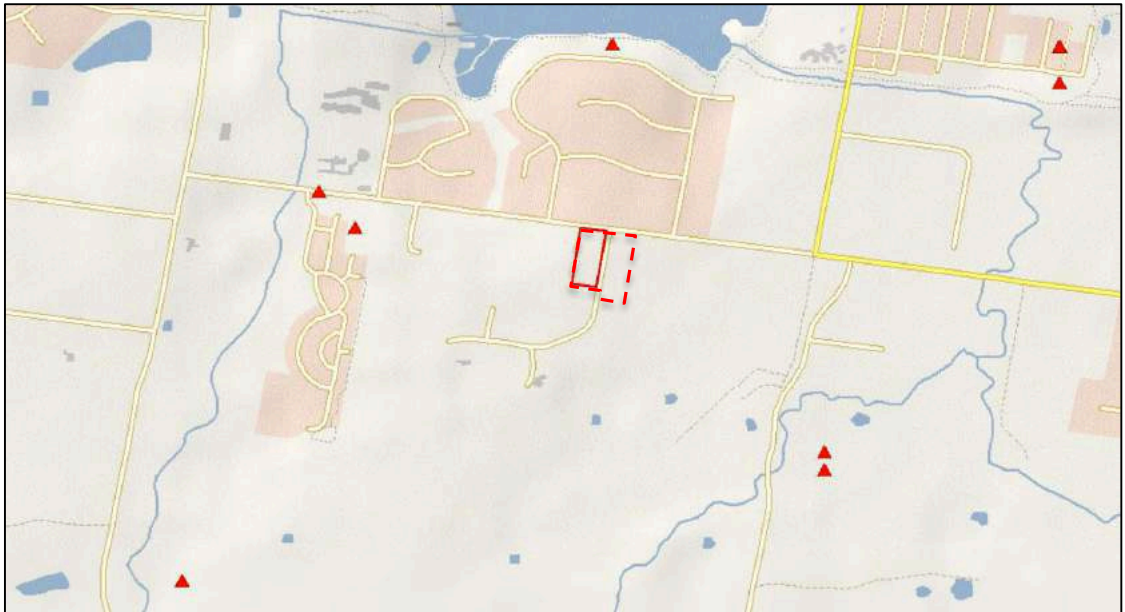


Figure A1-22: Wildlife Atlas Map extract (Source: OEH 2017)

A1.3.3 Environmentally Sensitive Land (LEP2010)

Part 7 of the LEP 2010 includes additional local provisions for land identified as being environmentally sensitive. LEP 2010 mapping indicates that sensitive areas for biodiversity are contained within the subject land as identified in the figure below.

It is noted that the subject land is located outside of Council's *Biocertification Area* and consideration of potential adverse impacts of this land is required as a result of any future proposal for development. It is considered that the size of the subject land and the proposed minimum lot size will enable any future development to adequately consider and mitigate any potential impacts to environmentally sensitive land.

No removal of native vegetation is proposed to facilitate the planning proposal. The land has been historically cleared for agricultural uses and has been cropped and used for grazing purposes during post European settlement times.

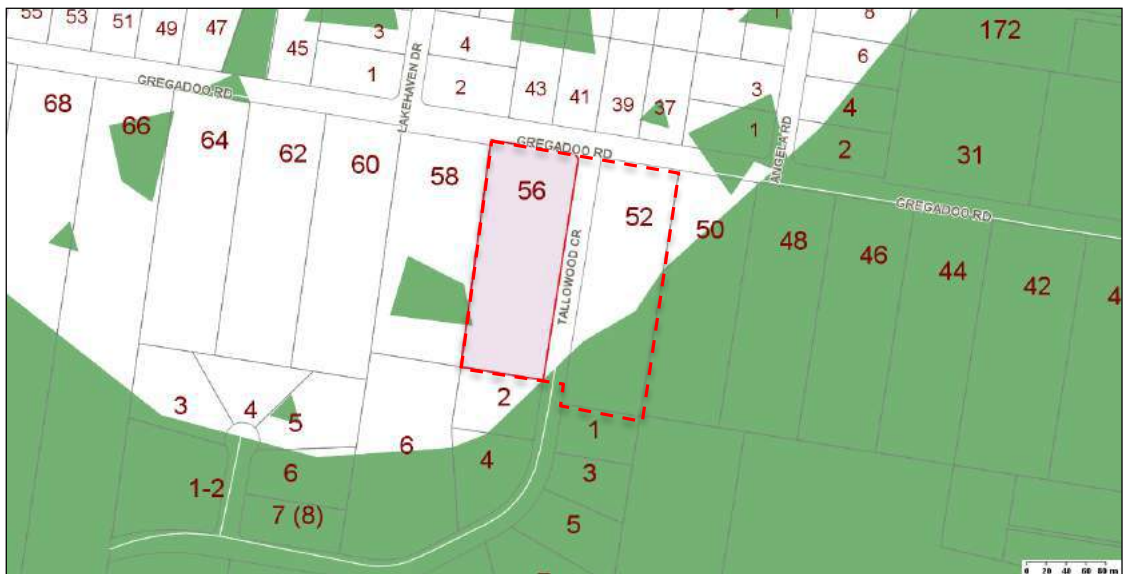


Figure A1-23: Natural Resources Sensitivity Map – Biodiversity (Source: WWCC GIS 2017)

The subject land is located within close proximity to the Lake Albert Catchment area, as indicated in the figure below.

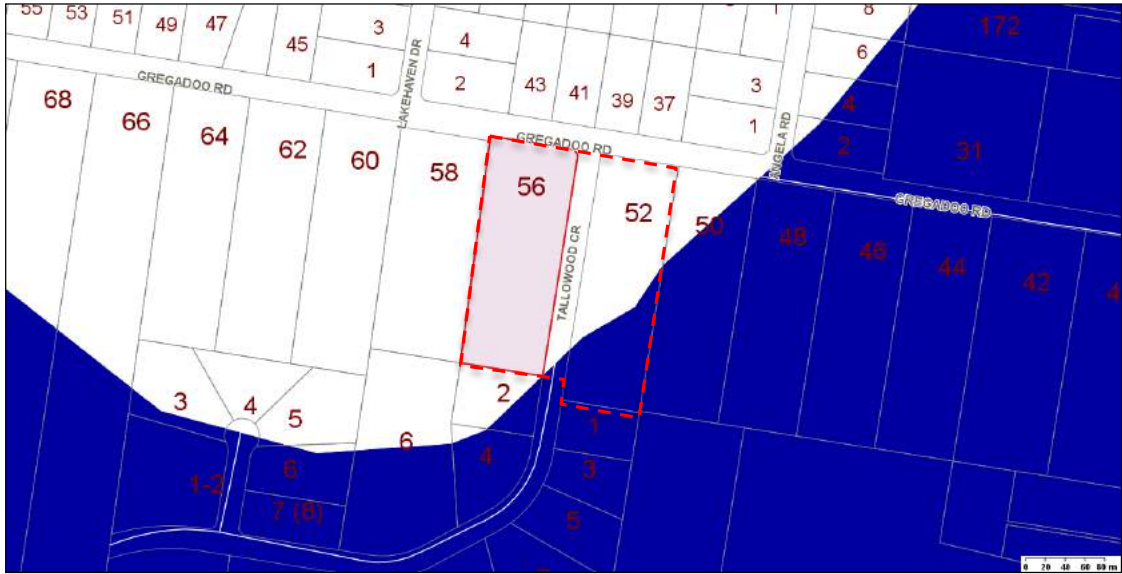


Figure A1-24: Natural Resources Sensitivity Map – Water (Source: WWCC GIS 2017)

Any future development will incorporate effective measures and water sensitive design strategies to limit and minimise any potential adverse impacts on groundwater, catchment areas and waterways.

The subject land is not mapped as containing environmentally sensitive land issues such as salinity, as shown in the figure below.

The subject land is not mapped as being environmentally sensitive with regard to groundwater in the area, as shown in the figure below.



Figure A1-25: Natural Resources Sensitivity Map – Groundwater (Source: WWCC GIS 2017)

A1.3.4 Natural Hazards

The subject land is not subject to flood inundation, as indicated in the figure below.

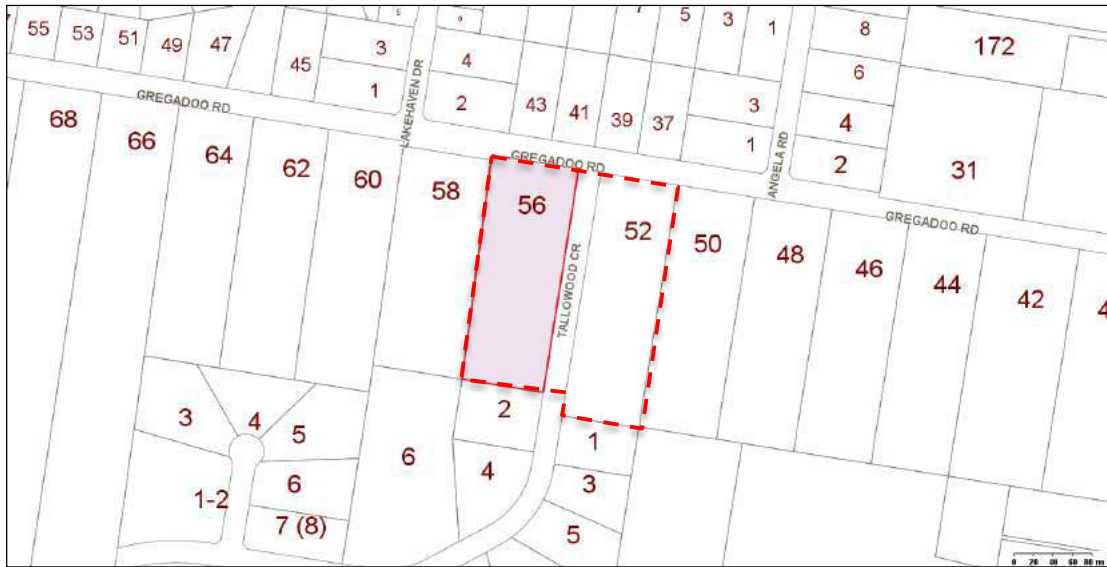


Figure A1-26: Flood Mapping (Source: WWCC GIS 2017)

The site is not mapped as being subject to bushfire hazards, as shown in the Council Mapping below.

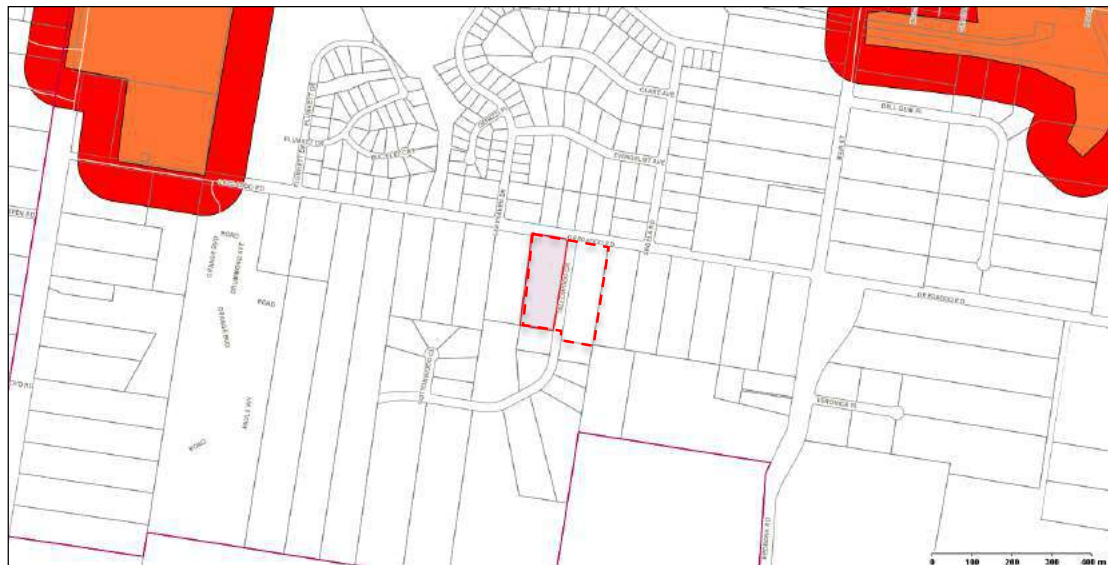


Figure A1-27: Bushfire Mapping (Source: WWCC GIS 2017)

A1.3.5 Land Contamination

In determining the likelihood of contamination, it is understood that the subject land, being rural, has been historically utilized for grazing and for the broadacre production of crops, prior to being subdivided for residential use. There is currently no evidence of soil contamination on the site. As the site has been used for large lot residential uses, it is considered that there is minimal possibility of contamination on the site.

A1.3.6 Heritage

An AHIMS search indicates that there are no items of Aboriginal Cultural Heritage on the subject land and the land is not located in the vicinity of any other significant Aboriginal Cultural Heritage sites, as shown in the figure below.



Figure A1-28: AHIMS Search extract (Source: AHIMS 2017)

Council records indicate there are no post European settlement 'Heritage Items' on the subject land. The figure below indicates the subject land and its proximity to any identified heritage items.



Figure A1-29: Listed Heritage Items (Source: WWCC GIS 2017)

A1.3.7 Other Matters – Airport & Flight Path Considerations

The subject site is located approximately 8.5 kilometres southwest of the Wagga Wagga airport. The site is outside the general flight path of the airport. The distance and proposed density of development do not pose any potential negative impact on the operation of the airport. Similarly, impact from the operation of the airport on the subject land would be negligible. OLS and ANEF mapping is shown below.

