

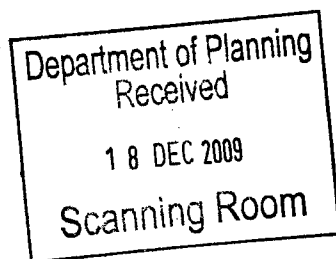
PWG000096

Ref. No: LEP 1991 Planning Proposal Brunslea Park

Contact: Ian Grant

15 December 2009

Regional Director, Southern Region
Department of Planning
GPO Box 5475
WOLLONGONG NSW 2520



Dear Sir,

Planning Proposal for Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park")

Council has prepared a Planning Proposal in respect of a request to rezone land at Sturt Highway, Forest Hill ("Brunslea Park") for residential purposes. The location of the land the subject of the Planning Proposal is shown in the Planning Proposal document which is enclosed with this letter.

A report on the Planning Proposal (item RP-4) was considered by Council's Planning Standing Committee on 1 December 2009. The Committee supported a recommendation to:

1. receive and note the Planning Proposal prepared in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") and which supports rezoning of the land for residential purposes; and,
2. forward a Planning Proposal in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") to the Department of Planning under section 56(1) of the Environmental Planning & Assessment Act 1979 requesting that the Minister issue a "gateway determination" that will allow the Planning Proposal to proceed further.

The Council's Planning Standing Committee's recommendation was adopted and confirmed by Council at Council's 14 December 2009 Ordinary meeting.

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

- report on the Planning Proposal to Council's 1 December 2009 Planning Standing Committee;

- # City of Wagga Wagga
- extract from report to Council's 14 December 2009 Ordinary meeting in respect Council's Planning Standing Committee's recommendations; and
 - Planning Proposal for Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park").

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

Should you require any further information or have any questions about this matter please contact Ian Grant on (02) 69 269517 or Terry Dwyer on (02) 69 269556.

Yours faithfully



Ian Grant
Manager Strategic Planning

RP-4 PROPOSED AMENDMENT TO WAGGA WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991

Author: Grant, Ian
Director: Karaszewych, Bob

Recommendation

That Council:

- a receive and note the Planning Proposal prepared in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") and which supports rezoning of the land for residential purposes.**
- b forward a Planning Proposal in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") to the Department of Planning under section 56(1) of the Environmental Planning & Assessment Act 1979 requesting that the Minister issue a "gateway determination" that will allow the Planning Proposal to proceed further.**

Report

To advise that a Planning Proposal has been prepared in respect of the request to rezone land at Sturt Highway, Forest Hill ("Brunslea Park") for residential purposes. The location of the land the subject of the Planning Proposal is at Attachment 1 to this report.

Background

At its meeting held on 26 March 2007, Council considered a report on a range of rezoning requests including the rezoning of Part Lot 2, DP 732466 and Lot 57, DP 661080 for residential and Industrial development purposes.

The assessment for that particular requested matter was as follows:

"Part of lot 2 suitable for residential above the flood line. Remainder of land unsuitable for development as flood prone. Proposed industrial development fronting Sturt highway not supported – ribbon development, unconnected with existing industrial zones."

On 26 March 2007, Council resolved to adopt this approach to dealing with this matter for the purposes of advancing the preparation of the principal LEP and DCP after which further submissions will be received.

The Planning Proposal is a result of a rezoning application received following the public exhibition of the Spatial Plan and Councils 26 March 2007 resolution.

Council applied its rezoning application fee to fund the undertaking of independent studies/investigations that were required to support rezoning of the land and for eventual inclusion in a local environmental study (LES) or LES addendum.

Matters that required further investigation include:

- Desktop traffic assessment
- Sewerage services assessment
- LES/LES addendum compilation also incorporating biodiversity conservation, aboriginal archaeology, outcomes of consultations with relevant authorities (Telstra, Country Energy [gas], Country energy [electricity] & Riverina Water), setbacks and visual/landscape considerations

It was originally intended that rezoning of the land was to be dealt with in the draft Wagga Wagga Local Environmental Plan 2008. However, the supporting studies and investigations were not completed in time for the commencement of the exhibition of the draft Wagga Wagga Local Environmental Plan 2008.

It is now understood that much of the supporting documentation has been now been completed with the exception of:

- an assessment of Aboriginal archaeological potential of the site which has been required by Department of Environment and Climate Change.
- Compilation the LES/LES addendum

The undertaking of an assessment of Aboriginal archaeological potential of the site was not part of the brief of the consultancy engaged to complete the necessary investigations & LES/LES addendum compilation, with such requirement arising at a later stage as a result of consultation with the Department of Environment and Climate Change.

Planning Proposal and new local environmental plan (LEP) process

As mentioned above it was originally intended that rezoning of the land was to be dealt with in the draft Wagga Wagga Local Environmental Plan 2008. However, the supporting studies and investigations were not completed in time for the commencement of the exhibition of the draft Wagga Wagga Local Environmental Plan 2008.

Advice has now been received that due to the nature and timing of Councils resolution it would now be necessary to deal with this matter under the new "Planning Proposal" framework. The preparation of a Planning Proposal is now the first step in the development of a local environmental plan.

Council as the "relevant planning authority":

- can prepare a "Planning Proposal" under section 55 of the Environmental Planning & Assessment Act 1979
- may forward a Planning Proposal to the Minister (or her delegate) under s56(1) of the Act

The Minister or her delegate makes a determination under s56 (2) of the Act (whether it will proceed, proceed with or without variation, require additional information, consultation requirements etc) – this is known as the "gateway determination".

A Planning Proposal that is permitted to proceed past the "gateway" becomes exhibited as a Planning Proposal and does not become a local environmental plan until late in the "LEP" process.

A Planning Proposal for the “Brunslea Park” rezoning has now been prepared in recognition of the requirements of the new Planning Proposal/LEP process, attached.

Conclusion

Support of a submission of a Planning Proposal in respect of this matter to the Department of Planning/Minister is justified in this instance for the following reasons:

- Councils “in principle” (and conditional) support of the matter in March 2007.
- Councils requirement for the proponent to submit a rezoning application and rezoning application fee to fund the required independent studies/investigations
- Delays in completing the independent studies/investigations leading to the matter missing out on being included in the exhibition of the draft Wagga Wagga Local Environmental Plan 2008.

It is recommended that Council forward a Planning Proposal in respect of this matter to the Department of Planning under section 56(1) of the Environmental Planning & Assessment Act 1979 requesting that the Minister issue a “gateway determination” that will allow the Planning Proposal to proceed further. A copy of the Planning Proposal is at Attachment 2 to this report and includes the “proposed zoning map” and location plan/aerial photo.

