

**RP-3 PLANNING PROPOSAL - DEFERRED AREAS WAGGA WAGGA
LOCAL ENVIRONMENTAL PLAN 2010**

At this stage of the meeting the Wagga Wagga Interim Joint Planning Panel was addressed by Mr Craig Burns and Mr Geoff Ashley.

11/107 RESOLVED:
On the Motion of T O'Brien and S Driscoll

That the Wagga Wagga Interim Joint Planning Panel, in relation to the Deferred Areas, Cartwrights Hill and Estella:

- a receive and note the report**
- b prepare a Planning Proposal for the Deferred Areas and submit it to the Gateway for determination in accordance with the provisions of the Act, and also in accordance with the instructions issued to the Wagga Wagga City Council Planning Panel by former Minister Kelly in his letter of 10 February 2011 (Attachment 2)**
- c prepare the Planning Proposal in accordance with the scope of the resolutions reached by the Wagga Wagga City Council Planning Panel on 13 October 2010 (Attachment 1)**
- d highlight to the Department of Planning that these amendments have been subject to extensive consultation with the community and government agencies and as a result, that the exhibition period for the planning proposal, if any, should be the minimum permitted under the EP&A Act and regulations**

CARRIED

**RECORD OF VOTING ON DEVELOPMENT OR PLANNING MATTERS - SECTION
375A(3) LOCAL GOVERNMENT ACT 1993**

For the Motion

Hon P Allan
T O'Brien
S Driscoll
R Kendall
K Pascoe

Against the Motion

**RP-3 PLANNING PROPOSAL - DEFERRED AREAS WAGGA WAGGA
LOCAL ENVIRONMENTAL PLAN 2010**

Author: Grant, Ian
Director: Crakanthorp, Andrew

Recommendation

That the Wagga Wagga Interim Joint Planning Panel, in relation to the Deferred Areas, Cartwrights Hill and Estella:

- a receive and note the report.**
- b prepare a Planning Proposal for the Deferred Areas and submit it to the Gateway for determination in accordance with the provisions of the Act, and also in accordance with the instructions issued to the Wagga Wagga City Council Planning Panel by former Minister Kelly in his letter of 10 February 2011 (Attachment 2)**
- c prepare the Planning Proposal in accordance with the scope of the resolutions reached by the Wagga Wagga City Council Planning Panel on 13 October 2010 (Attachment 1)**

Report

Background

In October 2010 Council wrote to the Department of Planning seeking advice and direction on finalising a proposed instrument to deal with the deferred areas in the Wagga Wagga LEP 2010.

In reply, the Minister's letter of 10 February 2011, advised:

- ☐ Under the terms of reference of the Wagga Wagga City Council Planning Panel and the provisions of s54 of the Environmental Planning and Assessment Act, the Wagga Wagga City Council Planning Panel cannot be the Relevant Planning Authority to prepare a Planning Proposal for a proposed instrument to deal with the deferred matters in the LEP. (On the supporting advice of the Department of Planning, the Minister needed to appoint the Interim Planning Panel to finalise the deferred matters because the re-zoning of the deferred lands can only be effected by a Planning Proposal and the WWCC Planning Panel did not have the jurisdiction to do this).
- ☐ A Planning Proposal must be prepared in accordance with the Environmental Planning and Assessment Act to progress the rezoning of the deferred matters.
- ☐ That Council contact the Regional Office (of the Department of Planning) to discuss the processing of the Planning Proposal to best recognize the existing work and consultation that has been completed.

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Current Status

In relation to the Minister's request for Council to consult the Department about progressing the preparation of the Planning Proposal, Council accepted the Department's offer for it to address the Wagga Wagga Interim Joint Planning Panel.

The Department's representatives addressed the Interim Panel on 9 March 2011 following which, (and at the request of the Interim Panel) the Manager Strategic Planning then made a separate presentation to the three Councillor representatives on the Interim Panel on 8 April 2011, in relation to the issues associated with the deferred areas.

Budget

There are no budgetary implications associated with this report.

Policy

Environmental Planning and Assessment Act 1979. s54(2)

Wagga Wagga Local Environmental Plan 2010

Impact on Public Utilities

N/A

Link to Strategic Plan

ENVIRONMENT

EN2 A sustainable built and natural environment

EN2.1 Maintain a contemporary Local Environment Plan and vision for the city

QBL Analysis

	Positive	Negative
Social	Positive social outcomes are expected to arise from a more equitable resolution of zoning and minimum lot size controls.	N/A
Environmental	Positive environmental outcomes are expected to result from the new controls, including more appropriate heritage management (Estella) and maintenance of a buffer between the Bomen Industrial Area and Cartwrights Hill.	Increased residential development on the nearest residential zoned land to Bomen.
Economic	Positive economic outcomes are expected to arise from controlled additional residential development on Cartwrights Hill.	N/A

	Positive	Negative
Governance	The resolution proposed in the revised deferred areas proposals represents a more equitable outcome and good governance from Council's perspective.	N/A

Attachments

1. Planning Proposal - Wagga Wagga LEP Deferred Areas.
2. Letter from Minister Tony Kelly to the Hon Pam Allan, Chair, Wagga Wagga Council Planning Panel dated 10 February 2011.
3. Minutes of the Wagga Wagga City Council Planning Panel Meeting held Wednesday 13 October 2010.
4. Report submitted to the Wagga Wagga City Council Planning Panel on 13 October 2010.
5. Changes to Zoning and Lot Size Map for Cartwrights Hill.
6. Changes to Zoning and Lot Size Map for Estella Homestead.
7. Background Summary.
8. Public Exhibition Material.

1. The first part of the paper discusses the importance of the study and the objectives of the research. It also mentions the scope of the study and the limitations. The second part of the paper discusses the methodology used in the study. It mentions the data sources and the statistical methods used. The third part of the paper discusses the results of the study. It mentions the findings and the conclusions. The fourth part of the paper discusses the implications of the study. It mentions the policy implications and the future research. The fifth part of the paper discusses the conclusion. It mentions the overall findings and the recommendations.

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