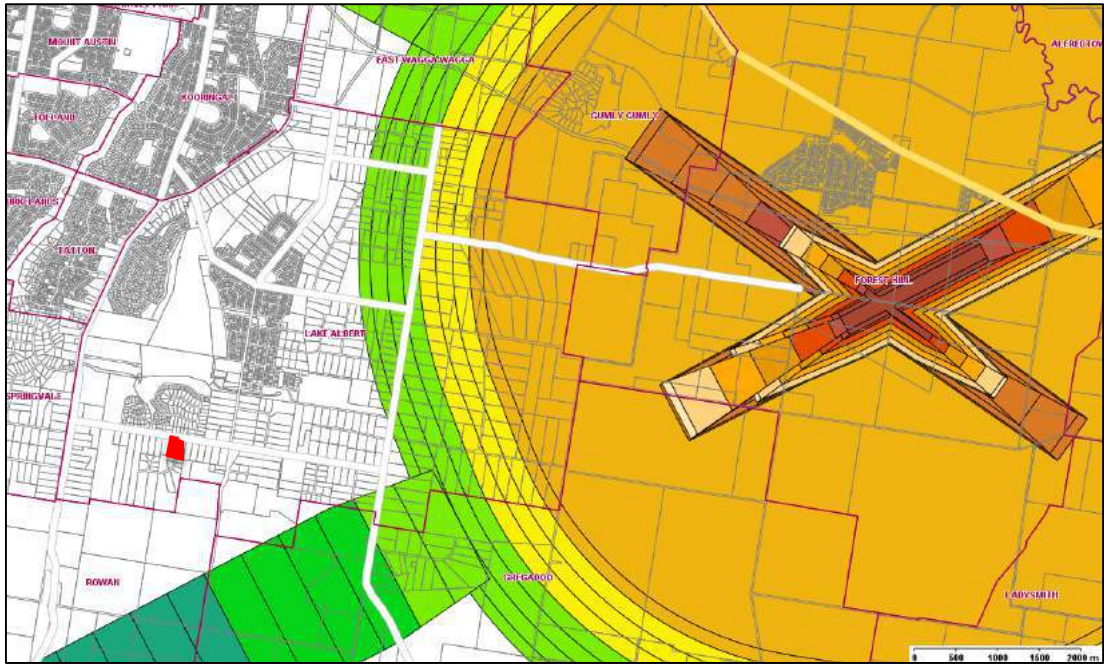


Figure A1-30: OLS Mapping – Wagga Airport (Source: WWCC GIS 2017)

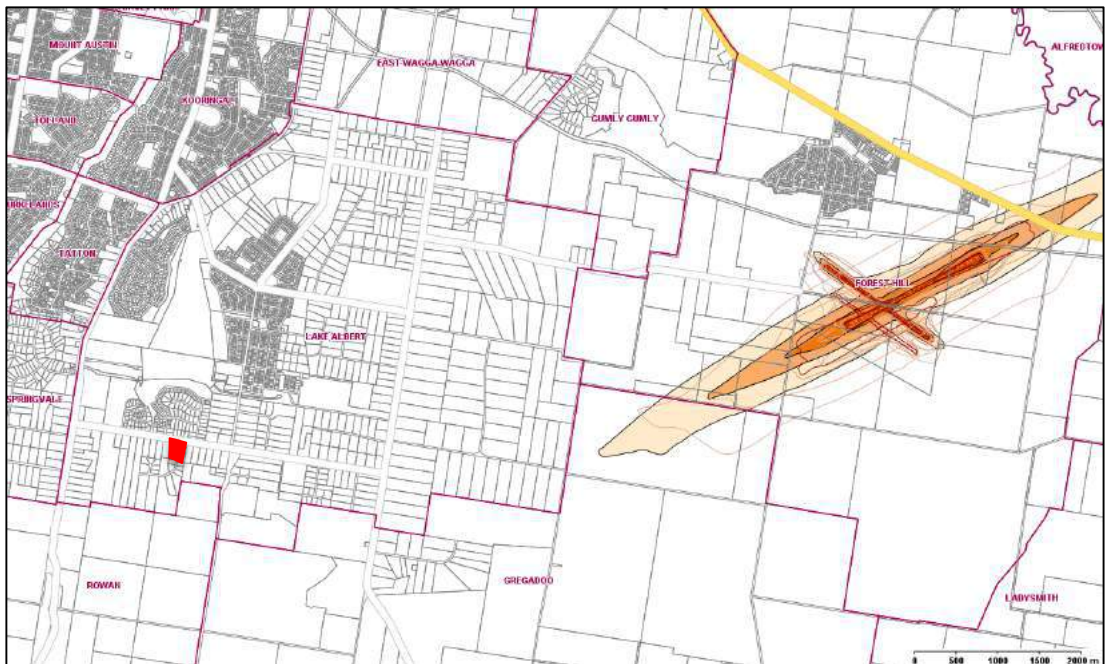


Figure A1-31: ANEF Contour Mapping – Wagga Airport (Source: WWCC GIS 2017)

The current Wagga Wagga Airport Masterplan provides OLS and ANEF conditions for both existing and envisaged future operations of the airport. It is highly unlikely that any building development on the subject land will have any impact on the OLS limitations of the airport operation, now or in the future.

ANEF contours were modelled on various scenarios for both existing and ultimate capacity operation of the airport. The modelling indicates that the subject site is not negatively impacted by noise from aircraft operation during both existing and future capacity scenarios of the airport.

A1.4 Infrastructure & Essential Services

A summary of the servicing arrangements available to the site is provided below. A service capacity analysis has been undertaken in consultation with all essential infrastructure providers. This is provided in Attachment 9 for reference. Investigations confirm that public infrastructure and services are available to the site and may be established to adequately service the proposed development in a coordinated manner.

A1.4.1 Sewer/Effluent Disposal

The nearest sewer reticulation line is shown in the figure below, running below the subject site from Lakehaven Drive to Tallowood Crescent. Any future residential lots will be able to connect to this sewer infrastructure.

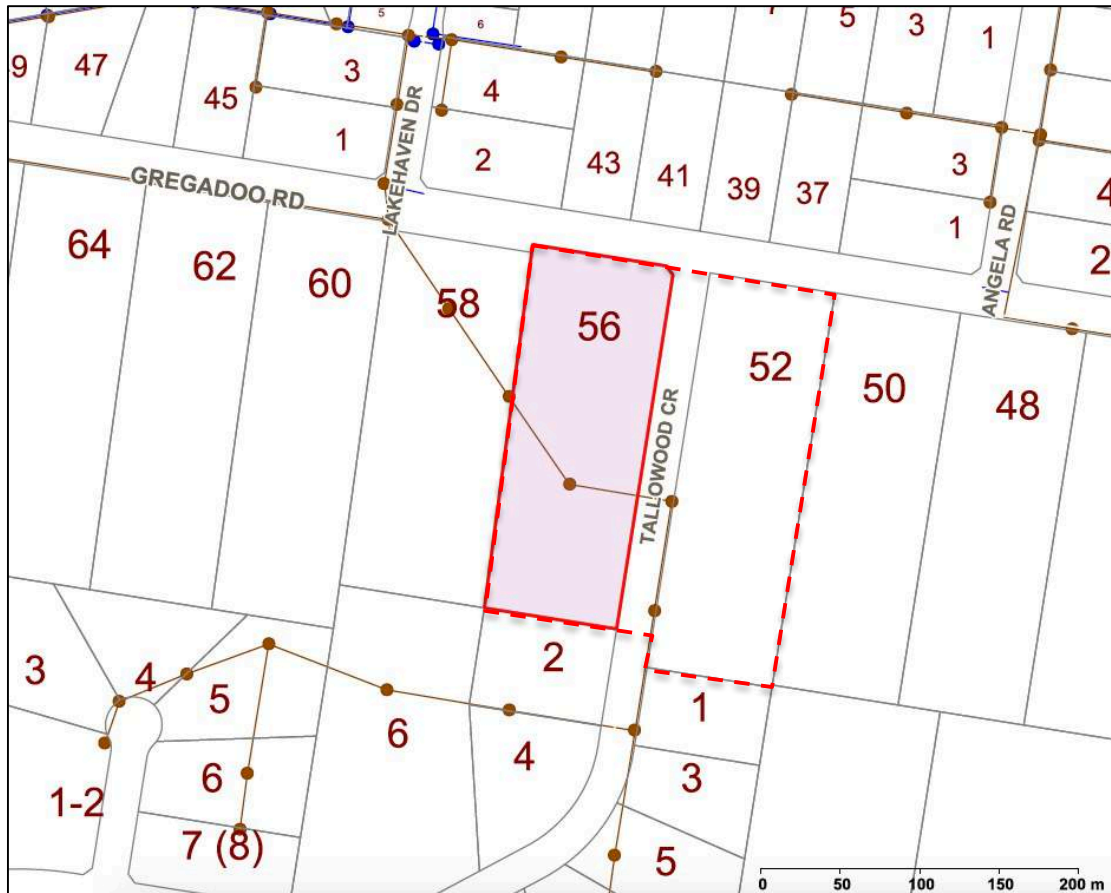


Figure A1-32: Existing Sewer Reticulation Network (Source: WWCC/XP 2017)

A1.4.2 Water

Local water supply is provided by Riverina Water County Council. Water supply can be made available to the subject land in accordance with Council and RWCC Guidelines.



Figure A1-33: Existing Water Supply Network (Source: RWCC 2017)

A1.4.3 Electricity

There are no major impediments to the supply of electricity to the proposed development area. It is considered that the existing reticulation network has adequate capacity to accommodate the proposed additional allotments, subject to usual design and construction procedures.

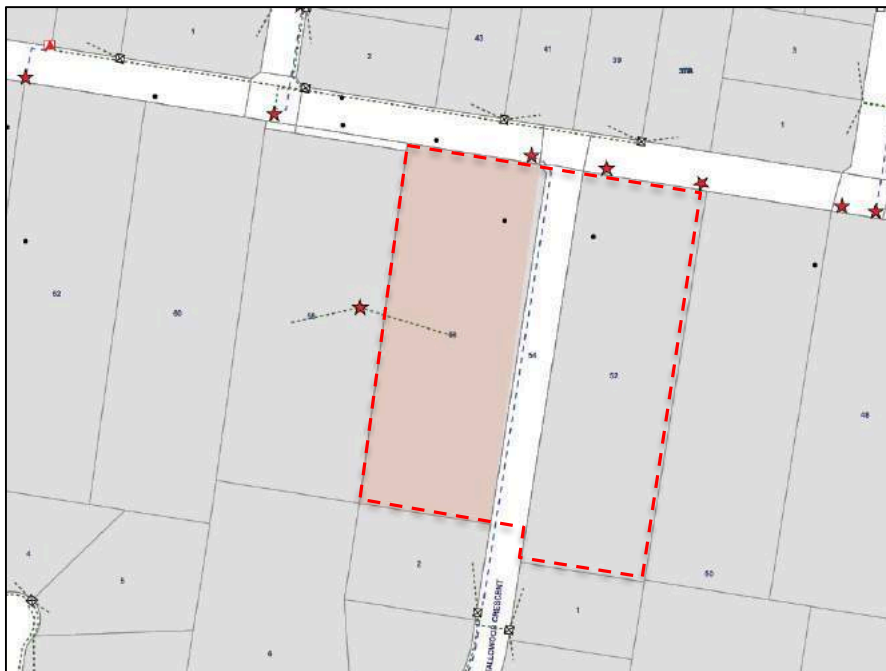


Figure A1-34: Existing Electricity Supply Network (Source: Essential Energy 2017)

A1.4.4 Gas

Gas infrastructure is located within proximity to the site, as shown in the figure below. Gas service is available and can be provided to any future lots, subject to the usual infrastructure installation and connection requirements as per APA Guidelines.

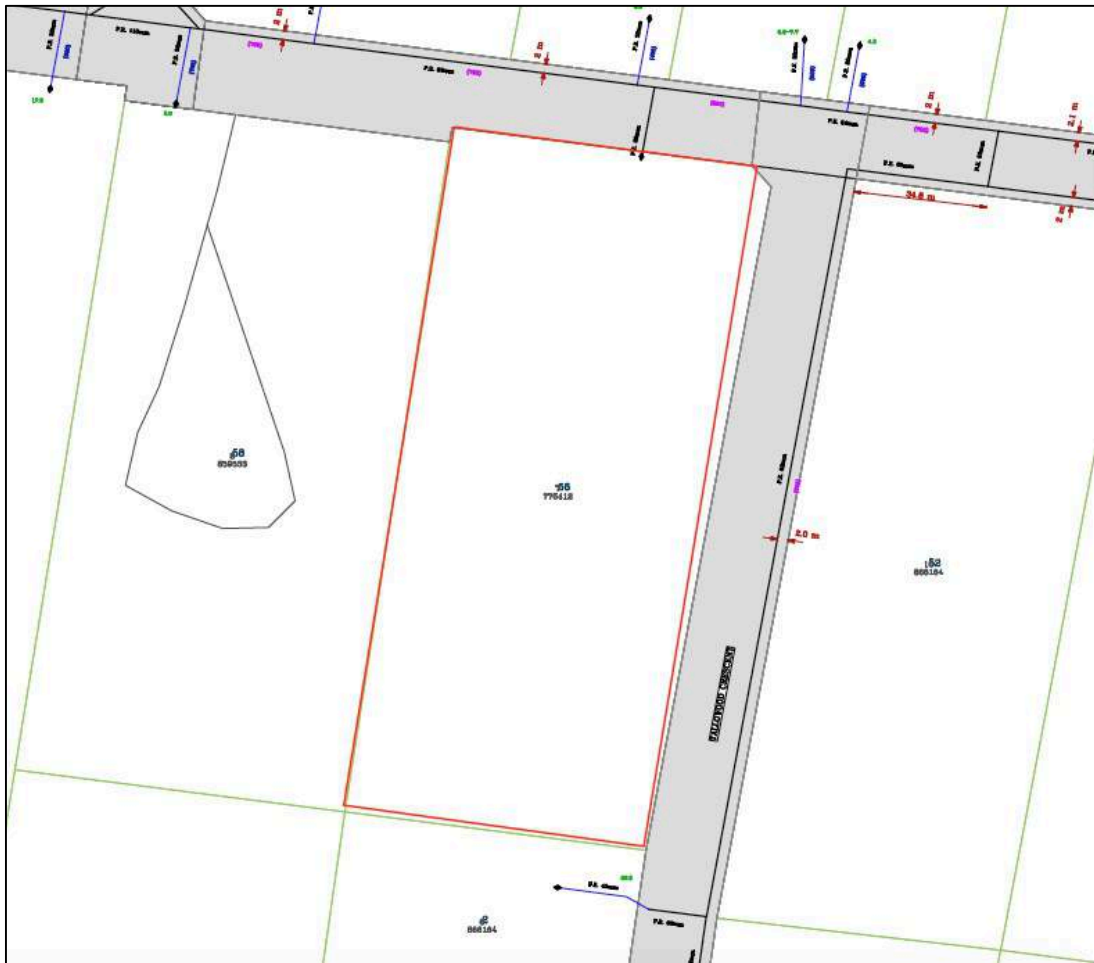


Figure A1-35: Existing Gas Reticulation Network (Source: APA/XP 2017)

A1.4.5 Telecommunications

Telstra advised that the existing telecommunications network is located in close proximity to the proposed development site. There are no major impediments to the provision of telecommunication in this area.