Budget

The proponent has paid “rezoning application” fees as well as additional amount to fund the undertaking of independent studies/investigations that were required to support rezoning of the land.

Policy

Wagga Wagga Rural Local Environmental Plan 1991

Impact on Public Utilities

NA

Link to Strategic Plan

Environment

3.2 A sustainable built and natural environment

3.2.3 Promote stewardship and best practice land use policies to protect the environment and enhance the economy

Attachments

1. Location plan/aerial photo - Onwards from page **47**
2. Planning Proposal for Brunslea Park, part Lot 2 DP 732466, Sturt Highway, Forest Hill.

RP-4 PROPOSED AMENDMENT TO WAGGA WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991

Planning Proposal

Planning Proposal for Brunslea Park, part Lot 2 DP 732466, Sturt Highway, Forest Hill

Local Government Area – Wagga Wagga City Council

Name of LEP – Wagga Wagga Rural Local Environmental Plan 1991

Subject Land – Part Lot 2 DP 732466, Sturt Highway, Forest Hill

List of Attachments:

1. Location plan/ aerial photograph
2. Proposed zoning map
3. Extract from Wagga Wagga Spatial Plan 2008
4. Council resolution (attach after December 2009 Ordinary Council meeting)

Part 1 – Objectives or Intended Outcomes

To enable the subdivision and development of rural land at Sturt Highway, Forest Hill for residential purposes, that land being that part of Lot 2 DP 732466 that is above the flood line. The location of the land the subject of the planning proposal is at Attachment 1.

Part 2 – Explanation of Provisions

The Wagga Wagga Rural Local Environmental Plan 1991 Land Zoning Map is proposed to be amended in accordance with the proposed zoning map shown at Attachment 2. That is the Wagga Wagga Rural Local Environmental Plan 1991 will be amended by rezoning the land from 1 (Rural) to 2 (Village).

Alternately, should draft Wagga Wagga LEP 2008 be gazetted before the planning proposal is finalised the planning proposal will become an amendment to Wagga Wagga LEP 2008/2010 in which case such plan will be amended by rezoning the land from RU1 Primary Production to R1 General Residential.

Part 3 – Justification

Section A – Need for the planning proposal

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

Yes. The Wagga Wagga Spatial Plan 2008 (updated September 2008) provides the key directions for the future development of the City of Wagga Wagga, the surrounding villages and rural areas. The Spatial Plan identified the subject site as suitable for rezoning.

On 26 March, 2007 Council considered a range of spot rezoning requests with the subject land being assessed as follows:

"Part of lot 2 suitable for residential above the flood line. Remainder of land unsuitable for development as flood prone. Proposed industrial development fronting Sturt highway not supported – ribbon development, unconnected with existing industrial zones."

Council resolved to adopt this approach to dealing with this matter for the purposes of advancing the preparation of the principal LEP and DCP, after which further submissions would be received.

The planning proposal is a result of a rezoning application received following the public exhibition of the Spatial Plan and Councils 26 March 2007 resolution.

It was originally intended that rezoning of the land was to be dealt with in the draft Wagga Wagga Local Environmental Plan 2008. However underlying supporting studies and investigations were not completed prior to the critical time of the commencement of the exhibition of the draft Wagga Wagga Local Environmental Plan 2008.

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

Yes. The proposal was due to be considered as part of the principal LEP. However the submission of crucial flooding and other supporting information was not received in time for exhibition.

Although the Draft Wagga Wagga Local Environmental Plan 2008 has been placed on exhibition, it is not considered reasonable to delay the gazettal of the principal LEP to enable the inclusion of the subject planning proposal in view of the minor nature of the proposal and the substantial time lapse between the lodgment of the rezoning application and the present day. It is proposed, therefore, to consider the proposal as an amendment to the Wagga Wagga Rural Local Environmental Plan 1991.

The subject site directly adjoins residential land comprising earlier stages of the Brunslea Park development. The proposal includes a "ring road" design which is consistent with Council's strategic plan to remove traffic from Elizabeth Avenue. It is considered that rezoning is the best means of achieving the objectives for the land.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

Yes. The Wagga Wagga Spatial Plan 2008 identified a shortage of residential land and low cost housing opportunities. If the growth rate of the Wagga Wagga LGA increases to 1.8% Council will need to provide for a land supply capable of releasing 450 lots per annum. This proposal along with the proposed northern expansion of Forest Hill, will respond to this need.

The site adjoins existing residential land therefore the provision of infrastructure is relatively straightforward.

The proposal has the potential to supply approximately 50 lots to the market, including a number of unit sites, delivering positive growth to construction industry employment in the region and to the stock of local area affordable housing.

The site is small and with its strategic location adjoining residential land, is not likely to be costly to implement. Forest Hill has been identified as a suitable location for low-cost housing, with plans in place for additional development in other parts of the settlement. This planning proposal is an efficient use of Council administrative resources given the continuing progression of Forest Hill for residential development.

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?

Wagga Wagga is within the area that is will be covered by the Western NSW Regional Strategy when it is eventually prepared. The planning proposal is consistent with the general objectives to:

- foster new settlement and development in suitable locations
- support sustainable agriculture
- conserve valuable natural resources
- encourage jobs and services
- minimise land use conflict

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. The attached plan identifies a neighbourhood hub, consisting of a retail land use adjoined by open space. This hub is located to the north of the neighbourhood with good access planned.

The plan illustrates low density housing, identifying several unit sites within the subject site, demonstrating consistency with Council policies facilitating higher population density in central Wagga and near neighbourhood hubs and provision of a range of housing types.

Continued negotiation with the developer demonstrates consistency with the policy to ensure essential services are provided to meet the needs of the community.

Extensive research and negotiation with key stakeholders will ensure the subject site is supported by appropriate and cost-effective infrastructure and services. As the site is close to the Wagga Wagga Airport and existing residential development, infrastructure can be shared between these areas.

Wagga Wagga City Council has demonstrated its commitment to the policy of maintaining a contemporary LEP and vision for the LGA through its development of the Wagga Wagga Spatial Plan 2008 and continuing development of a new principal LEP.

The Wagga Wagga Spatial Plan identified the location as suitable for the development and identifies Forest Hill as an appropriate location for low-cost housing. The proposal applies to land that is unsuitable for sustainable agriculture due to its size and natural constraints such as the floodplain and bushfire zone. The proposal does not impact on natural resources and land use conflict is minimized through the use of natural buffers. It is expected that employment will be generated during the construction phase of the proposed subdivision and associated infrastructure and subsequently during the construction of dwellings.

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

The planning proposal is consistent with the State Environmental Planning Policy (Rural Lands) 2008. The Rural Subdivision Principles as contained in the SEPP are as follows:

- (a) the minimisation of rural land fragmentation,
- (b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses,
- (c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands,
- (d) the consideration of the natural and physical constraints and opportunities of land,
- (e) ensuring that planning for dwelling opportunities takes account of those constraints.

