

REVISED PLANNING PROPOSAL

Correction to Schedule 5 of Wagga Wagga Local Environmental Plan 2010

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

To correct a number of anomalies with heritage items that are present in the Wagga Wagga Local Environmental Plan 2010 Schedule 5 Environmental Heritage. This Planning Proposal also seeks to remove six 'environmental heritage' items from Schedule 5, as these items should not have been included in the final Schedule.

This planning proposal was submitted to the Department of Planning on 1 November 2011. Following the Gateway Determination a range of additional anomalies were identified of a similar nature in Schedule 5 and are now sought to be determined under this revised planning proposal.

PART 2 – EXPLANATION OF THE PROVISIONS

Errors in Schedule 5 Environmental Heritage in the Wagga Wagga Local Environmental Plan 2010 range from: incorrect street addresses; incorrect Lots and Deposited Plan numbers and; some items which should not have been included in Schedule 5 originally but are present in Schedule 5.

Due to the number of errors, the entire list of corrections needed is detailed in Attachment A. Attachment A details what errors have occurred in the item and what changes are needed.

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

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

The items in Schedule 5 were the subject of extensive heritage studies prior to their inclusion in the Wagga Wagga Local Environmental Plan 2010. The studies included:

- Wagga Wagga City Council Rural Heritage Study, Volumes 1-2 (Peter Freeman Pty Ltd – Conservation Architects and Planners in association with Ms Sherry Morris and Ms Angharad Dean, 2000)
- Wagga Wagga City Council Urban Heritage Study, Volumes 1-2 (Peter Freeman Pty Ltd – Conservation Architects and Planners, 2002)

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

Yes. The Planning Proposal is the only means to correct errors present in Schedule 5 Environmental Heritage in the Wagga Wagga Local Environmental Plan 2010.

3. Is there a net community benefit?

Yes. These corrections will resolve some long standing issues within the community surrounding the location and inclusion some of these particular items. Part of these

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corrections also includes five 'heritage' items that were not meant to be included in Schedule 5 but were erroneously included. It is unclear how these errors occurred.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

There are no applicable regional or sub-regional strategies applying to the Wagga Wagga LGA.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The relevant key goals identified in the Community Strategic Plan 2008 - 2018 are:

- Develop the central business district as the regional commercial and retail centre whilst encouraging local urban and village neighbourhood hubs;
- Facilitate higher population density in central Wagga and near neighbourhood Hubs;
- Facilitate the provision of a range of housing types in a manner which builds strong residential communities;
- Work proactively with key stakeholders to ensure essential services are provided to meet the needs of the community;
- Provide and maintain appropriate infrastructure and services to support current and future needs;
- Develop cost effective infrastructure maintenance and renewal strategies
- Maintain a contemporary Local Environmental Plan and vision for the Wagga Wagga Local Government Area; and
- Encourage development that protects biodiversity and protects natural ecological processes

The planning proposal is entirely consistent with these identified goals.

All elements of the Planning Proposal are consistent with the Wagga Wagga Spatial Plan 2008.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The proposal is consistent with relevant all state environmental planning policies.

7. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

The Planning Proposal is consistent with Section 117 Directions. Details of applicable Directions are appended. The following Ministerial Directions are of particular relevance:

Direction 2.3 – Heritage Conservation

The heritage items requiring amendment are consistent with Direction 2.3.

Direction 4.3 – Flood Prone Land

While some of the heritage items are situated on flood affected land the planning proposal is consistent with Direction 4.3.

Direction 4.4 – Planning for Bushfire Protection

Some of the heritage items are deemed bushfire prone the planning proposal is consistent with Direction 4.4.

Section C – Environmental, social and economic impact.

8. 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?

There is no information from Council records that indicates that any critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

9. 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 other known environmental effects that could arise from the Planning Proposal.

10. How has the planning proposal adequately addressed any social and economic effects?

The correction of these errors will provide the community with a much more accurate definition of heritage items with the Wagga Wagga Local Government Area. It will also provide more effective individual land management.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

Yes. The Planning Proposal does not alter the public infrastructure requirements for the Wagga Wagga Local Government Area.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The following public authorities will be contacted regarding the planning proposal:

- The Office of Environment and Heritage

Further consultation as directed in the gateway determination will be conducted should the planning proposal be successful.

PART 4 – COMMUNITY CONSULTATION

Because of the large number of errors in the heritage inventory being private properties, land owners will need to be contacted to inform them of any error that has occurred in relation to their property.

Any further requirements for community consultation will remain at the discretion of the Department of Planning and Infrastructure as allowed for at the time of gateway determination.