

Contact: Ian Grant

4 April 2012

Mr Brett Whitworth,
Regional Director, Southern Region
NSW Department of Planning and Infrastructure
GPO Box 5475
WOLLONGONG NSW 2520

Dear Brett

Re: Planning Proposal for Changes to Lloyd Urban Release Area and Business Zones

Council has prepared a Planning Proposal to correct:

1. Anomalies arising in relation to: land zoned RU1 within the Lloyd Urban Release Area and; minimum lot sizes of land at Bakers Lane, Wagga Wagga;
2. Minor changes relating to the Lloyd Urban Release Area;
3. Zoning of local centres and base map inconsistencies affecting the zoning of certain lands under the Wagga Wagg LEP 2010; and
4. Minor changes to R1 General Residential and proposed B2 Local Centre at Boorooma.

This Planning Proposal was previously submitted as individual Planning Proposals. The Department of Planning and Infrastructure advised that since these three separate Planning Proposals were amending the same maps more than just once, they should be incorporated into one Planning Proposal.

The location of the affected lands is shown in the Planning Proposal documents enclosed with this letter.

A report on the Planning Proposal (Item RP-10) was considered and adopted by Council on 29 August 2011. The Committee supported the issues raised in that Planning Proposal which were to:

1. Receive and note the Planning Proposal for minor changes relating to the Lloyd Urban Release Area, Bakers Lane minimum lot sizes and changes to the zoning of local centres and other minor amendments; and

2. Forward the Planning Proposal for the Lloyd Urban Release Area and Business Zone amendments to the Department of Planning under section 56(1) of the Environmental Planning and Assessment Act 1979 requesting that the Minister issue a "gateway determination" that will allow the Planning Proposal to proceed.

A report on the second Planning Proposal (Item RP-5) was considered by Council's Planning Standing Committee on 13 September 2011. The Committee supported the issues raised in that Planning Proposal which were to:

1. Receive and note the report; and
2. Forward the Planning Proposal for the subject Boorooma land B2 and R1 zone limit amendments to the Department of Infrastructure and Planning under Section 56(1), requesting that the Minister issue a "gateway determination" that will allow the planning proposal to proceed.

The Council's Planning Standing Committee recommendation was adopted and confirmed at Council's Ordinary Meeting held on 26 September 2011.

Please find enclosed a copy of the following reports for your information:

- Report on the Planning Proposal's to Council 13 September 2011 Planning Standing Committee meeting;
- Extracts from the reports to the 29 August 2011 and 26 September 2011 Ordinary Council meetings in respect of Council's Planning Standing Committee's recommendations;
- Planning Proposal to amend Lloyd Urban Release Area and Business Zones;
- Planning Proposal for a minor adjustment to R1 General Residential and Proposed B2 zone boundaries in Boorooma; and
- Site ID Maps, and Proposed Zoning and Minimum Lot Size maps.

On the advice of both the Department of Planning and Infrastructure and the Office of Environment and Heritage, the item relating to the Lloyd quarry has been removed from the final Planning Proposal, as it would not have been legally enforceable. Furthermore the previous reclassification item has been removed from the proposal and will be submitted as part of a separate planning proposal. As such, the item numbers in the final Planning Proposal have been renumerated. Furthermore, the potential for environmental conflicts has been averted by removing part of an item which would have allowed residential development on a habitat for Squirrel Gliders.

Council hereby forwards the Planning Proposal to the Department under section 56(1) of the Environmental Planning and Assessment Act 1979 and requests that the Minister issue a "gateway determination" that will allow the Planning Proposal to proceed.

Should you require any further information or have any questions about this matter please contact me on (02) 6926 9517.

Yours sincerely



Ian Grant
Manager Strategic Planning