The planning proposal addresses these principles and is a minor extension (approximate yield 50 lots) of an existing residential area into existing agricultural land. The proposal, however, was identified as suitable for the rezoning in the local environmental study for the principal LEP.

The planning proposal is not inconsistent with any of the principles contained in the State Environmental Planning Policy (Infrastructure) 2007 and is not inconsistent with any other applicable SEPP.

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

At this stage the following section 117 Directions have been determined as being applicable:

- i. Directions 1.2 Rural Zones and 1.5 Rural Lands – inconsistent, see below.
- ii. Direction 2.3 Heritage Conservation – consistency to be determined after gateway determination and further investigation
- iii. Direction 3.1 Residential Zones – Consistent. The planning proposal relates to a logical extension of existing residential land and efficient use of existing infrastructure.

iv. Direction 3.4 Integrating Land Use and Transport – Consistent with the objectives of this direction by locating the proposed residential development adjoining existing development and a neighbourhood hub thus reducing travel demand. The increased population at Forest Hill will support the efficient and viable operation of public transport services.

Direction 3.5 Development near Licensed Aerodromes – Consistent. The land is not affected by the Obstacle Limitation Surface.

v. Direction 4.3 Flood Prone Land – Consistent. The planning proposal only relates to that part of the land above the 1 in 100 year flood level.

vi. Direction 4.4 Planning for Bushfire Protection - The planning proposal only relates to that part of the land that is not bushfire prone.

vii. Direction 6.1 Approval and Referral Requirements – Consistent

The planning proposal is not consistent with:

- Direction 1.2, which states that a planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.
- Direction 1.5 Rural Lands which relates to lands zoned rural or environment protection

The draft plan is inconsistent with these directions, as the subject land will not be retained for agriculture or developed for a rural purpose. The subject parcel of land is adjacent to existing residential development and is bounded by the Sturt Highway and the village of Forest Hill. The parcel is not sustainable as an agricultural enterprise on its own due to its size. The parcel is approximately 24 hectares in size, with approximately 6 hectares of that suitable for redevelopment due to flooding constraints. The proposal is a logical extension of the existing residential development and only proposes the creation of around 50 lots. It should also be noted that the proposal will provide low-cost housing in an area identified as suitable and where a shortage currently exists.

It is considered that the inconsistency of the proposal with this direction is justified as the parcel is identified as suitable residential land in the Wagga Wagga Spatial Plan 2008, is consistent with strategic planning directions for the area and due to its size, is of minor significance considering the substantial agricultural holdings in the Local Government Area (LGA).

If required the planning proposal & and inconsistency can be further justified by an addendum to the Councils 2008 Local environmental study.

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. The subject land is largely clear of significant vegetation.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed residential zone is located outside the existing bushfire and flooding zones thus avoiding other likely environmental effects.

The Sewerage Study (*Forest Hill Local Environmental Study: Sewerage Services Draft Report v.1.0 May 2009*, Michael Cuthbert) identifies that the extended carrier main and relocated pumping station may need to be placed within the flood inundation zone, presenting a risk of infiltration of flood waters via the saturated soil profile and impacting accessibility during flood events. The Study identifies management of these risks as follows:

- Design the pumping station so it can be accessed during a design flood;
- Install utilities to ensure service can be provided during flood conditions;
- Place the top level of the pump well above the design flood level;
- Ensure jointing along the carrier main and pump well is sealed and confirmed using a water test;
- Provide gas tight covers to any access chamber covers located below the design flood level;
- House connections connect to the carrier main via a shallower reticulation main connecting to the carrier main through an access chamber;
- Design the sewer trench for the carrier main to mitigate floodwater travelling along the trench by using appropriate measures such as trench stops.

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

The subject land is not identified as a site of European heritage significance in the Wagga Wagga Heritage Study 2002.

The Wagga Wagga Lands Council investigated the site and advised that it is not identified as a site of Aboriginal significance.

However the Department of Environment, Climate Change and Water has indicated that an assessment of Aboriginal archaeological potential of the site should be carried out. This can be carried out after a "gateway determination" to proceed with the proposal has been received and if the gateway determination still requires this as necessary additional information.

Section D – State and Commonwealth interests

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

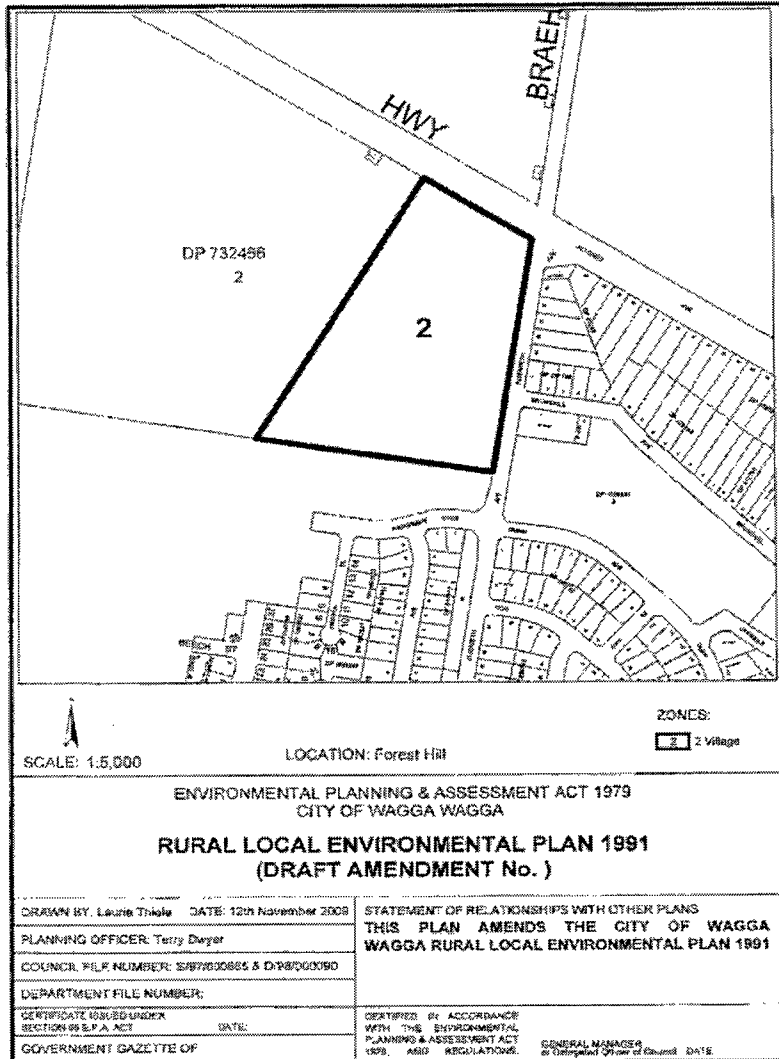
The planning proposal is for the logical extension of the existing residential area of Brunslea Park at Forest Hill for which public infrastructure is already in place. The proposal is for a subdivision of approximately 50 lots and is of a size that can be contained with minimal impact on public infrastructure.