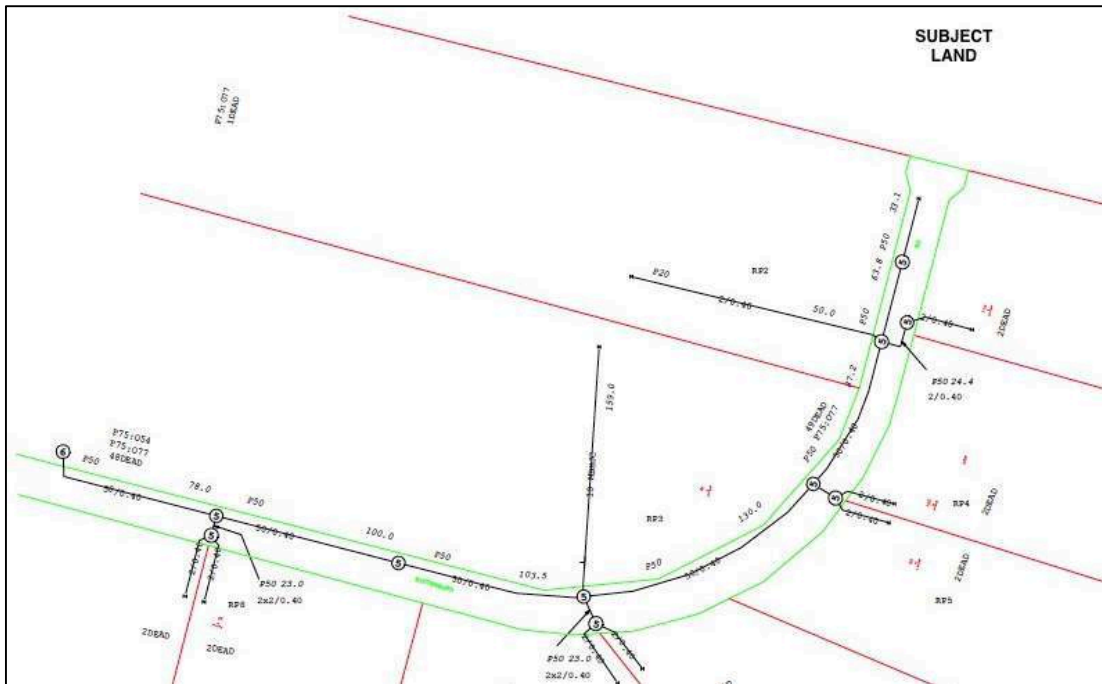


Figure A1-36: Telstra Network (Source: Telstra/XP 2017)

A1.4.6 Walkway/Cycleway Network

There are no designated walkways or cycleways within the immediate environs of the subject site. Existing roads are of sufficient width to accommodate cyclist and pedestrians, with low traffic volumes to ensure safe sharing of the existing corridors. The nearest designated walkway/cycleway network is located within the Lake Albert area, which connects with other networks including connections to neighbourhood and community facilities at Lake Albert Village.

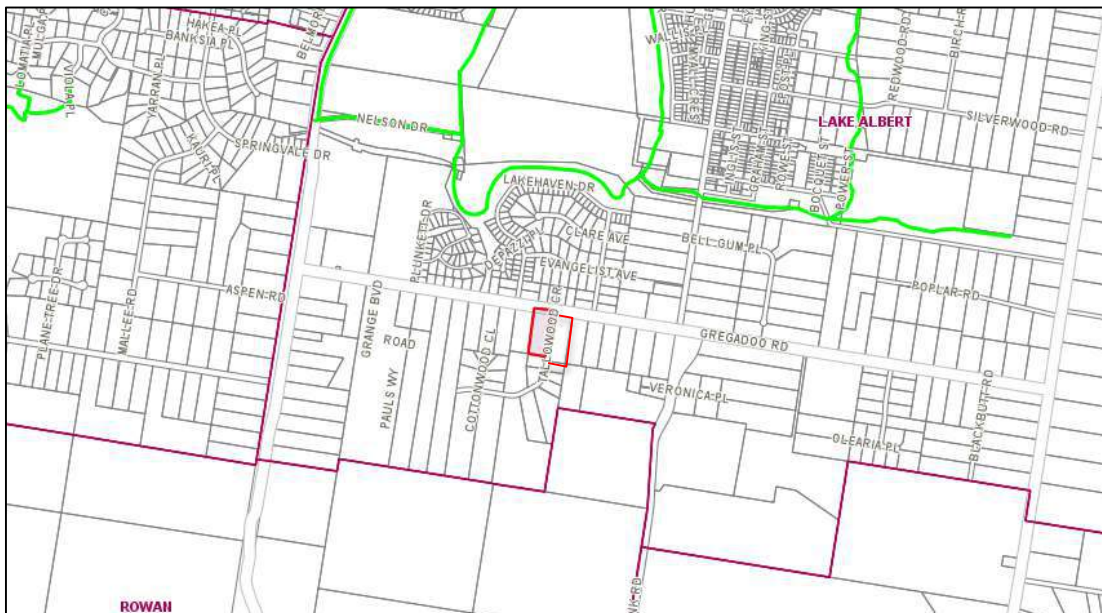


Figure A1-37: Cycleway Network (Source: WWCC GIS 2017)

A1.4.7 Bus Services

Public: There are no public bus services along Gregadoo Road or Tallwood Crescent. The nearest bus stop and connection to the urban bus network system is located at Lake Albert Village.



Figure A1-38: Public Bus Network (Source: BusAbout 2017)

School: Bus-a-bout provide school bus services in the local area including pickup points along Gregadoo Road. The proposed development site will have access to those services.

A1.4.8 Waste/Garbage Services

The site is serviced weekly by Council's Waste service contractor (SUEZ), including general, recyclable and green waste. The proposed development site will have access to those services, as indicated in the figure below.



Figure A1-39: Garbage Service Areas (Source: WWCC GIS 2017)

A1.4.9 Postal Services

Australia Post provides postal services to the area. The proposed development site will have access to those services.

A1.5 Precinct Considerations

There are several precinct elements relevant to the subject land and planning proposal that require consideration, particularly in relation to appropriate lot size.

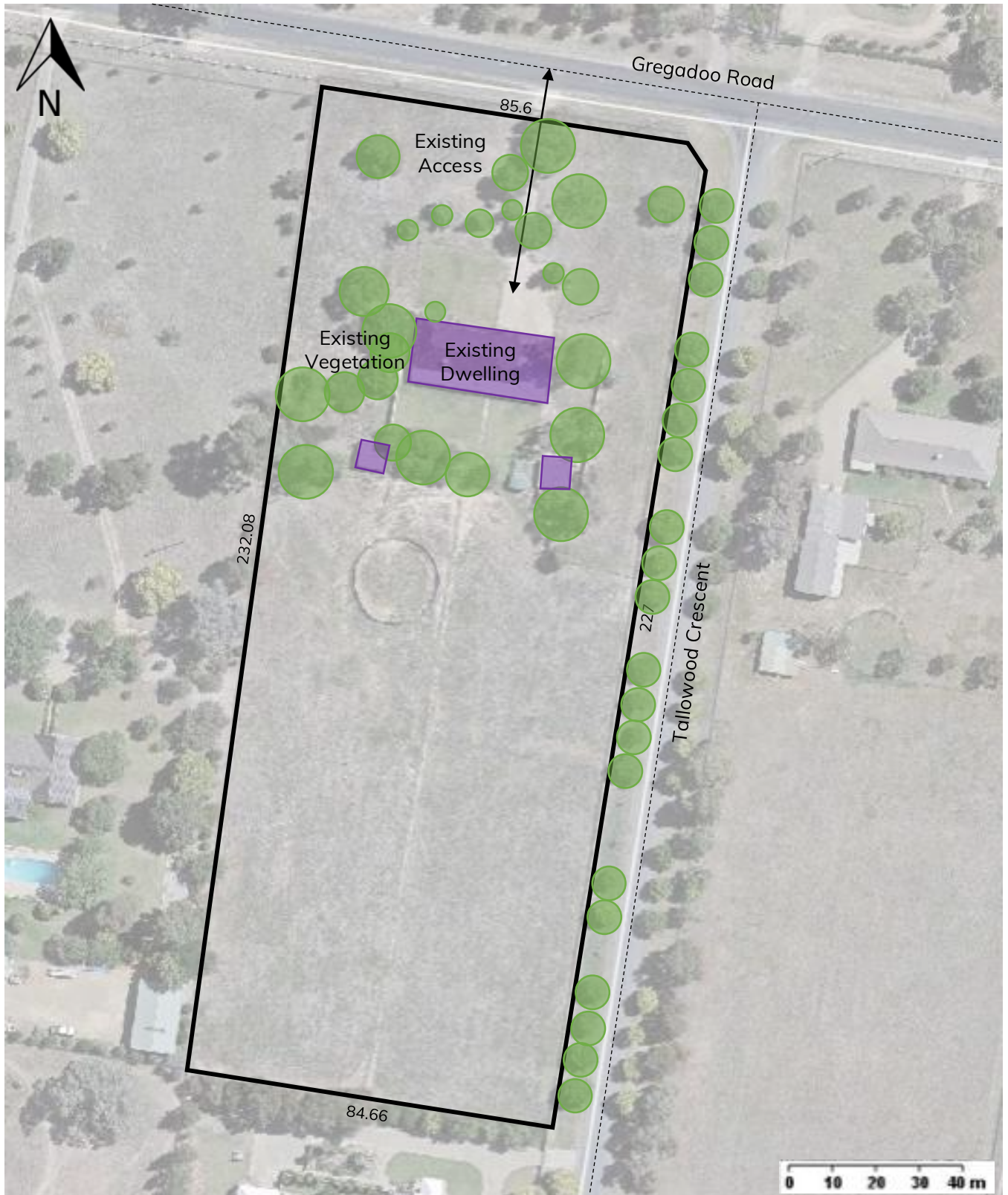
In considering the above, an appropriate minimum size for the land is suggested to be 0.3 hectares. A minimum lot size of 0.3 hectares will provide sufficient site area for rural lifestyle activities, make best use of available land and existing infrastructure, whilst being consistent with the amenity and character of a large lot rural residential setting.

Based on the above discussion, the most relevant subject land boundary for this planning proposal should involve only 52 and 56 Gregadoo Road. Their location in context with the Tallowood Crescent precinct has relevance in continuing a consistent subdivision pattern through to Gregadoo Road. A wider precinct boundary serves no practical purpose at this stage, as any existing allotment would require a site area of at least 6.0 hectares or over to enable the creation of an additional allotment. Other larger parcels of land have certain limitations in relation to existing locations of buildings and infrastructure servicing limitations that would provide little opportunity for further subdivision. Considerations of wider precinct boundary rezoning or density proposals are best dealt with when Council conducts a major review of the LEP. The subject proposal is considered an interim adjustment to the existing LEP to address immediate opportunities for more efficient use of the land in context with existing neighbourhood character and amenity.

A1.6 Conclusion

The strategic environmental analysis demonstrates that the proposal has strategic merit and is consistent with respective local strategic planning documents, land use and environmental planning data. The proposal will align with the city wide objectives of efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint of the City. The proposal will also facilitate infill large residential lots that will complement the existing character and emerging subdivision pattern of the area.

ATTACHMENT 2: SITE ANALYSIS PLAN



Site Analysis Plan

Prepared for:
K Podmore
56 Gregadoo Road



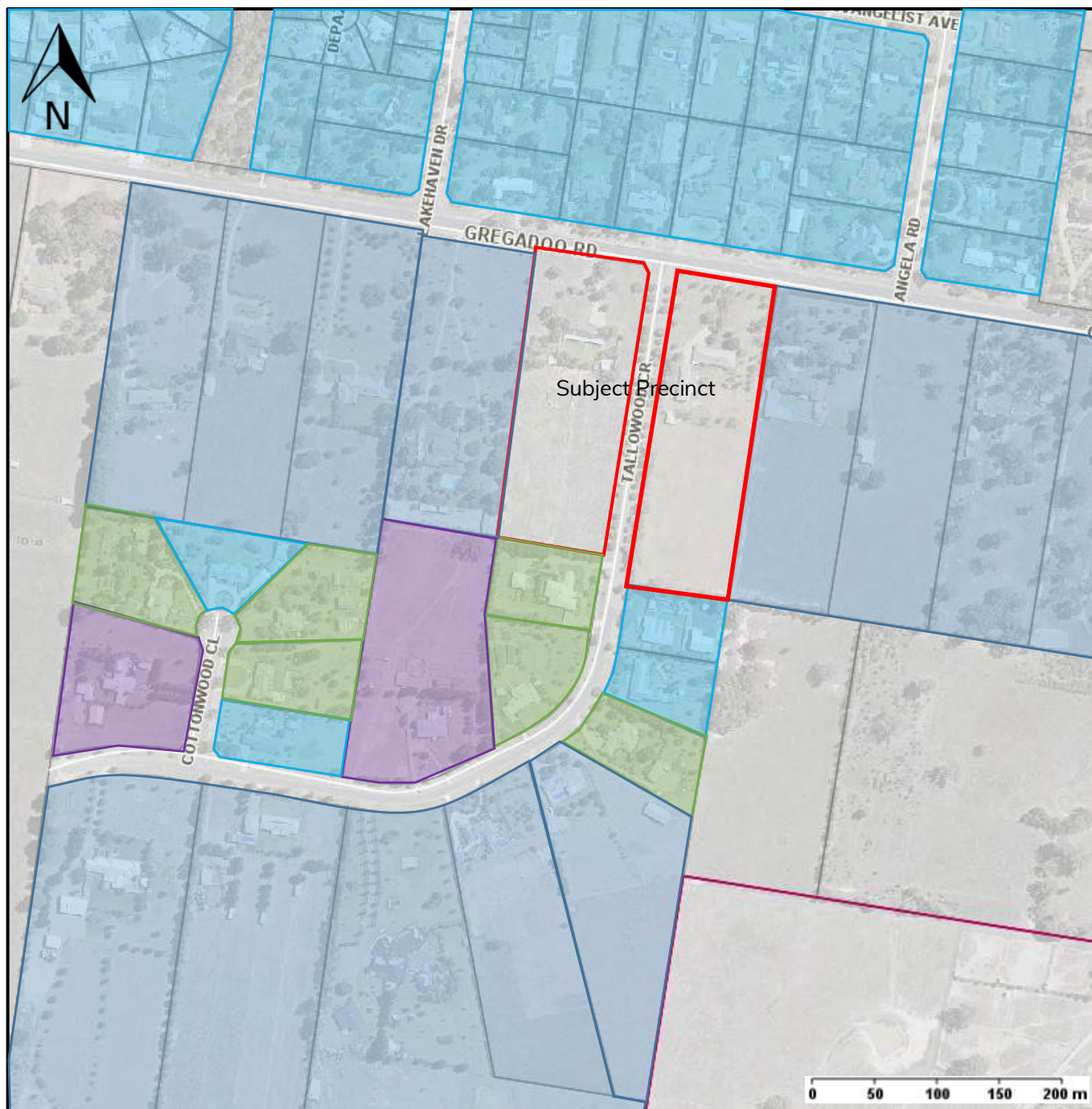
Rev	Date	Comment
A	14/11/17	RJ - Draft








Ref: 17057 Scale 1:1,500 (A4)

Notes/Disclaimer

All measurements in metres and are subject to survey

ATTACHMENT 3: SUBDIVISION PATTERN ANALYSIS PLAN



	<5000m ²		9000m ² – 1Ha
	5000m ² - 7000m ²		1Ha – 2Ha
	7000m ² - 8000m ²		>2Ha
	8000m ² - 9000m ²		

