

Proposed Addition to Planning Proposal – Deferred Areas

While lots 3 & 4 were zoned 1b Small Holding under the Wagga Wagga DCP2005, they have been developed only in the form of Large Lot Rural Residential lots and have remained in that form for many years. That is, each large lot contains only one dwelling. The proposal to zone the lots R5 Large Lot Residential with a minimum lot size of 1 hectare, will potentially allow intensification by only two additional Large Lot Residential lots, as the lot sizes are 2.389 (Lot 3) and 2.098 (Lot 4) respectively.

Development to the east on the land zoned 4a General Industrial, has traditionally been used for grain storage and continues to be used in the same way.

The above facts address the requirements for a "preliminary investigation" under Clause 6 (2) of State Environmental Planning Policy No. 55 Remediation of Land.

