

Amend Wagga Wagga LEP 2010 - B5 Business Development Zone Dobney Avenue and Pearson Street

Proposal Title : Amend Wagga Wagga LEP 2010 - B5 Business Development Zone Dobney Avenue and Pearson Street

Proposal Summary : Wagga Wagga City Council (RPA) seeks to amend Wagga Wagga LEP 2010 to zone land along Dobney Avenue and Pearson Street Wagga Wagga from IN2 Light Industrial Zone to B5 Business Development Zone.

This area is currently developed and contains a mixture of light industrial and retail land uses, including bulky goods premises.

The main intent of the change in zone is to permit 'bulky goods premises' within the Dobney Av./Pearson St. precinct and still permit a mix of light industrial and retail uses that are currently permitted in the IN2 Light Industrial Zone.

The Wagga Wagga LEP 2010 currently does not have a B5 Business Development Zone and the amendment will also create a new land use table for the B5 Business Development Zone.

PP Number : PP_2011_WAGGA_003_00 **Dop File No :** 11/21022-1

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 6.3 Site Specific Provisions

Additional Information : The Planning Proposal should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
2. Consultation is not required with public authorities under section 56(2)(d) of the EP&A Act.
3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

Supporting Reasons : The proposal seeks to introduce a new zone into Wagga Wagga LEP 2010 and amend a large section of Wagga Wagga from IN2 Light Industrial Zone to B5 Business Development Zone. The PP therefore requires public consultation for 28 days.

Panel Recommendation

Recommendation Date : 15-Dec-2011 **Gateway Recommendation :** Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

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(a) the planning proposal must be made publicly available for 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

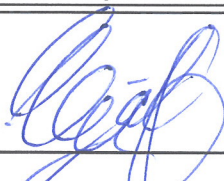
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____


Neil McGaffin

Date: _____

21.12.11