Subdivision Pattern Analysis Plan

Prepared for:
K Podmore
56 Gregadoo Road



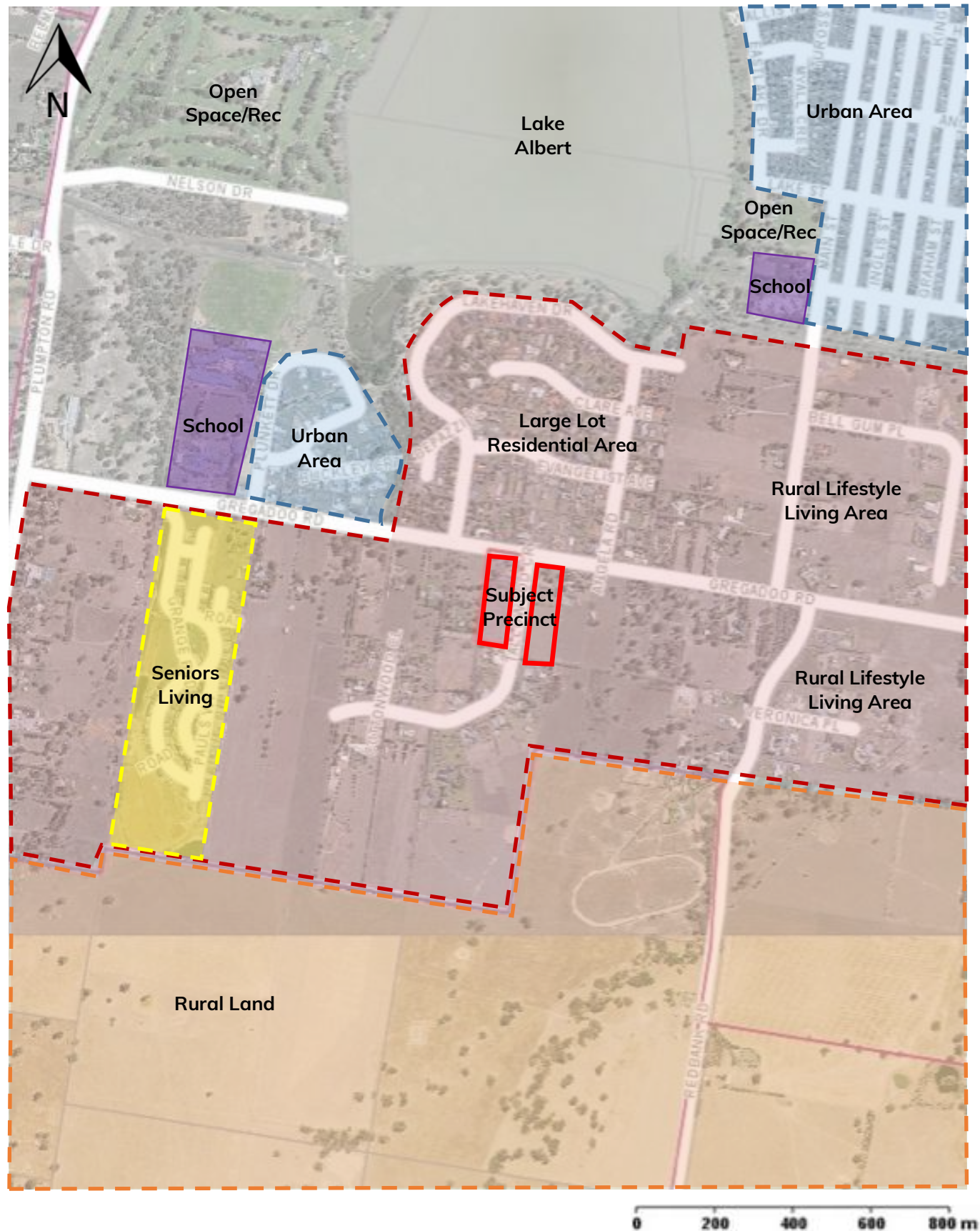
Rev	Date	Comment
A	14/11/17	RJ - Draft
B	4/5/18	RJ - Edits

Ref: 17057 Scale 1:5,000 (A4)

Notes/Disclaimer

All measurements in metres and are subject to survey

ATTACHMENT 4: STRATEGIC SPATIAL ANALYSIS PLAN



Strategic Spatial Analysis Plan

Prepared for:
K Podmore
56 Gregadoo Road



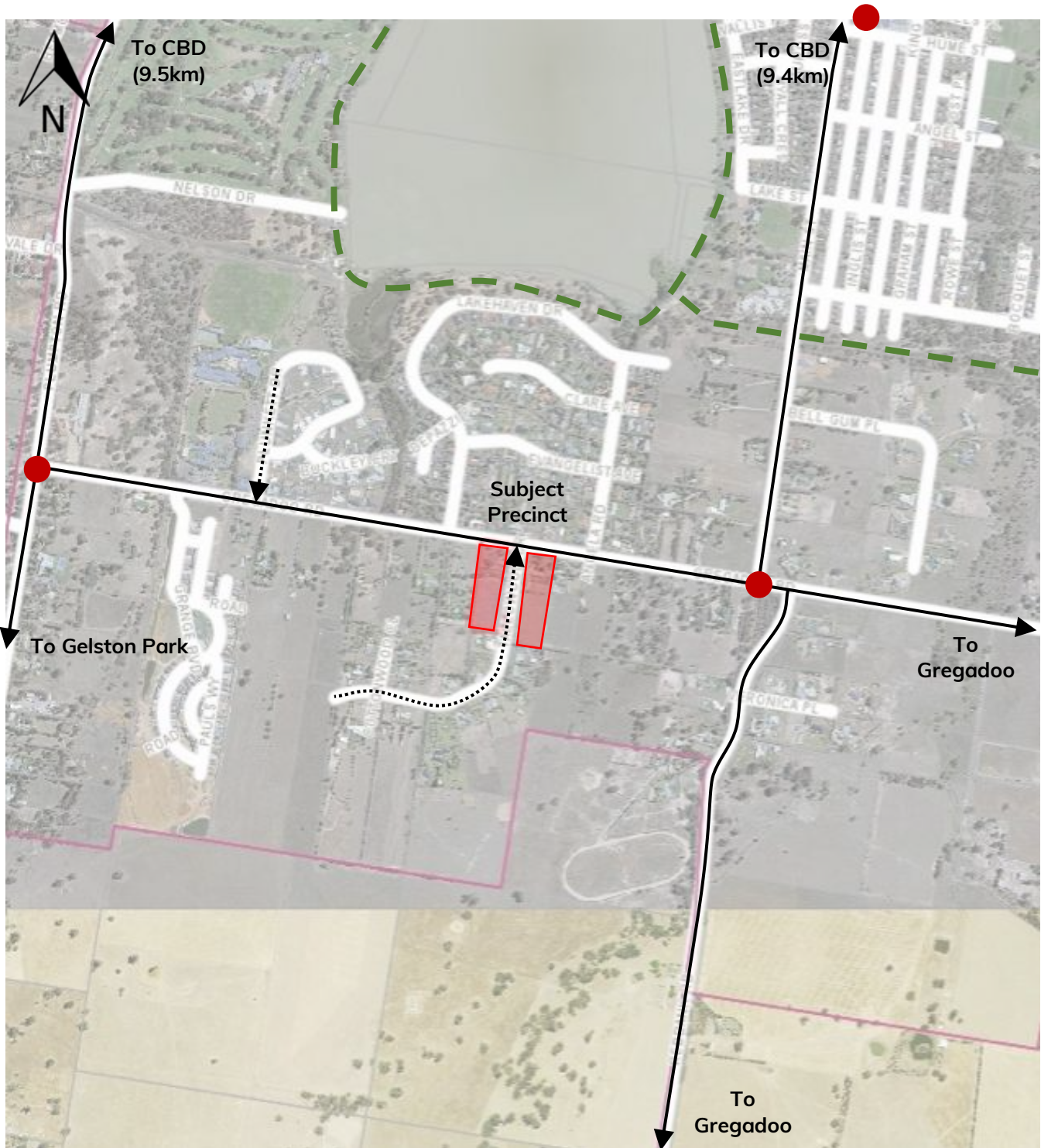
Rev	Date	Comment
A	14/11/17	RJ - Draft
B	4/5/18	RJ - Edits

Ref: 17057 Scale 1:15,000 (A4)

Notes/Disclaimer

All measurements in metres and are subject to survey

ATTACHMENT 5: CONNECTIONS AND LINKS ANALYSIS PLAN



Legend

Connection Route

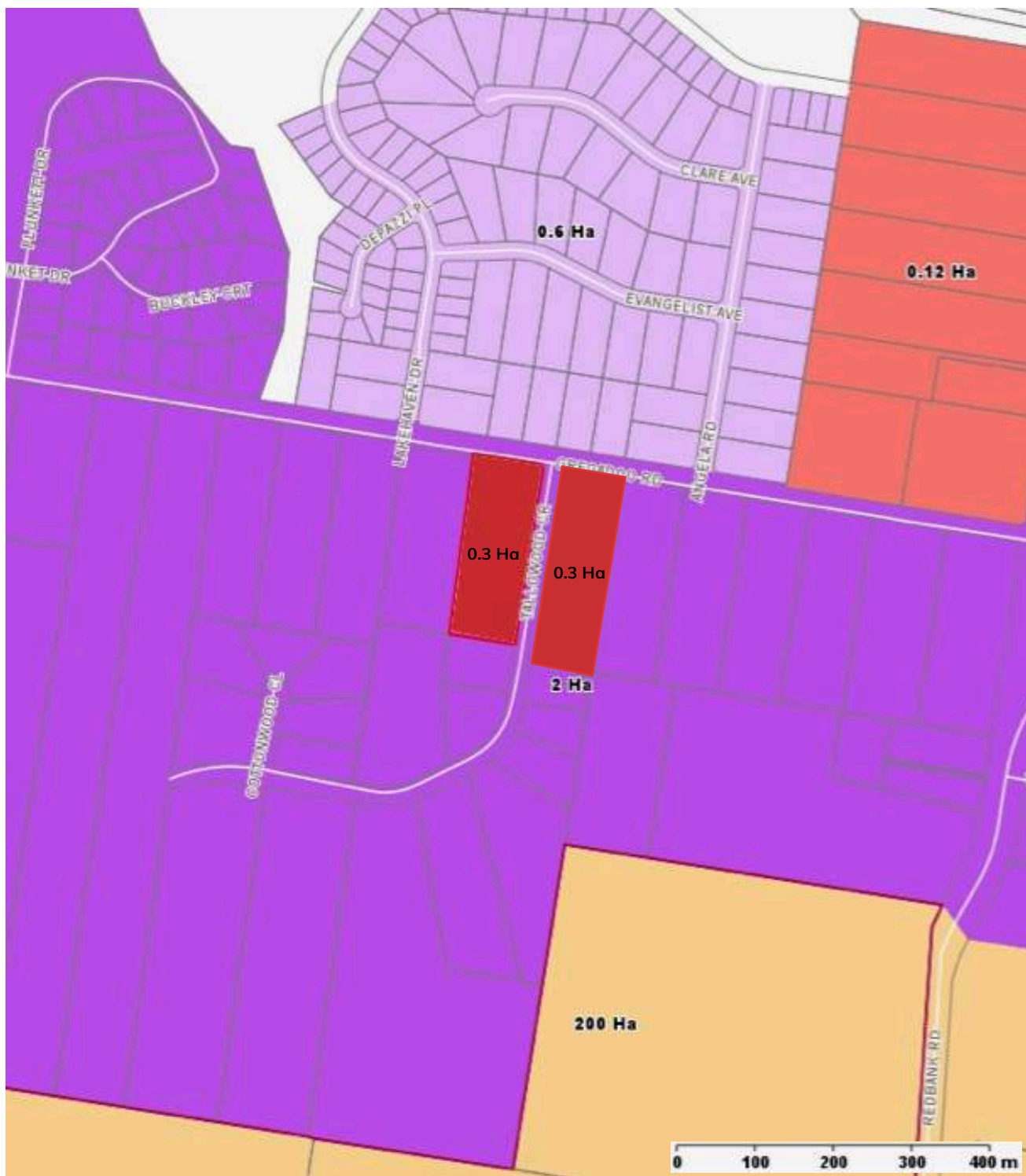
Secondary Connection Route

Open Space & Pedestrian Links

Activity Hub/Connection Node

Connections and Links Analysis Plan Prepared for: K Podmore 56 Gregadoo Road		<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>14/11/17</td> <td>RJ - Initial</td> </tr> <tr> <td>B</td> <td>4/5/18</td> <td>RJ - Edits</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	Comment	A	14/11/17	RJ - Initial	B	4/5/18	RJ - Edits				Notes/Disclaimer
		Rev	Date	Comment											
A	14/11/17	RJ - Initial													
B	4/5/18	RJ - Edits													
Ref: 17057 Scale 1:50,000 (A4)															

ATTACHMENT 6: PROPOSED MINIMUM LOT SIZE PLAN



PROPOSED MINIMUM LOT SIZE

Prepared for:
K Podmore
56 Gregadoo Road



Rev	Date	Comment
A	13/11/17	RJ - Draft
B	24/11/17	RJ - Issue

Ref: 17057 Scale 1:7500 (A4)

Notes/Disclaimer

All measurements in metres and
are subject to survey

ATTACHMENT 7: CONCEPT SUBDIVISION PLAN



ATTACHMENT 7:

**Concept Subdivision
Plan**

**K & C Podmore
Lot 7, DP775412
56 Gregadoo Road, Lake Albert**

Reference 17057
Scale 1:2,500 (A4)
Site Area: 2.031ha

Rev	Date	Initials - Comment
A	30/10/17	RJ - For Discussion
B	29/11/17	RJ - Final Draft

Notes:
1 - All dimensions in metres
2 - All dimensions subject to survey
3 - Refer to PP for further details



ATTACHMENT 8: RURAL RESIDENTIAL LAND SUPPLY ANALYSIS REPORT

Rural Residential Supply and Demand Report – November 2017

RU2, RU4 and R5 Zones, Wagga Wagga

1 INTRODUCTION

The following report analyses the current status of rural residential land supply and demand across Wagga Wagga LGA. The information below comprises of land use data collected by Council in 2001 and an updated independent analysis in 2017 by Salvestro Planning.

The Council GIS system was used to inform the data, using a combination of aerial photographs and DA history to determine the vacant status of parcels of land. This data was used to compare against the 2001 data to determine land take up trends and the remaining land stocks of the city to help inform planning proposals located in rural residential settings and areas.

2 RURAL RESIDENTIAL LAND USE ANALYSIS

Population Growth, Future Demand & Residential Landuse Mix:

Wagga Wagga's current population of 65,000 is expected to grow beyond 80,000 by 2036 based on expected growth rates. To accommodate this growth, the City needs to sustainably ensure the creation of at least 300 – 350 dwelling lots per year, including a mix of allotment sizes to cater for lifestyle choices appropriate for a regional centre.

Rural lifestyle lots are a legitimate part of a sustainable residential lifestyle mix. Historic research indicates that an appropriate component of rural lifestyle lots to satisfy legitimate demand would be between 12-15% of residential dwelling lots. This suggests an annual creation of up to 50 vacant, serviced rural residential lots per year.

Best practice guidelines for rural residential land supply recommend regional centres to aim for at least 10 years supply of appropriately zoned land to meet expected demand.

The following sections will firstly examine the available supply, expressed in available vacant lots and potential, future lots, and then the demand for these rural residential type lots. The report will then compare these results against historical land supply surveys and draw conclusions and make recommendations based on this comparison.

R5 – Large Lot Residential - Supply Analysis:

R5 zoned land is provided in five main areas across the city, covering approximately 2600 hectares, including land at San Isidore, Cartwrights Hill, Springvale, Lake Albert and Gumly Gumly areas, as shown on the map extract below. There are also zoned small parcels of land located in Estella, Gobbagumbalin, Boorooma, Moorong (River Road) and Tatton.