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

The following public authorities were consulted regarding the planning proposal:

- Country Energy (gas)
- Country Energy (electricity)
- Telstra
- Riverina Water
- DECC (biodiversity and Aboriginal heritage assessment)

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



Wagga Wagga Regional Council
 Planning and Development
 2009

2.4 Residential Settlement

Key Challenges

The focus we are central to our wellbeing and enjoyment, ultimately our neighbours, food and what we have provided key points of social interaction and the path for the building of strong, resilient communities. We need the to continue the the focus.

- How much and what type of residential and non-residential land is needed to encourage growth and meet changing demand patterns.
- How to meet the primary aim of ensuring new areas have the best opportunities for access to the whole breadth of city and particularly to commercial, services and land development.
- Finding innovative out-of-side housing opportunities throughout the city.
- Move to manage the building and service planning of new development areas.
- Ensuring supply is not constrained to the extent that substantially is adversely affected.
- Consolidating development to ensure services can be adequately provided to meet immediate community needs.
- Ensuring new housing is buffered from incompatible land uses and adverse impacts.
- Maintaining and improving environmental performance.
- Providing expenditure and effective DA assessment and regulatory systems for housing development.

Housing in Wagga Wagga

Wagga Wagga's housing stock has been characterised by a mix of housing types and densities. The city continues to meet most of the ongoing demand for the type of housing in new residential estates to the north and south.

As evidenced in the tables, there is now emerging evidence of increasing demand for smaller unit and medium density housing. The provision of a mix of housing types to meet the needs of the community is a key challenge for Wagga Wagga. The provision of a mix of housing types is a key challenge for Wagga Wagga. The provision of a mix of housing types is a key challenge for Wagga Wagga.

Private Dwellings in Wagga Wagga

Dwelling Type	Number	% 2004	Number	% 2007	% 2009
Single House	11,854	77	11,121	76	62
Medium Density	3,248	21	4,023	28	42
High Density	138	1	122	1	5
Other	194	1	164	1	13

Source: 2006 Census of Population and Housing as Modelled in WAGGON
 Community Profile

(a) Medium density includes all semi-detached, row, terrace, townhouses and other forms of medium density housing and apartments in blocks of 4 or 9 units, and flats.

(b) High density includes flats and apartments in 3 storey and larger blocks.

DA Approvals: Emerging Trends in Housing

Dwelling Type	2004	2005	2006	2007	2008
Single House	1,100	1,100	1,100	1,100	1,100
Medium Density	40	31	26	20	22
High Density	10	10	10	10	10
Other	10	10	10	10	10

Source: Council Housing Units based on DA applications. Council's Housing Units based on DA applications. Council's Housing Units based on DA applications. Council's Housing Units based on DA applications. Council's Housing Units based on DA applications.

Part 4 -- Community Consultation

The Wagga Wagga Spatial Plan 2008, which identified the subject land as suitable for residential development, was placed on public exhibition and this planning proposal is a result of an application for rezoning following that exhibition.

It is considered that this planning proposal is a low impact proposal, requiring exhibition as detailed in Section 4.5 of *A Guide to preparing local environmental plans*, NSW Department of Planning, July 2009. Further details regarding community consultation will be provided with the gateway determination however, it is expected that the planning proposal will be placed on exhibition in accordance with Council's adopted notification policy.

	
SCALE 1:5,000	LOCATION: Forest Hill
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979	
CITY OF WAGGA WAGGA	
RURAL LOCAL ENVIRONMENTAL PLAN 1991	
(DRAFT AMENDMENT No.)	
STATEMENT OF RELATIONSHIP'S WITH OTHER PLANS	
THIS PLAN AMENDS THE CITY OF WAGGA WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991	
DRAWN BY: Laura Tudge PLANNING OFFICER Tudge Design	DATE 12th November 2005
COUNCIL FILE NUMBER: S-37/000006 & C-37/000000	
DEPARTMENT FILE NUMBER	
PREPARED BY: SMC SPECIALIST CONSULTANT	DATE
GOVERNMENT GAZETTE OF	
CHECKED BY: SMC PLANNING & ASSESSMENT ACT AND MODIFICATIONS	CHECKED BY: SMC PLANNING & ASSESSMENT ACT AND MODIFICATIONS

2009. The report consideration to 2018
month, 24 have and construction
operation 2 of work.

The table of right provides an indication of
maximum possibility of land to the
market up until the end of 2009.

In coming to a decision on what land supply
at end 2009, it is necessary to consider the
likely take up of land. The strong
evidence of pre-selling in the market
suggests strong intent toward, and in
especially for the market to take up
around 420 lots per annum over the next 2
years. The table of right indicates a
supply of around 360 lots per annum of
around 340 lots in the medium supply
along with a further 600 lots with
substantive moral confidence.

High Housing in Established Residential Areas of Wogga Wogga

There are opportunities in encouraging
housing to meet diverse community
needs in established urban areas.
Encouraging the sustainability of apartment
complexes.

Proposals include future development of
up to around 90 detached dwellings with
on zoned land in established areas of the
City of the Shire of Wogga.

Encouraging the sustainability of
apartment complexes which could yield up to 200
additional 90 dwellings.

Residential Housing in a Rural Setting (Rural Residential)

There are opportunities to encourage growth of land
located in a rural setting but within which
rural development is allowed.

These areas are intended to meet the
demands of people wishing to forego
some of the services available in urban
areas. The areas are intended to provide
which are the most desirable. These

Indication of Potential Land Available in the Market
- end 2009

Area	Lot	Comment
High Density	1000	
Medium Density	1000	
Low Density	1000	
Other	1000	
Subtotal	1000	
Other	1000	
Subtotal	1000	
Total	1000	

Indication of Residential Supply Position at end 2009
- estimate only

Category	Supply	Supply	Supply
High Density	1000	1000	1000
Medium Density	1000	1000	1000
Low Density	1000	1000	1000
Other	1000	1000	1000
Subtotal	1000	1000	1000
Other	1000	1000	1000
Subtotal	1000	1000	1000
Total	1000	1000	1000

High Housing

Category	Supply	Supply	Supply
High Density	1000	1000	1000
Medium Density	1000	1000	1000
Low Density	1000	1000	1000
Other	1000	1000	1000
Subtotal	1000	1000	1000
Other	1000	1000	1000
Subtotal	1000	1000	1000
Total	1000	1000	1000

Rural Residential Development Areas

Potential New Developments	Potential New Developments
Syrrapine (Kerley Ranches)	111
Quincy Valley	85
Lake Mead	50 (50%)
Greenwood City	50 (50%)
Albion Road	12
Brown Road	45
Totals	253 plus 450 plus

Table Land Supply - Rural Residences (Estimated Only)

Villages

Our rural villages meet the demand of most settling or retiring owners from the area and can also provide affordable housing opportunities.

