

Amend Wagga Wagga LEP 2010 - Changes to Lloyd Urban Release Area, Bakers Lane lot size, and B2 Zone for Tatton, Bourkelands, Estella and Boorooma urban areas

Proposal Title : Amend Wagga Wagga LEP 2010 - Changes to Lloyd Urban Release Area, Bakers Lane lot size, and B2 Zone for Tatton, Bourkelands, Estella and Boorooma urban areas

Proposal Summary : Council seeks to amend the Wagga Wagga LEP 2010 to make the following five (5) changes;

ITEM 1. Amend the Lot Size Map to change the minimum lot size (MLS) from 8 ha to 2 ha for land at Bakers Lane zoned R5 Large Lot Residential.

ITEM 2. Amend the Land Zoning Map and Lot Size Map to change the zone and lot size of a 1.4 ha parcel of land at Lloyd from E2 Environmental Conservation Zone (200 ha MLS) to E4 Environmental Living Zone (1 ha MLS).

ITEM 3. Amend the Land Zoning Map and Lot Size Map to adjust the boundary between the E2 Environmental Conservation Zone (200 ha MLS), the R1 General Residential Zone (no MLS) and RU1 Primary Production Zone (200 ha MLS). The adjustment will affect 2.3 ha of land. This item will also require an amendment to the Urban Release Area Map to reflect the revised boundary of the R1 General Residential Zone.

ITEM 4. Amend the Land Zoning Map to change the business zones at Tatton, Bourkelands, Estella and Boorooma residential areas from B1 Neighbourhood Centre Zone to B2 Local Centre Zone.

ITEM 5. Increase the size of the new B2 Local Centre Zone to reflect the final subdivision layout for the Boorooma residential release area.

PP Number : PP_2012_WAGGA_003_00 Dop File No : 12/07113

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones
- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : The Director General, as delegate of the Minister for Planning and Infrastructure, determine under section 56(2) of the EP&A Act that an amendment to the Wagga Wagga Local Environmental Plan 2010 to;

1. amend the Lot Size Map to change the lots size from 8 ha MLS to 2 ha MLS on land at Bakers Lane zoned R5 Large Lot Residential,
2. amend the Land Zoning Map and Lot Size Map to change the zone and lot size of an approximately 1.4 ha parcel of land at Lloyd from E2 Environmental Conservation Zone (200 ha MLS) to E4 Environmental Living Zone (1 ha MLS),

Amend Wagga Wagga LEP 2010 - Changes to Lloyd Urban Release Area, Bakers Lane lot size, and B2 Zone for Tatton, Bourkelands, Estella and Boorooma urban areas

3. amend the Land Zoning Map, Lot Size Map and Urban Release Area Map to adjust the boundary between the E2 Environmental Conservation Zone (200 ha MLS) the R1 General Residential Zone (no MLS) and RU1 Primary Production Zone (200 ha MLS).

4. amend the Land Zoning Map to change the business zones at Tatton, Bourkelands, Estella and Boorooma residential areas from B1 Neighbourhood Centre Zone to B2 Local Centre Zone.

5. increase the size of the new B2 Local Centre Zone at Boorooma to reflect the final subdivision layout for the residential release area,

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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and 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 required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Crown Lands

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that it will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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 discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission).

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

5. The Director General can be satisfied that the planning proposal is consistent with all s117 Directions or that any inconsistencies are only of minor significance. No further consultation is required for any s117 Directions while the proposal remains in its current form.

Supporting Reasons :

The proposal makes a number of minor zone boundary and minimum lot size amendments that reflect the current or proposed development pattern; align boundaries with identified on ground attributes; and will result in planned for environmental, social and economic benefits to the community.

Panel Recommendation

Recommendation Date : 03-May-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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:

Amend Wagga Wagga LEP 2010 - Changes to Lloyd Urban Release Area, Bakers Lane lot size, and B2 Zone for Tatton, Bourkelands, Estella and Boorooma urban areas

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 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 required with the following public authorities under section 56(2)(d) of the EP&A Act:

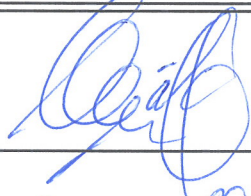
- Office of Environment and Heritage
- Crown Lands

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

14.5.12