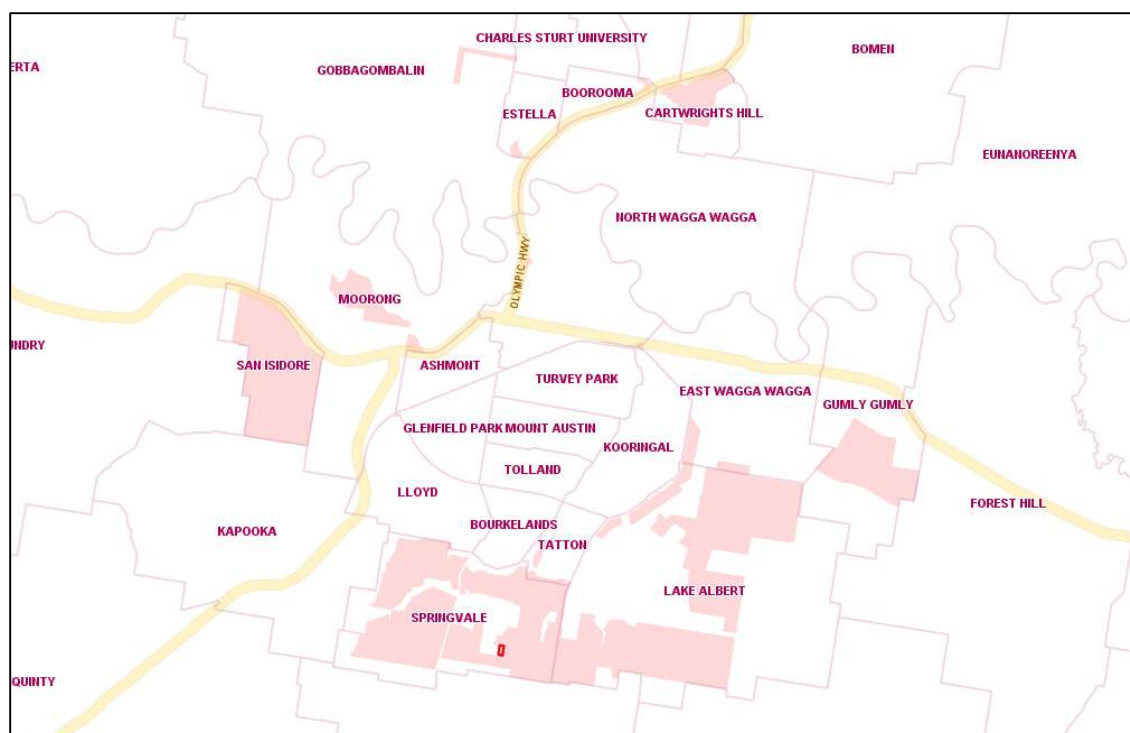


Figure 1: R5 Zoned Land (Source: WWCC GIS 2017)

The range of lot sizes included in the R5 zones vary from 0.1 to 8 hectares, as shown in the figure below (Note: an anomaly exists with Governor's Hill development Gumly Gumly that is shown as 200ha minimum lot size. Council is currently preparing a planning proposal to amend this to 0.4ha). This range of land parcels would generally be included as part of the "rural lifestyle" or "rural residential" lot description that also includes land zoned RU4 – Primary Production Small Lots and RU2 – Rural Landscape. These land use zonings cater for a range of living lifestyles from large lot residential to hobby farm and legitimate intensive agricultural production activities.

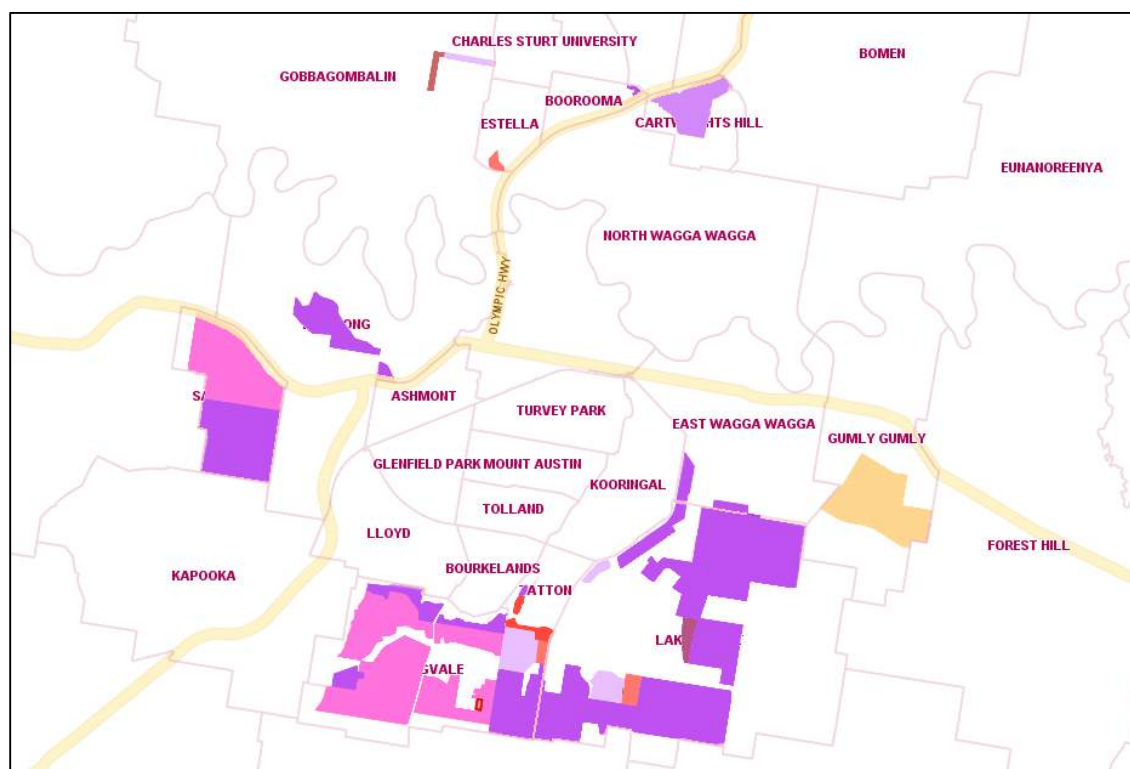


Figure 2: Minimum Lot Size of R5 Zoned Land (Source: WWCC GIS & SP 2017)

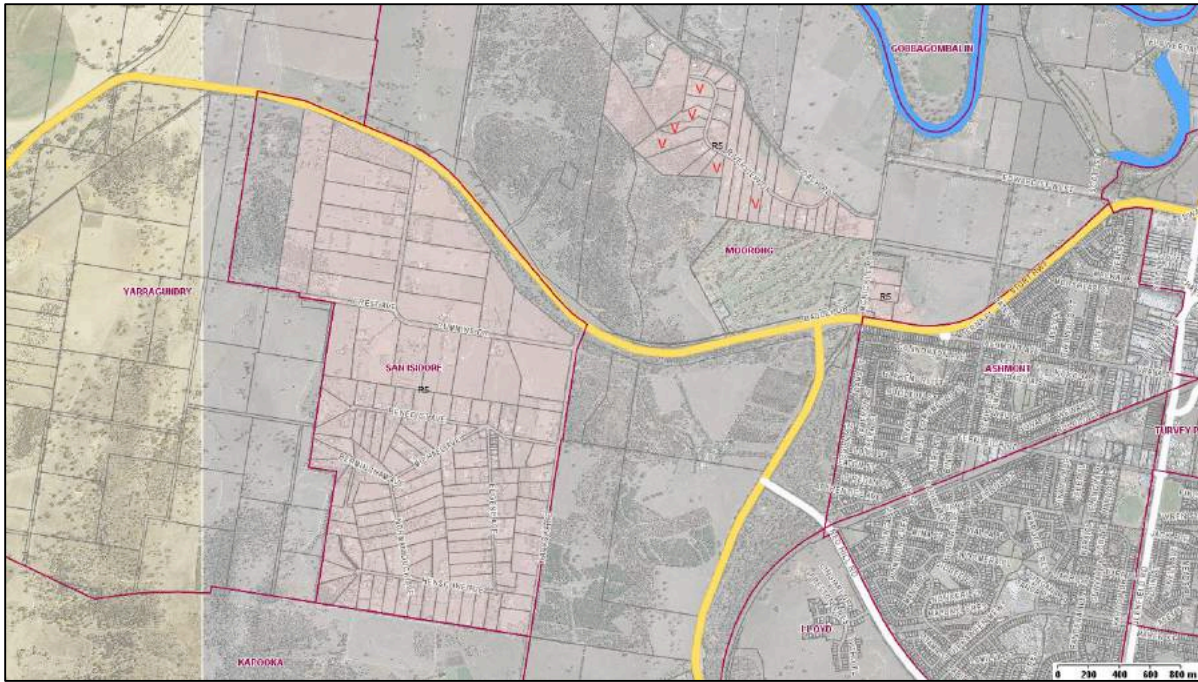


Figure 3: San Isidore and Moorong – R5 Area (Source: WWCC GIS 2017)

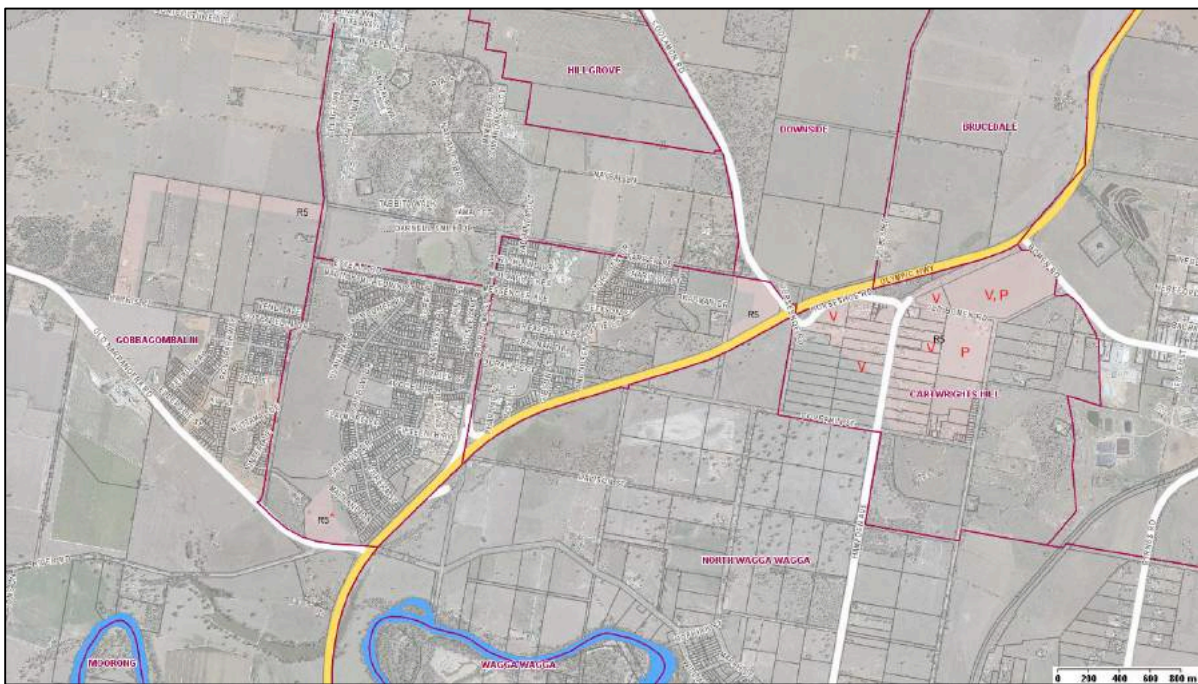


Figure 4: Northern Suburbs – R5 areas (Source: WWCC GIS 2017)

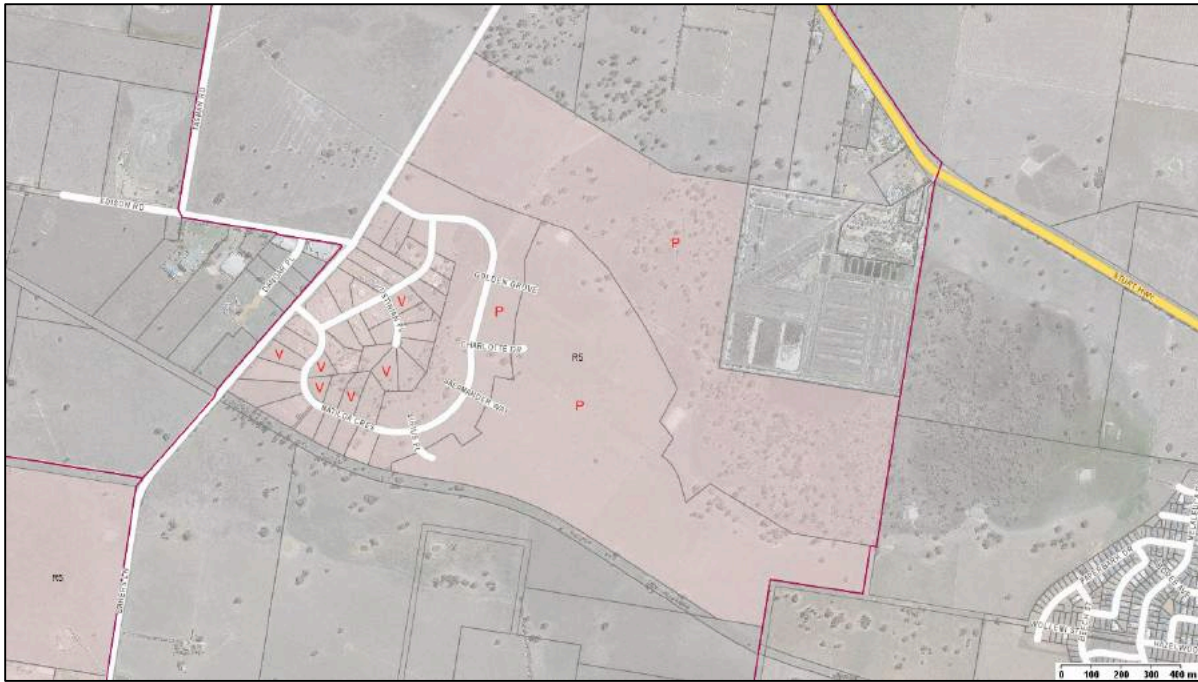


Figure 5: Governor's Hill – R5 area (Source: WWCC GIS 2017)