At what rate is residential land consumed in Wagga Wagga?

Historical trends suggest demand for between 200 and 300 new lots per annum, with the number of approvals for new dwellings falling by some 200 over years over the period for which data has been collected.

In the very recent past, development approvals have been subject to significant peaks and troughs, which have been outside of the historical trends.

There is a need to look at this more closely if there is to be a good understanding of demand.

Analysis of Recent Housing Approvals

Dwelling approvals throughout the LGA for the periods 2003-4 and 2004-5 were made from double the long term median figure. This has been followed by a marked slow down in 2005-6 financial year, especially with regard to detached dwellings.

Figure - Historical data on new dwellings issued in EA Macarthur

	2002-3	2003-4	2004-5	2005-6	2007-8
Detached	303	364	353	227	202
Medium Density	77	270	217	158	90
Units*	(100)	(78)	(60)		(44)
Living Units	380	626	600	325	222
Dwellings					316

*Including mobile homes, caravan parks, etc.

**සමෘද්ධිමත් ව්‍යවසාය - ප්‍රයෝජනීය හා ප්‍රගතිශීලී
පාරේ සංක්‍රමණය වීමේ ක්‍රියාමාර්ග**

Census data from 2004 indicated that some 83% of all swimming holes in Wisconsin were classified as degraded. That is down from 86% of holes reported in 2001 census data. Watershed-level conditions significantly increased in the proportion of improved health-unit ratings. In 2003-4 more than 43% of watersheds were fair, much less than half, and over 50% in 2005-6. Appreciable progress has been made in water quality, but more work is needed to ensure that the data is accurate and that the data is

Between 2002 and 2004, DA stages were more for land subsidence for the first part located in now collapse area; have remained relatively buoyant, with an coverage of 302 over the period.

This number of statements created in nursing-related courses has been high, peaking at 140 in 2003-4, but has experienced a decline recently as opportunities for the type of Accredited Post-Low-Cost course have decreased.

Members reported to the preside and through a survey that 6 years is a useful time to have an incorporation certificate executed.

Construction Certificate (CC)

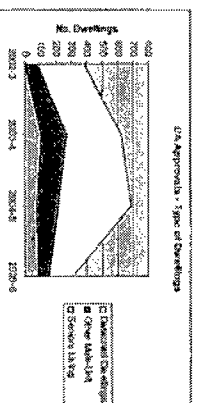
Approvals

Construction certificate approval, being
development to the effect of design
stage and give a clearer indication of
commitment.

Dasgupta COs in New Orleans are often lost before reaching 250 days after surgery (Figure 2005-6).

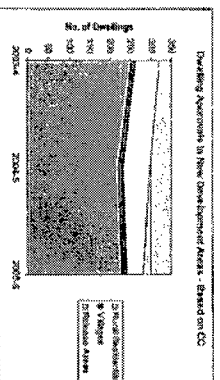
High take-up in Rural Residential
Rural residential housing was considered up to 20% of the CC application for new developments areas, and a minimum of 1.5% over the 5 year period, peaking at 6% dwelling in 2004-5, mostly in Salfordvale. Council's 3 theories indicate that up to the year 2001 or about 10-15 new rural residential dwellings were developed per year.¹⁰

The *CO* figures suggest that even after allowing for the fact that not all the *CO* is from the same source, the *CO* is not the same as the *CO* from the same source.

[illegible]

	2003-3	2003-4	2003-5	2003-6	2003-7	2007-3
Non-Residential Lots	255-3	203-4	202-5	202-6	203-7	207-3
Roads	3-8	2-5	20-1	22-5	6-5	1-5
Residential Lots	7-3	1-0	4-1	3-4	4-5	3
Water	3-6	2-1	2-2	2-4	2-5	3-5
Road Lots	4	20	5-1	5-4	7-5	12-5
Total	4-53	4-6	5-0	5-0	7-2	17-3

Statistik 2: Hierarchische Anordnungen von DA-Kapitalwerten



Drinking Ageovers in Five Deep-Imported Areas - Based on CCA

Figure 1. Comparison of the 1980 and 1990 Appearances

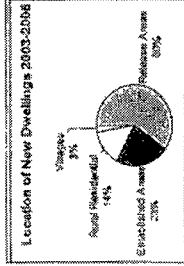
	2004		2005		2006	
	No.	%	No.	%	No.	%
Dwellings Based on CDR						
Established Areas						
Mass-Jail Housing	41		37		28	
Mass-Jail Housing	63		42		41	
Total Established Areas	104	20%	79	25%	70	20%

THE UNIVERSITY OF CHICAGO

Total Diverging Areas (AD 2005)	322	78%	290	78%	253	80%
Total Diverging	426		388		353	

Table 1: Location of New Dwellings based on CC approvals

Table 1. Location of New Dwellings Based on CC Categories

[illegible]

Factoring in Estimates of Population Growth & Dwelling Occupancy Rates

Citigroup's market outperforms even for 18% annual growth over the next 10 years.

The tables at right provide a snapshot of critical population increases and anticipated traveling demand, averaging a demand of around 210,000 dwellings per annum.

A35 Census figures indicated a historically low growth rate for weasels between 1993 and 2001. New Census data will not be available until 2006. However, recent census growth estimates, again provided by A35, are more promising.

Period	Growth Rate % per annum	Source
1981-1985	1.3% (83)	Census
1986-2001	0.2% (86)	Census
2002-2006	1.1% (89)	Census

Recent estimates provide for an annual population growth rate of 1% over the next 10 years.

Period	Population Increase (Thousands)	3 years/decade	2.6 years/decade
2007	900	221	
2008	826	203	223
2009	672	166	235
2010	518	129	139

Reels, Board of Education estimates at \$7,500 less of 2004

This growth suggests an annual demand of around 300 dwellings, fell 10% over the next five years at an occupancy rate of 2 percent per dwelling. Current city-wide data indicates occupancy rates are closer to 2.6 percent per dwelling. This rate extrapolates to a demand for only around 225 new dwellings over the next 5 years.