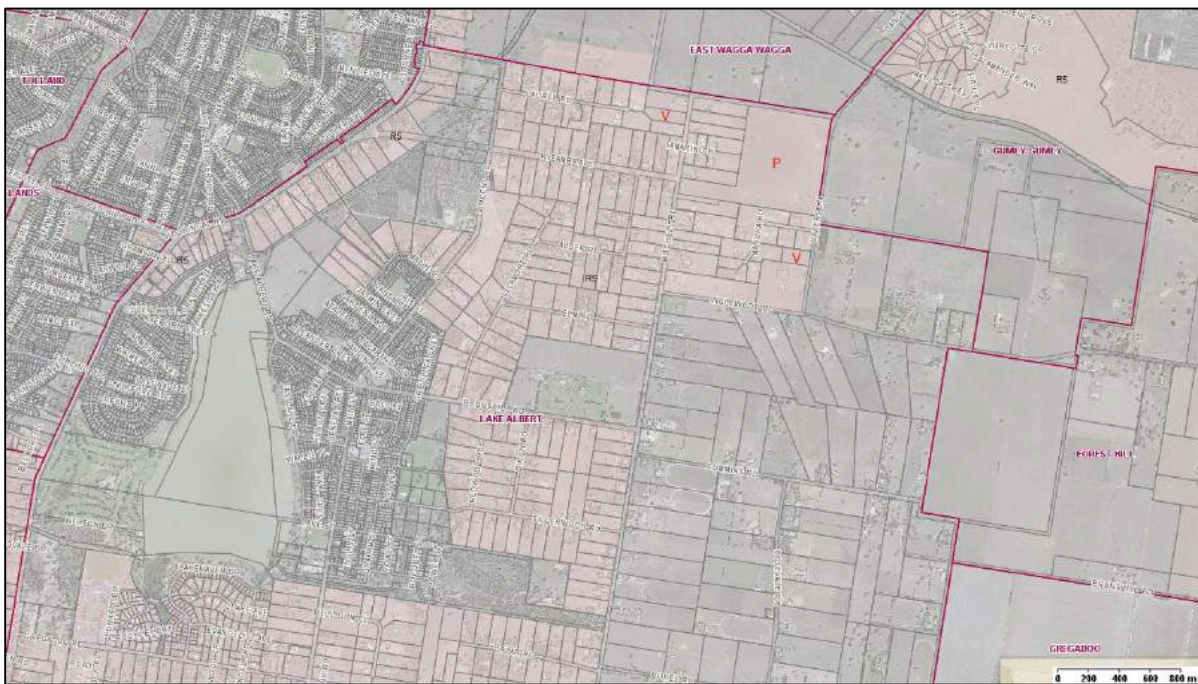


Figure 6: Lake Albert East and Koorringal Road – R5 area (Source: WWCC GIS 2017)

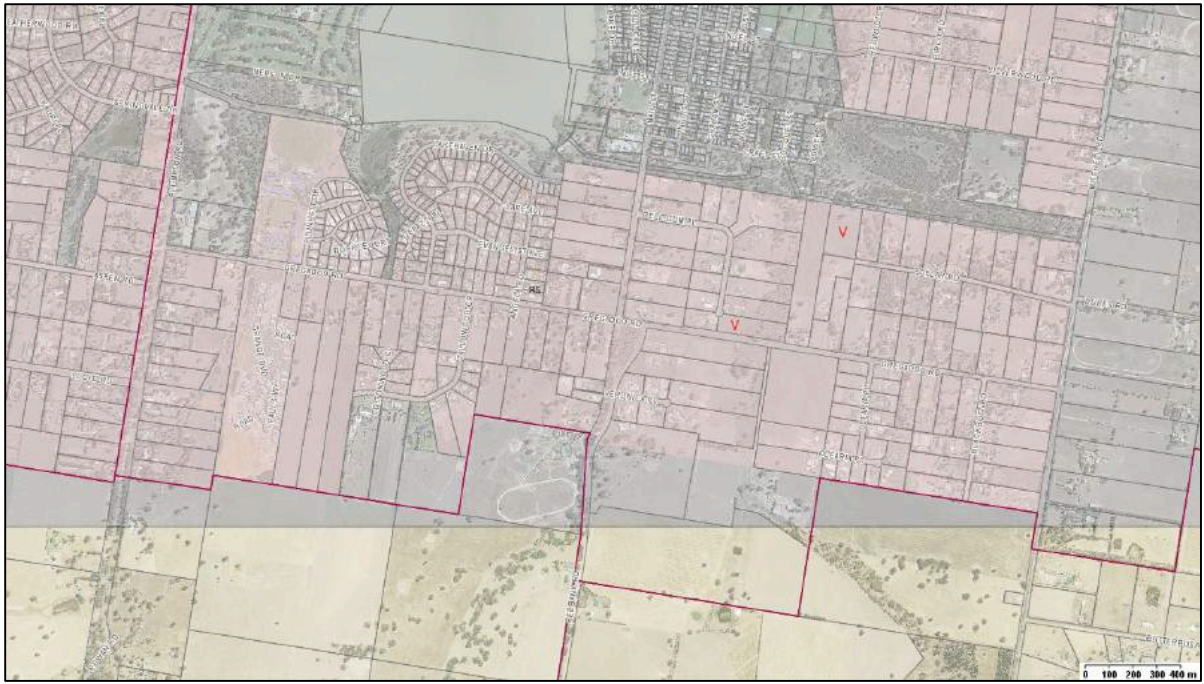


Figure 7: Lake Albert South and Lakehaven – R5 area (Source: WWCC GIS 2017)

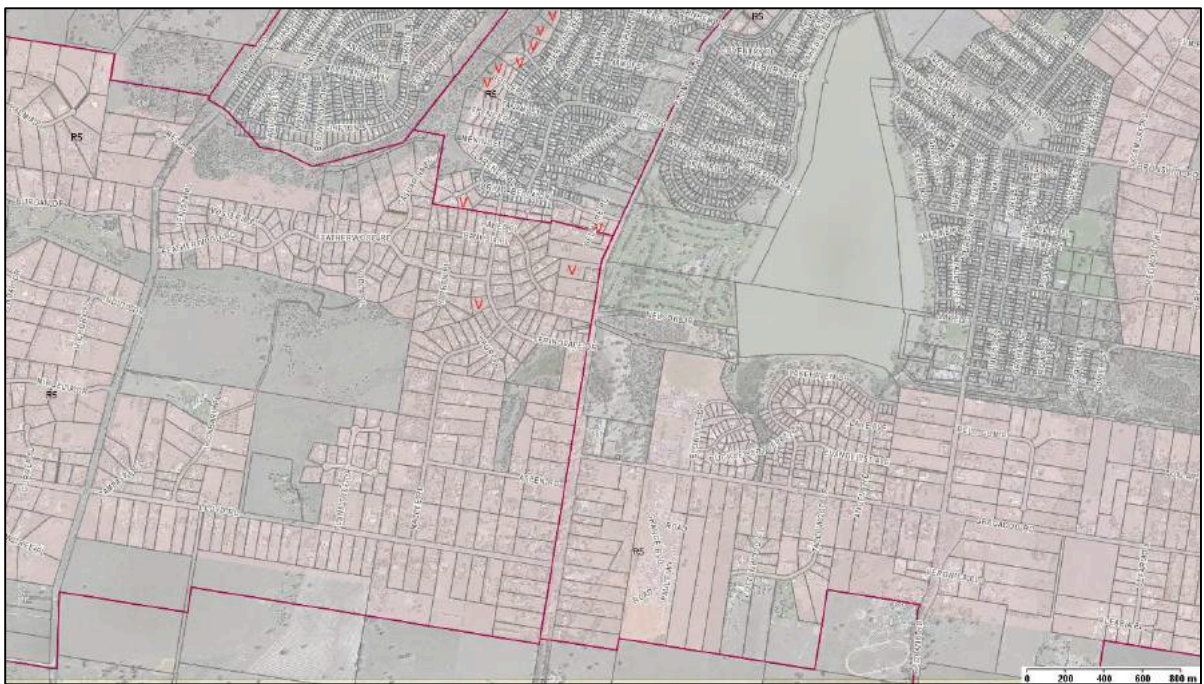


Figure 8: Springvale East – R5 area (Source: WWCC GIS 2017)



Figure 9: Lloyd Road – R5 area (Source: WWCC GIS 2017)

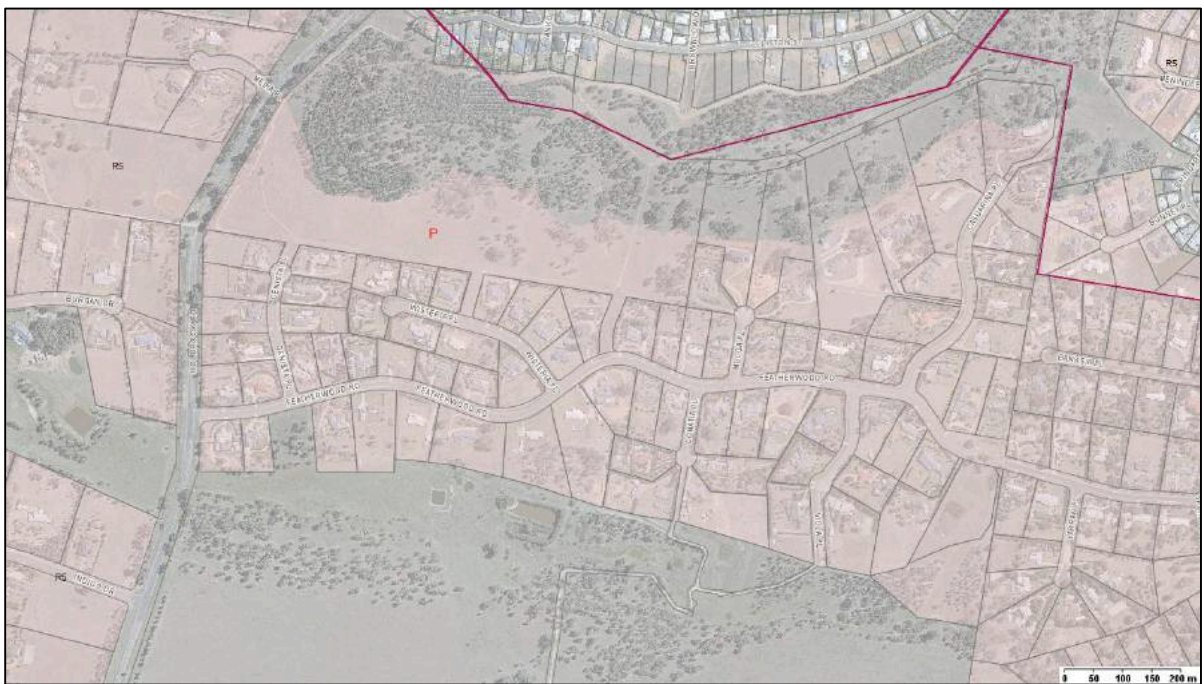
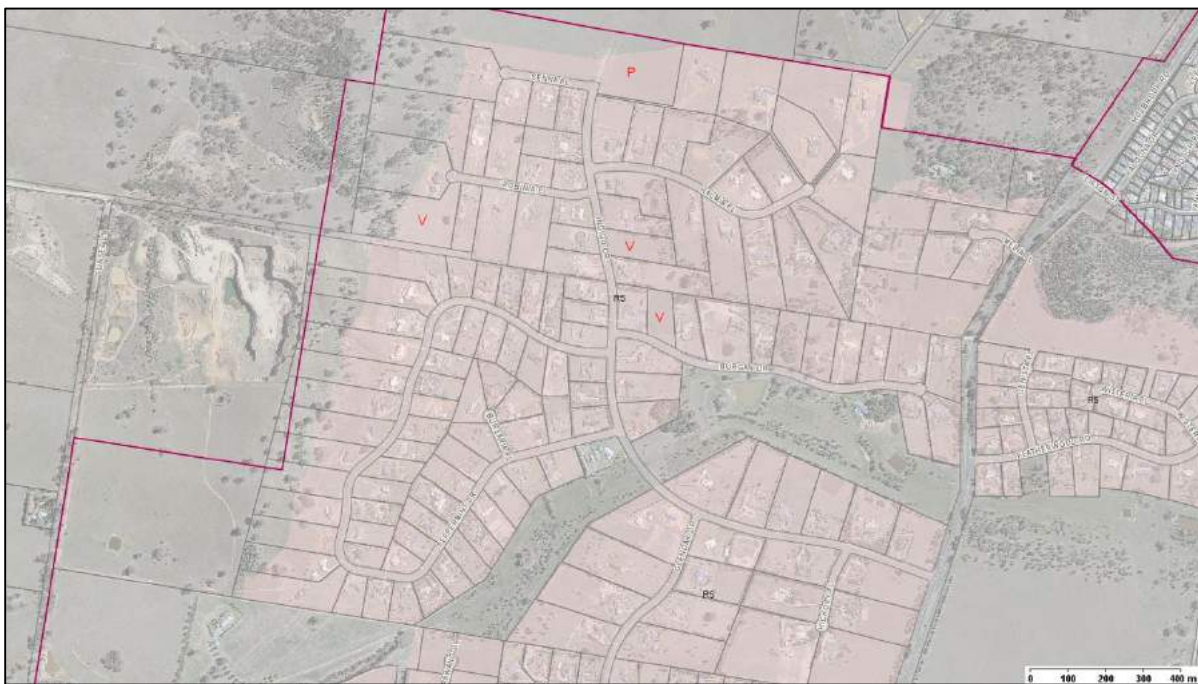


Figure 10: Featherwood Road – R5 area (Source: WWCC GIS 2017)



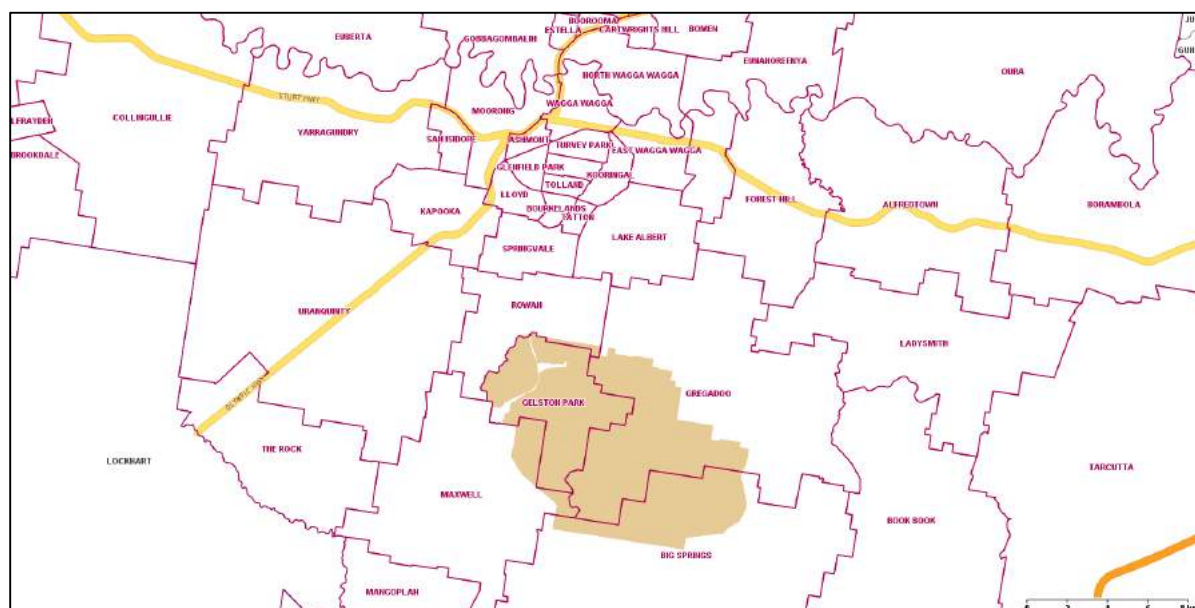
The figures above indicate the current and potential vacant land available in each area of R5 zoned land. The table below summarises the available and potential lots in each area.