However, population growth rates have in the past also been significantly higher than in 1989. For example, the 1981 census data indicated an LGA-wide growth rate of 1.2% per annum, and urban area growth rates over the last 50 years have quite regularly been over 2%. There are considerable uncertainties surrounding the factors which will influence growth into the future. A growth rate of 1.5% can also be considered, and of 2 persons per dwelling occupancy rates over 400 new dwellings per annum could occur.

Conclusions on Underlying Demand for New Housing

they've been unacceptable despite during the civil Social Party's cancellation
 witnesses to date as to what constitutes a
 responsible estimate of overall take-ups for
 these products.

Strong pre-testing of items to collect feedback from students prior to printing contributed to the success of the instrument. The pre-testing was conducted with 100 students from two classes in the spring of 2007. Students received a pre-test packet. Any questions of a technical nature were resolved by the researchers. Items that were not clearly understood by the students were modified. Items that were not clearly understood by the students were modified. Items that were not clearly understood by the students were modified.

Further it is important to ensure that packaging allows sufficient flexibility to deal with supply and demand shocks.

can document, and a copy of the results in the document. It appears reasonable to expect a rate of around 350 new visits per person for planning purposes.

[illegible]

As will be seen below, a flexible approach is envisaged for land reform management which can ensure that the precise role is as significant as the broad plan for management of land reform.

[illegible]

Our Goals for Residential Settlement

Meeting Diverse Housing Demand

- Accommodation of population growth through adequate supplies of well planned residential land, providing a variety of housing options to achieve housing choice and affordability

Building Strong Communities

- Well planned residential areas, displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong resilient communities

Environmental Performance and Amenity

- Housing and infrastructure planning which addresses localised environmental constraints and secures amenity, and is buffered from incompatible land use and adverse impacts

Fiscal Responsibility

- Locational decisions and development phasing focused on opportunities for cost-effective and sustainable physical, social and cultural infrastructure, in the best interests of all ratepayers.

Spatial Planning Decisions

The land supply chain

There are a number of stages in the land supply chain, from initial land identification, through to land release for development with different costs and services for each stage.

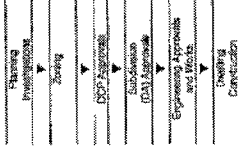
Council's role is to ensure effective planning and regulatory measures, for Development Control Plans and detailed design, that guide the road and engineering works.

The private sector makes decisions about the development and financing of housing in the different phases, including when to move to the costly stages of construction. The private sector and its various partners to the housing construction stages.

Towards a Residential Land Supply Strategy

There is a need for a program which meets demand requirements and facilitates associated orderly economic development. This will also ensure that the land supply chain is not constrained by the cost of land, but rather on the value added by the wider community.

Stages in the land supply chain



There is an understanding that from the cost of land, buildings and infrastructure, and the cost of the land supply chain, Council's role is to achieve the best against long term community objectives.

- Regulated land development, high cost for infrastructure
- High cost of land supply chain with poor capacity for servicing due to the cost of land
- High cost of land supply chain with poor capacity for servicing due to the cost of land
- Long term and order community trust building, leading to infrastructure maintenance
- Inefficient operation of the property market due to uncertainty in building

A strategy is needed which will bring land on offer on a regular basis, to ensure a regular supply while meeting other community goals.

Principles

Consequently, it is a good idea to program a variety of developmental activities for the

Policies

1. Advertise program located on a 15 year rolling supply of residential land, creating diverse developed patterns.
2. Make current and future programs for facilities part of coordination.

Interpreting Test Programs

3. Check plan for longer term residential areas which might include conference planning to ensure "no trespass" in the rolling sand supply chain.

22 Different Housing Forms

Principle

Original commitment to promotion of affordable housing in quarters with access to services.

Policies

1. Encourage proactive, low cost housing, such as shared, shared spaces with more multi-unit housing through LEAP, etc.
2. Foster multi-unit and low cost housing in all greenfield areas with master planned projects, such as LEAP - treating it with a view to decreasing sprawl, ribbon and sprawl.
3. Explore potential for additional education or alternative housing schemes and partnership development.
4. Support for rural villages as a location for educational facilities.

Industry Canada's new accelerated support for 15-year rolling programs with 3 years of bond advanced in the pipeline to the extent that it is in the periods of over-advance for servicing⁸

Below a program is outlined for Wagon Wagon, aimed at serving and benefiting our infrastructure projects can be well provided in most circumstances.

The live performance comes first, to encourage reviews of LEPs, and we'd like to provide the designers to these initiatives of AAS centers information.

15 Year Rolling Projections of Land Supply

1. **General** 5 years supply, ready for construction with all planning approvals
2. **Design** 5 years supply, ready for construction with all planning approvals
3. **Construction** 5 years supply, ready for construction with all planning approvals
4. **Operation** 5 years supply, ready for construction with all planning approvals
5. **Maintenance** 5 years supply, ready for construction with all planning approvals
6. **Disposal** 5 years supply, ready for construction with all planning approvals
7. **Other** 5 years supply, ready for construction with all planning approvals

A Key to Bonding Insurance in Mexico Voluntary

[illegible]

MOVING AROUND: New data on housing affordability can't tell a whole story about the state. The most recent data indicates that Wisconsin's housing fell within the following ranges for rental and home purchase

- * 225-30754 ಆ' ವರ್ಗವಾರ್ಷಿಕ ಭರ್ತಿವಿತ್ತಿರುವವರ ಕೆಳಕಂಡು
- * 5-23782 ರ' ಭರ್ತಿವಾರ್ಷಿಕ ಭರ್ತಿವಾರ್ಷಿಕ ಕೆಳಕಂಡು.

There are similar figures for other regional cities in NSW, and as would be expected significantly less difference from smaller rural centres, and a great improvement on coastal and metropolitan areas.

The more recognizable need of "housing maintenance" can be addressed by the Department of Housing and Community Development, as suggested by Robert H. Emling and Robert A. Rosen. "Public Housing also may be subjected to some reform. The basic fee structure for housing needs to be reconsidered with additional multi-unit housing within new residential areas, and in the inner core. Currently, new REIT and development control policies can prevent affordable housing in high-density and transit-oriented areas, like shopping and dining occupancy. There must be opportunities to rethink standard building and parking controls to provide for (a) flexible accommodation in urban settings.

Our new Social Media Profs further enhance our growing affiliate and reseller network.