Table 1: R5 Rural Residential Land Supply Analysis

Area Name	Subdivided Vacant Lots	Potential Remaining Lots	Total Lot Supply
San Isidore and Moorong	6	10	16
North Wagga	4	12	16
Governor's Hill	6	100	106
Lake Albert East	2	19	21
Koorringal Road	0	0	0
Lake Albert South and Lakehaven	2	0	2
Springvale East	2	0	2
Lloyd Road	1	0	1
Featherwood Road	0	12	12
Glenoak South	8	0	8
Glenoak North	3	2	5
Total Supply	34	155	189

RU2 – Rural Landscape - Supply Analysis:

RU2 zoned land is provided in one key location approximately 20km south of the CBD, as shown in the figure below. This zone has an area of approximately 9222 hectares. The minimum lot size of the zone is 40ha, creating viable small holdings permitting a variety of primary production and agricultural activities. A large portion of the area is still used for primary production purposes.

**Figure 13: RU4 Zone Analysis Plan extract (Source: SP 2017)**

The figures below break down the area into three sections, with analysis indicating the current subdivided vacant lots.

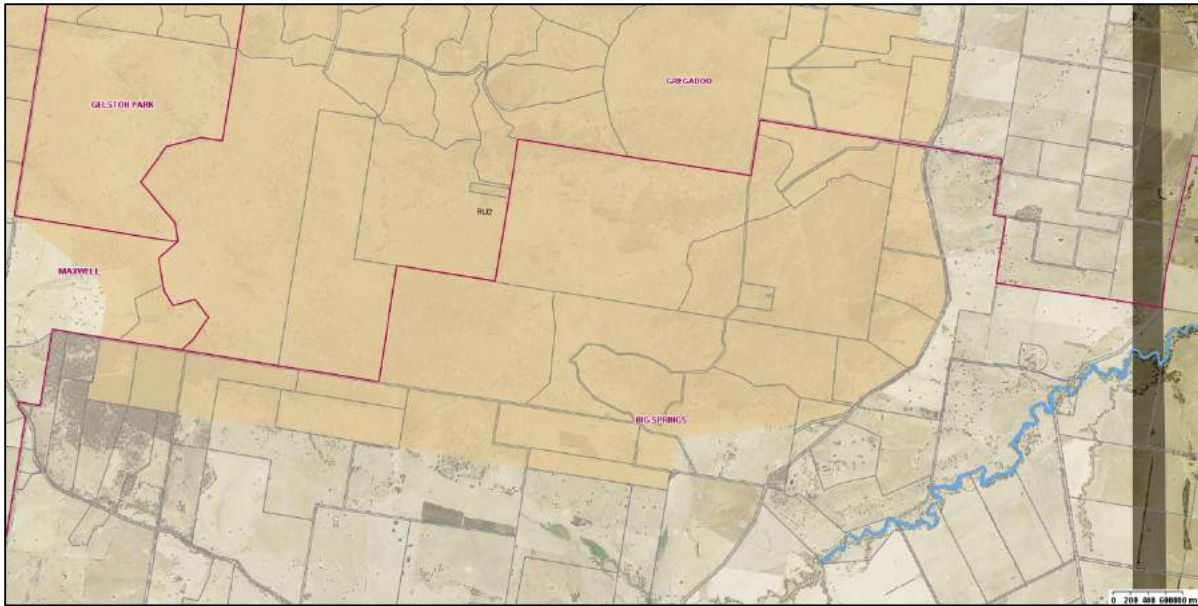


Figure 14: Big Springs – RU2 Area (Source: WWCC GIS 2017)

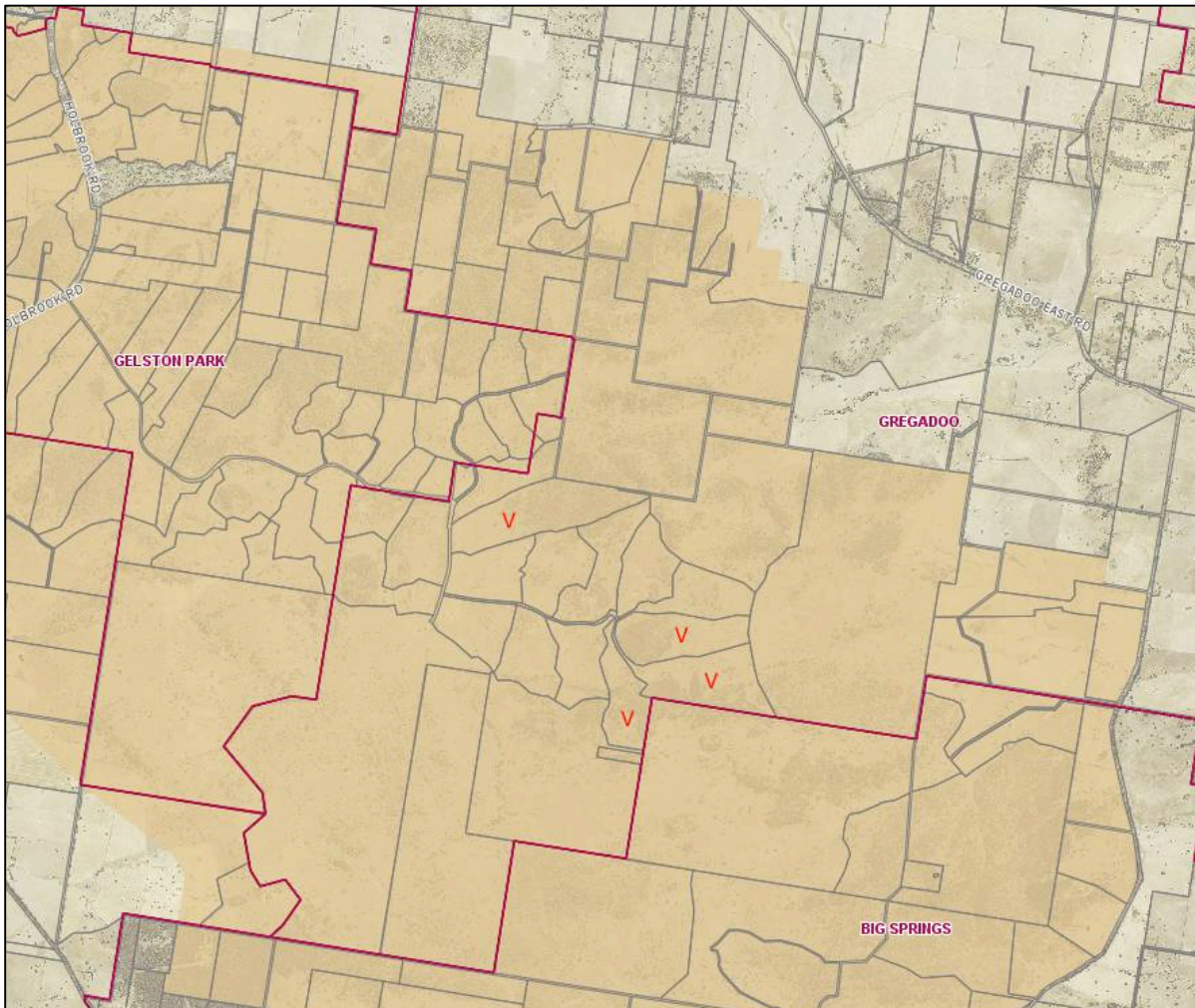


Figure 15: Gregadoo – RU2 Area (Source: WWCC GIS 2017)

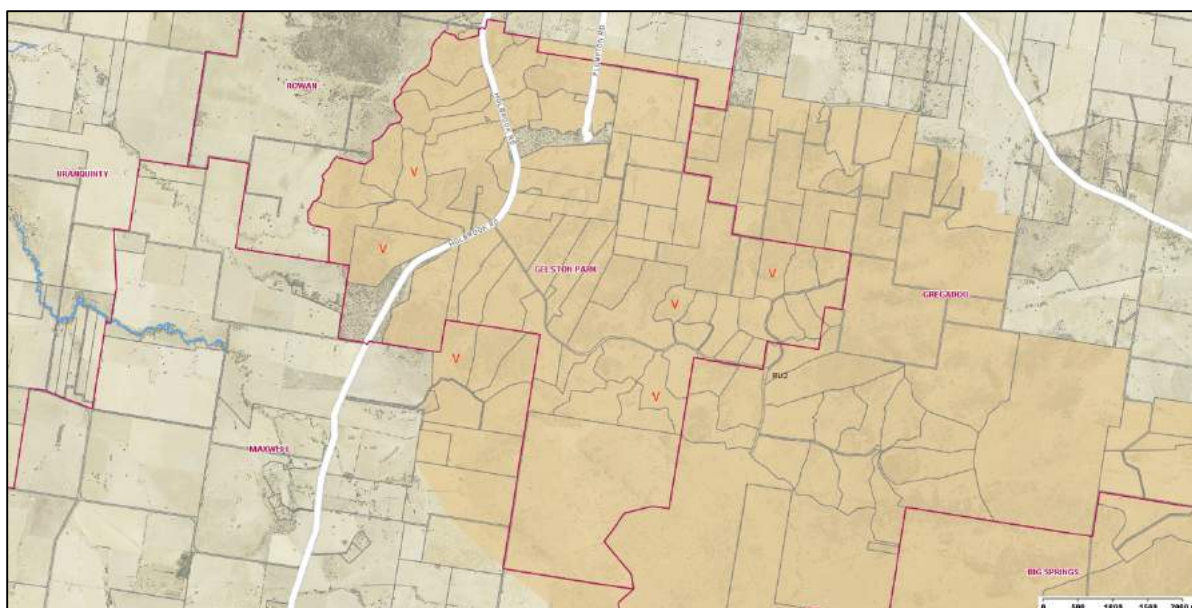


Figure 16: Gelston Park – RU2 Area (Source: WWCC GIS 2017)

The area does have potential for future subdivision, although it is difficult to determine the amount of lots available from the desktop study conducted. The topography and nature of the area is a significant constraint for development in the area, increasing infrastructure expenses required to subdivide land further. The land has also been zoned for this purpose since the mid 1970's and is an area inherited by the city from the 1981 amalgamations of Wagga Wagga, Kyeamba and Mitchell LGAs). Initial development commencing with the construction of Gelston Park Road in 1977.

The table below shows the land supply in this RU2 zone.

Table 2: RU2 Land Supply Analysis

Area Name	Subdivided Vacant Lots	Potential Remaining Lots	Total Lot Supply
Big Springs	0	0	0
Gregadoo	4	0	4
Gelston Park	6	0	6
Total	10	0*	10

* See discussion below.

As discussed and indicated in the table above, the development potential for this area has been excluded from the analysis as significant works involving consolidation of lots, extensive infrastructure works and access considerations would be required to provide feasible development potential. These significant constraints prevent this area from being a viable rural residential land supply area at this stage.

RU4 – Primary Production Small Lots - Supply and Demand Analysis:

RU4 zoned land is provided in three locations across the city, covering 932.6 hectares including land at Brucedale, Byrnes Road/Hillary Street and Mitchell Road/Dukes Road areas, as shown in the figure below.

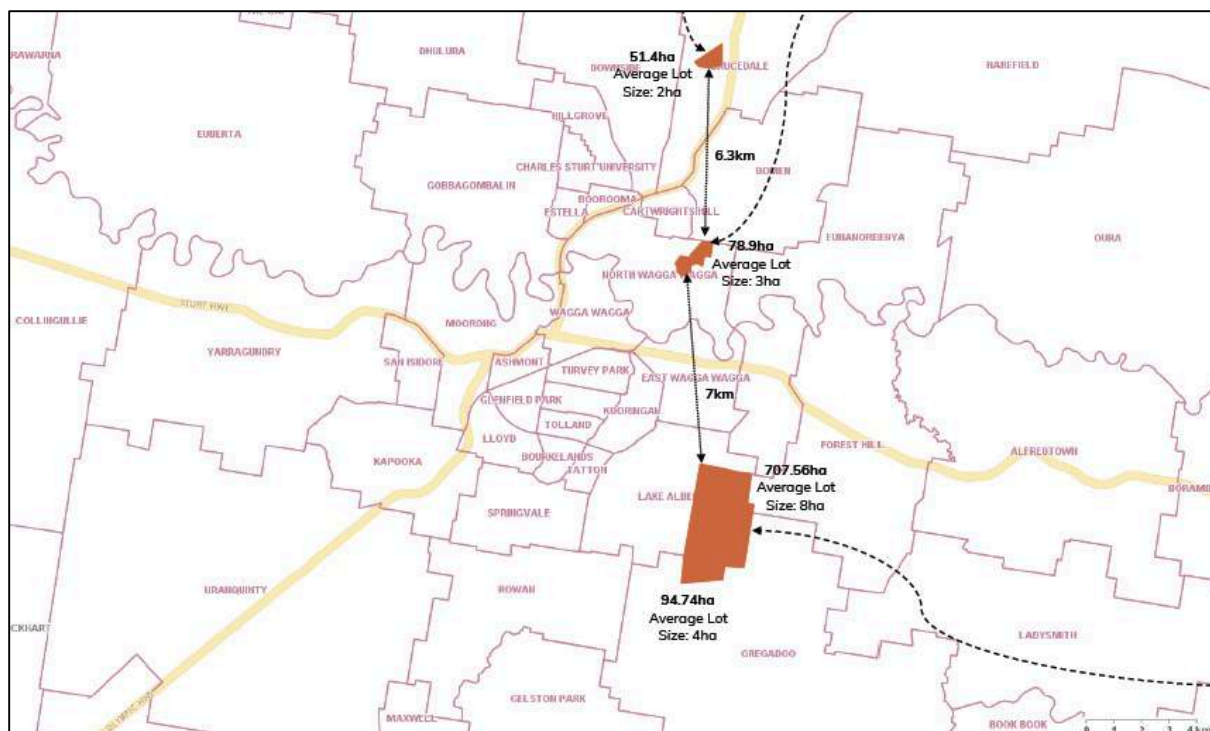


Figure 17: RU4 Zone Analysis Plan extract (Source: SP 2017)

The range of lot sizes included in the RU4 zones vary from 2 to 8 hectares. The figures below show the areas indicated the above overlaid on aerial images to demonstrate the current density and rural nature of the land.