Small Lot & Multi-Unit Housing - Including Seniors Living Principle Accommodate the increasing demand for smaller houses. Policies 1. Meet community demand by supplying diverse housing opportunities in all areas 2. CBD core as a special opportunity area with more flexible increase in density of use. 3. Use to adopt zones/height layers which indicate density provisions for example: 2a - low density - 40m2 lot, 2 storey development, 40% occupancy on 800m2 2b - medium density - duplexes, villas, apartment to three storeys 2c - higher density.	Changing demographic patterns (centred on an ageing population, and smaller household sizes), along with Council's housing approval trends are indicating an increasing demand for multi-unit housing. While some people are looking for smaller dwellings with less maintenance and garden, others are often not able to stay in the community they may have lived in for many years. Planning should continue to provide opportunity for such housing in all areas adjacent to centres and where transport and services are more available. Special housing opportunities are being explored by the city's inner core area. Site selection for multi-storey development can ensure the heritage values of the city are retained while delivering on goals for a vibrant city centre.
Rural Residential Rural residential precincts, now known under the Standard Instrument as Large Lot Residential, comprise areas of land significantly larger than the standard residential lots. These areas are used for rural settings. These sites commonly range from around 5000m to over 5 ha. Principles Meet the demands of those seeking this very low density premium housing segment. While acknowledging concerns: • Long term community costs of rural residential development • Further development can prejudice residential planning goals. Policies 1. A strict generic policy of non-support to protect against community cost burden, with generally no rural residential development allowed over the period 2009-21. 2. Use to provide for linking criteria for designation of future rural residential	The supply of land for rural residential living is an important policy area in Wagga Wagga. Key points include: • Importance of recognition of true costs of servicing rural residential land. Both capital and recurrent costs make it less efficient and more costly to the broad community (One study has indicated road upkeep costs for rural residential development of approximately four times that of typical urban lots). • All government fees, and utilities providers, are subject to lobbying over time to bring service levels in rural areas up to more like urban standards, which must be subsidised by the wider community. • With school fees seen as over-supply as has occurred in Wagga Wagga, and with road pricing to collect costs, rural residential can compete directly with serviced residential land. This also reduces take up in planned residential areas and takes away from the critical mass required to facilitate proper servicing, placing stress on new neighbourhoods. • Contributing to problems with environmental degradation, viability of agriculture and tourism (due to inherent conflict), access to health, education and community services, planning for ongoing urban development. These concerns are not isolated to Wagga Wagga with what some have called "rural growth" widely acknowledged as the most expensive form of residential development in Australia. The need for a more balanced rural residential development can also have positive effects.

4. **Developments serving the needs of the community**
 - Meeting the demands of those using the very low density precinct in a broad range of ways, and with a capacity to grow and develop.
 - Providing a range of facilities and services, such as day care, health care, shopping, recreation, and other facilities, to meet the needs of the community.
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 - Providing a range of facilities and services, such as day care, health care, shopping, recreation, and other facilities, to meet the needs of the community.

products are needed in a timely manner for schools, neighbourhood centres, playground, improving bus services.

6. Continued strategy for human services (including accessible local schools, parks, neighbourhood centres and services) holding the role of school as a hub for the building of local communities.

7. Adopt the "flexible neighbourhood" approach by providing a range of housing forms including housing arrangements for senior to reinforce links to existing social and community networks.



Enfield Park and relevant points

2.4 Environment and Amenities

Principle

Housing and infrastructure planning which addresses localised environmental constraints and opportunities and takes account of incompatible land use and adverse impact.

Policies

1. See Soil Action Plan
2. Encourage active sustainable transport modes and built form which minimises adverse environmental impact, protects and enhances biodiversity, protects and enhances biodiversity through retention of natural habitats and connections with surrounding natural reserve system.
3. Retain the historic products form of built form and encourage new products form which have been reported.
4. The position remains that there is doubt over the compatibility of large operations and residential development in Conwy Park Hill. It is not appropriate to allow large scale development at the present time. (Refugees Committee Hill, June 2004/2005/4)

2.5 Fiscal Responsibility

Principle

Sound financial decisions and development being based on cost-benefit for cost-effective and soundly physical.

Following a substantive review of its financial position, Council has given a recent focus to financial sustainability and the capacity to fund essential works and services for the long term. The review was completed in 1999. See the Financial Review 1999-2000.

Research on cultural institutions

Policy

1. **Conduct** Commitment of university spread of marketing development, to help students to develop their own business ideas as well as to run health facilities, etc. other than own business, can be effectively provided and maintained.
2. **Facilitate** Improves efficiency of physical and human services infrastructure provision through provision of development.
3. **Acceptor of infrastructure strategy** and hyperactive Development Contribution system plan 44, Section 44, Section 44, Section 44.

2.6 Location for New Housing Development

Principles

Decisions on future land releases will be based on the basis of our long-term, noncontested goals for residential development, undersupplied by the guiding principles for the Springfield Urban Development Decision 1.

Policy

At a meeting of 18 December 2006, the board decided in advance planning, which may allow housing developments to be more cost-effective, all of which could be made possible by the new legislation.

How much energy does this battery supply?
ONCE AT:

1. **Boerworing Goud**
 2. **Wetland 1999**
 3. **Wetland**

ಪ್ರತಿಭಾವಂತರಾದವರನ್ನು ಸಹ ಸೇವೆಗೆ ತೆಗೆದುಕೊಳ್ಳುವುದು ಸರ್ಕಾರದ ಕರ್ತವ್ಯವೆಂದು ನಂಬುತ್ತೇನೆ.

between requests and proposed rules, and in reducing some of public fears generally, the long term capacity to monitor reactions and facilitate and deliver the community changes into the future was under question. Council members sought a focused future work order especially in giving them answers as he provided.

NO GUARANTEE OF REZONING

IT WAS NOT THE GOVERNMENT THAT COULDN'T BEGIN TO PREPARE A PROPOSAL FOR THE AREA'S UNWANTED SITES DOES NOT SAY BEST THAT THE LAND WILL BE CONVAICTED TO BE RE-OWNED FOR THE PURPOSE. THE PROBLEM ALLOWS THE NECESSARY COSTS BEING BORROWED AND STATISTICS PROCEEDS WITHIN THE GOVERNMENT. IT COULD NOT A PERSON FOR THE SECURITY OF THE LAND WILL BE MADE AT THE

Expenditures, Crown Land price, indicated as option for provision of shelter

- **Agreement to provide the same level of service to all customers**
- **Priority as a logical result of a first-come, first-served policy**
- **Local-area networks (LANs) capable of providing services to specific seating locations in a theater indicate what may be accomplished.**
- **Increasing critical mass of users is one of the "Six R's" and is a facilitating characteristic.**
- **Integration of e-ticketing, e-payment, and e-checkout support possibly may be the provision of a new, useful service to the same group that the website provides.**
- **Electronic ticketing indicates a need to work through steps of planning, analysis, design, development, testing, and evaluation.**
- **Integration of e-ticketing and e-payment is not a task. However, a planning process can work to achieve all relevant tasks.**

Boothman, 2004

- [illegible]

possible roadside turnaround highway system also could involve this land.