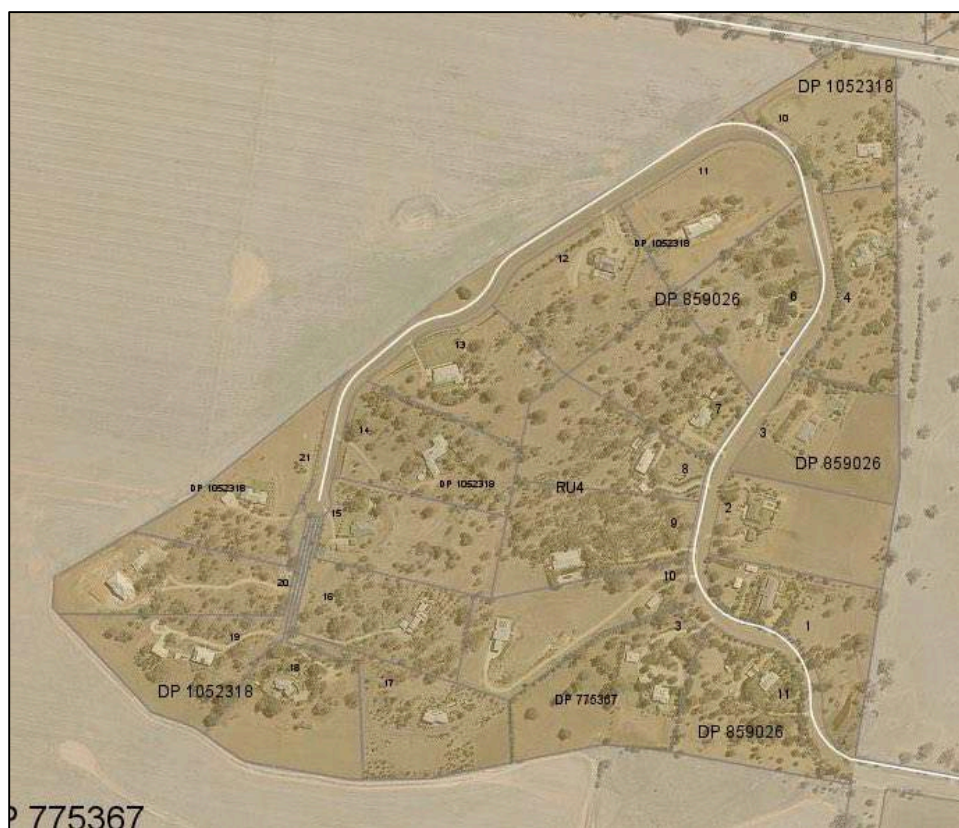


Figure 18: Bruce Dale – RU4 area (Source: WWCC GIS 2017)



Figure 19: Byrnes Road/Hillary Street RU4 area (Source: WWCC GIS 2017)

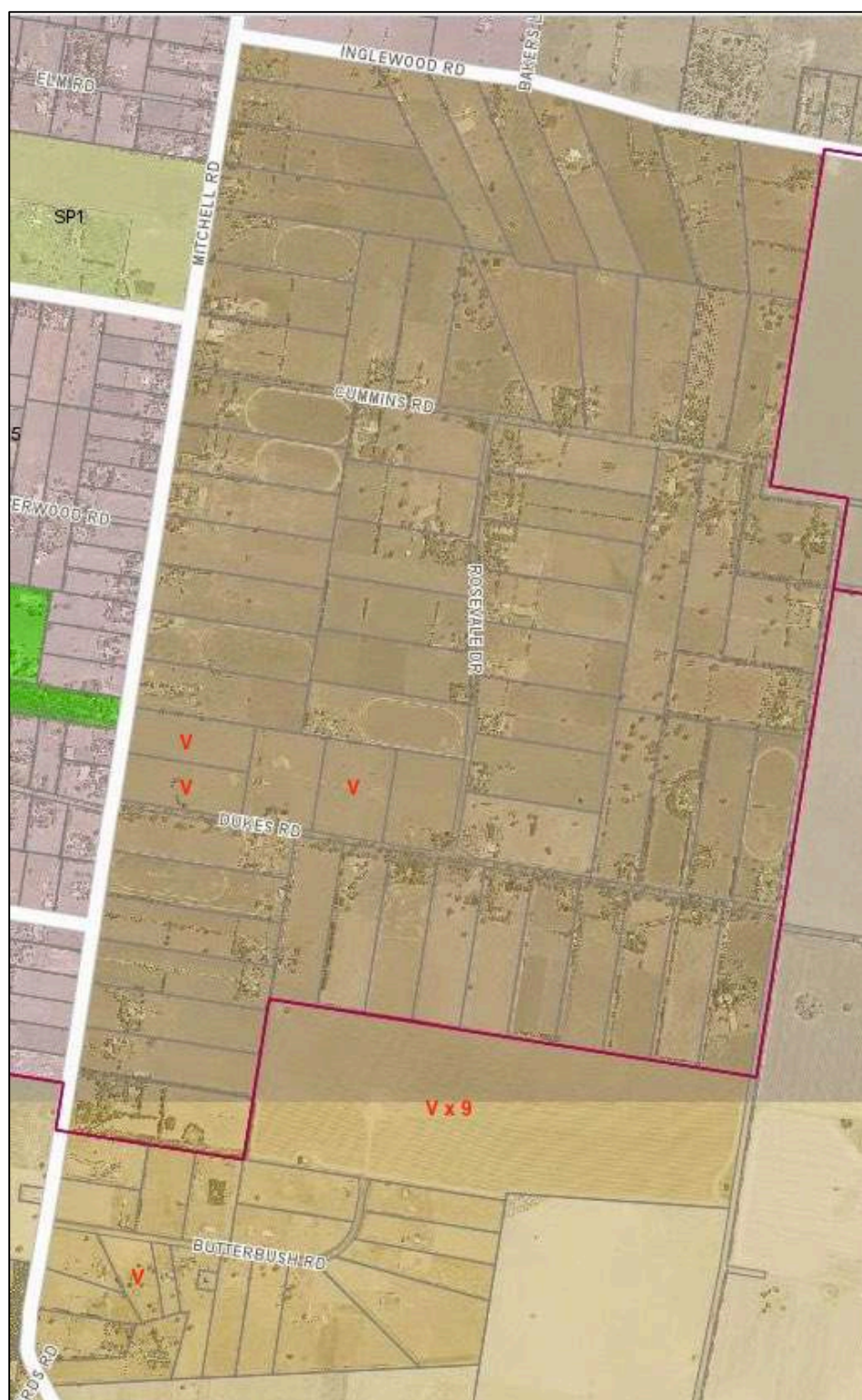


Figure 20: Mitchell Road/Dukes Road RU4 area (Source: WWCC GIS 2017)

The figures above indicate the current and potential vacant land available in each area of RU4 zoned land. The table below summarises the available and potential lots in each area.

Table 3: RU4 Land Supply Analysis

Total RU4 Land Supply	Subdivided Vacant Lots	Potential Remaining Lots	Total Land Supply Lots
Brucedale 2ha	0	0	0
North Wagga/Byrnes Rd 2ha	1	4	5
Kyeamba/Mitchell Rd	4	9	13
Total	5	13	18

Land Availability Analysis and Value Survey

A survey of selected local real estate agents together with an online search was conducted to ascertain the stock of available vacant rural residential/lifestyle lots currently for sale within the Wagga Wagga local urban area. RU2 zoned land was excluded from this survey due to the current constraints on the land being able to be considered a viable contribution to rural residential land supply. The subsequent criteria applied in conducting this survey included:

- Site area from 0.1ha to 40ha; and
- Zoned RU2, RU4 or R5; and
- Vacant land, ready to be developed (construction of a dwelling); and
- All essential services available to the site; and
- Within close proximity to the CBD (less than 20km)

At the time of preparing this report only one (1) parcel of land zoned R5 and one (1) zoned RU2 were on the market. This confirmed that there is a significant shortage of this type of rural residential lifestyle allotment.

Agents confirmed that demand is continually strong, and with limited supply, any land of this type is generally sold "off the plan" in a very short time period. This is reflected in the price for any lots coming onto the market, with prices increasing significantly over the past few years as supply decreases and no further rezonings occur. A typical "lifestyle lot" or rural residential lot is now priced in the \$250,000 - \$350,000 range, depending on size and location.

The value of this type land has a flow on affect to other real estate products, increasing values of land and housing stocks city wide. Whilst it is noted that increasing land values can be positive for current landholders, housing affordability does suffer, impacting the most vulnerable residents and first home buyers. Wagga Wagga has extensively used land affordability as a marketing tool to encourage and attract growth to the region, which may be at risk if land prices are allowed to increase unchecked.

Historical Land Supply Data v Current

A review was also made of available historical Council records in relation to rural residential land supply, in particular data from Council's Rural Residential Review 2001, Rural Residential Supply Data 2001 and Rural Residential Landuse Strategy 2002. The zoned areas identified in those documents are similar to the land currently zoned under WWLEP2010, both in respect of spatial extent and density.

Table 4: Rural Residential Land Supply Analysis - 2001 (Source: WWCC)

Rural Res Area	Subdivided Vacant Lots	Subdivided Lots with dwellings	Total Subdivided Lots	Potential Remaining Lots	Total Lots
WWDCP 1986					
Lake Haven 0.6ha	18	96	114	32	260
Lake Albert S/E 2ha	11	139	150	56	356
Lloyd Road 2ha	0	52	52	0	104
Springvale 0.6ha	0	74	74	0	148
Lake Albert N/E 2ha (A)	6	118	124	19	267
Lake Albert N/E 0.6ha (B)	0	10	10	7	27
North Wagga/Byrnes Rd 2ha	0	38	38	0	76
Pomingalarna/Roach Rd 2ha			17	124	141
Estella			0	15	15
Boorooma			0	13	13
South Tatton			0	65	65
Sub Total	35	527	579	331	1472
WWDRDCP					
Brucedale 2ha	2	10	12	10	34
Kyeamba/Mitchell Rd	6	66	72	23	167
San Isidore 2ha & 8ha	4	111	115	0	230
Springvale/Lloyd Rd 2ha	85	19	104	291	499

Gelston Pk/Gregadoo Hills 40ha	26	42	69	186	323
Bakers Lane/Mitchell Rd 2ha	0	8	8	49	65
Schipp (Governor's Hill) 0.6ha			2	98	100
Sub Total	123	256	382	657	1418
TOTAL ALL AREAS	158	783	961	988	2890

As indicated in the table above, data from 2001 indicated that approximately 1146 (988 + 158) vacant lots were potentially available across all rural living zoned areas, including vacant subdivided lots and potential unsubdivided lots.

One of the more significant changes in the rural residential land supply of the city has been Governor's Hill, or the Schipp 0.6ha land identified in the table above. Rezoning and amendment of the minimum lot size mapping in this locality has significantly increased the potential lots available in the area. From our investigations, approximately 100 additional lots to the current supply could be made available through further development. This is some 70 lots more than anticipated during the 2001 land supply study.

From the analysis undertaken in this report of the current rural residential land stocks of Wagga Wagga, the figures presented in the following table reflect the total amount of viable rural residential land available.

Table 5: 2017 Total Rural Residential Land Supply

Area	Subdivided Vacant Lots	Potential Remaining Lots	Total Lot Supply
R5 Total Supply	34	155	189
RU2 Total Supply	10	0	10
RU4 Total Supply	5	13	18
Total Land Supply	49	168	217

Table 6: Rural Residential Land Supply Comparison 2001 to 2017

Time Period	Subdivided Vacant Lots	Potential Remaining Lots	Total Lot Supply
2001	158	988	1146
2017	49	168	217
Change	-109 at 6.81 lots/year	-820 at 51.25 lots/year	-929 at 58.06 lots/year

As shown in the table above, the available and potential land stocks of rural residential land have been depleted at a rate of approximately 58 lots per year, with limited additions to the land stocks for this time period. These figures confirm that an annual creation of approximately 50 lots per year would be sufficient to balance the take up of rural residential land in the city. Additional lots to the 50 required would also need to be zoned to provide at least a 10-year supply (500 lots) of potential rural residential land. The current land supply is estimated at 4.34 years, with 283 additional lots required to be created to fulfil a 10-year supply.

The Housing Industry of Australia (HIA) has released the *2016-2017 Wagga Wagga Land Monitor Report* which has some analysis of rural residential land across the Wagga Wagga area. The statistics in this report indicate that 58 rural residential lots were available at the beginning of 2017. It is worth noting that the HIA Report defines rural residential land as being:

Land suitable for the construction of a single dwelling with a site area generally larger than 1,200 square metres.

This definition does not account for land zoning, possibly leading to slightly higher vacant lot numbers, otherwise, the reports are consistent in their conclusions.

ATTACHMENT 9: SERVICE CAPACITY ANALYSIS

SERVICE CAPACITY ANALYSIS – 52& 56 GREGADOO ROAD, LAKE ALBERT

Service	Availability	Capacity	Comment
Water (RWCC)	Yes	Yes	Serviced by mains on both Gregadoo Road and Tallowood Crescent. No major limitations to servicing. Existing network has capacity to accommodate the proposed increase in dwelling load.
Sewer (WWCC)	Yes	Yes	Existing lots serviced by mains from Lakehaven Drive, traversing site to Tallowood Crescent (pipe diameter 101-160mm). Existing gravity sewer network has capacity to accommodate the proposed increase in load. New sewer main construction and connection points needed to service each proposed lot.
Electricity (EE)	Yes	Yes	Serviced by underground network from Tallowood Crescent. No major limitations to servicing. Network has capacity to accommodate the proposed increase in dwelling load. Possible upgrade of existing assets or installation of distribution transformer and underground assets.
Telecommunications (Telstra)	Yes	Yes	Existing network is located in close proximity to site. There are no major impediments to provision of telecommunication in this area.
Gas (APA)	Yes	Yes	Serviced by mains from Gregadoo Road. Mains also present in Tallowood Crescent. Existing network has capacity to accommodate the proposed increase in dwelling load.
Stormwater (WWCC)	No	No	No reticulated stormwater drainage system services the site. Reticulated stormwater drainage systems are located nearby in Lakehaven Drive. The site naturally drains to existing roadside swale drains and connect to the existing downstream system. There are no major impediments to addressing and managing stormwater flows across and from the site. The site exists within the current DSP for Stormwater (Urban East of Willans Hill).
Roads (WWCC)	Yes	Yes	Site access is available via Gregadoo Road and Tallowood Crescent; both formed and sealed public roads. Road network links to Wagga Wagga CBD and surrounds via Gregadoo Road. Road infrastructure considered adequate to accommodate the proposed increase in traffic.
Garbage (WWCC)	Yes	Yes	Site is currently serviced by Council's Kerbside Waste Collection. Proposed future dwellings will have access to this service.
Postal (AP)	Yes	Yes	Site is serviced by Australia Post. Proposed future dwellings will have access to this service.
Bus Network (inc School) (Busabout)	Public: No School: Yes	Public: No School: Yes	No public bus routes service Gregadoo Road or Tallowood Crescent. Nearest public bus stop and connection is located at Lake Albert Village (route 960). Busabout provides school bus services in the local area, including pickup points along Gregadoo Road.
Bicycle Network (WWCC)	No	Yes	No designated cycleways exist within immediate locality, however existing road infrastructure is adequate to service cyclists. Designated cycleways exist around Lake Albert from the nearby Lake Albert Village, linking to Wagga Wagga CBD and surrounds.

Service	Availability	Capacity	Comment
Pedestrian Network (WWCC)	No	Yes	No designated walkways exist within immediate locality, however existing road infrastructure is adequate to service pedestrians. Designated walkways exist around Lake Albert and from the nearby Lake Albert Village, linking to Wagga Wagga CBD and surrounds.
Child Care Centres (Various)	Yes	Yes	Child care facilities are located nearby, including LAPS Before and After School Care (1.5km by road) and Community Kids (700m by road).
Schools (Various)	Yes	Yes	Educational facilities are located nearby, including Lake Albert Public School (1.5km by road) and Mater Dei Catholic College and Primary School (approx. 1km by road).
Emergency Services (Various)	Yes	Yes	Site is within Wagga Wagga area with access to Emergency Services including SES, Police, Fire and Ambulance. Wagga Wagga Base Hospital is located 9.8km from the site with access via local arterial roads.
Shopping Centres & Medical Centres (Various)	Yes	Yes	The closest shopping centre is Lake Albert Shopping Centre, located 2.5km by road, including ancillary shops and services such as medical practice and pharmacy.