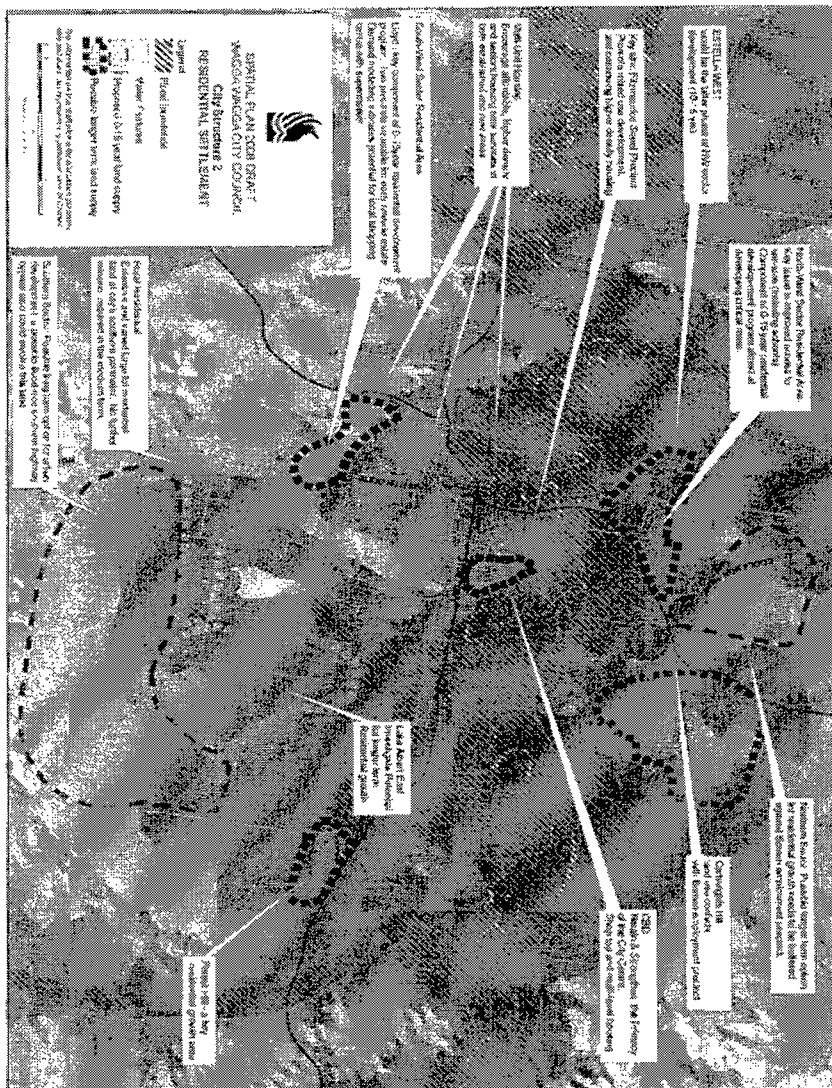
2.7.1.1.1 Standard LEP Zone

Principle
 Use the Standard instrument to provide the local ordinance for residential land uses.

Policies
 Encourage the clustering of single-family areas in the Standard LEP zone. Encourage the use of single-family areas in the Standard LEP zone. Encourage the use of single-family areas in the Standard LEP zone. Encourage the use of single-family areas in the Standard LEP zone.

Residential zoning choices for land in Standard LEP are defined in the table below.

- R1 General Residential**
 This zone is generally intended to provide for a variety of residential uses, including single-family detached housing, townhomes, and small multi-family housing. This zone also provides for accessory uses that are incidental to the primary use of the property. A variety of residential uses may be permitted in this zone, including single-family detached housing, townhomes, and small multi-family housing.
- R2 Low Density Residential**
 This zone is generally intended to be occupied by single-family detached housing. This zone is to be situated on lots of one-half acre or more. This zone also provides for accessory uses that are incidental to the primary use of the property.
- R3 Medium Density Residential**
 This zone is generally intended to provide a variety of medium density residential uses, including townhomes, small multi-family housing, and single-family detached housing. This zone also provides for accessory uses that are incidental to the primary use of the property.
- R4 High Density Residential**
 This zone is generally intended for land where medium density residential uses are permitted. This zone also provides for accessory uses that are incidental to the primary use of the property.
- R5 Large Lot Residential**
 This zone is generally intended to allow for development that provides for residential uses, including single-family detached housing, townhomes, and small multi-family housing. This zone also provides for accessory uses that are incidental to the primary use of the property.



"To be inserted after the December 2009 Ordinary Council meeting"

SC-3 PLANNING STANDING COMMITTEE

Recommendation

That Council note the decisions, adopt the Committee's Recommendations contained in CM-1, RP-1 to RP-5 and confirm the contents of the report as a true record of proceedings for the meeting dated 1 December 2009 as listed below:

Report

Council's Planning Standing Committee met on Tuesday 1 December 2009 and the recommendations from the Minutes of the meeting are presented in this report.

PRESENT

The Mayor, Councillor K
Pascoe (Chairperson)
Councillor R Goodlass
Councillor R Kendall

IN ATTENDANCE

Councillor G Hiscock

Councillor L Vidler

Councillor K Wales

Councillor A Brown

Acting General Manager

Director Planning

Town Planner

Director Infrastructure Services

Acting Director Corporate Services

Manager Strategic Planning

Manager Development Services

Executive Assistant - Corporate
Services

Senior Governance Officer

(Mr A Crakanthorp)

(Mr B Karaszewych)

(Mr A Moar)

(Mr T Dodds)

(Mr C Richardson)

(Mr I Grant)

(Mr C Farmer)

(Mrs C Posselt)

(Mrs N Johnson)

The Committee now asks Council to note the decisions, adopt the recommendations and to confirm the contents of this Report as a true record of the proceedings.

The meeting of the Planning Standing Committee commenced at 5:00pm.

ACKNOWLEDGEMENT OF COUNTRY

I would like to Acknowledge the Traditional Custodians of this Land, on which this meeting takes place and to pay my respects to Elders past and present.

APOLOGIES

Apologies for non-attendance were received and accepted for Councillors D Argus, Y Braid, W Geale OAM on the Motion of Councillors R Goodlass and K Wales.

DECLARATIONS OF INTEREST

Councillor R Kendall declared a general declaration in that he would like to bring to the attention of the meeting the general declaration made in his annual return.

CONFIRMATION OF MINUTES

CM-1 CONFIRMATION OF MINUTES - PLANNING STANDING COMMITTEE - 3 NOVEMBER 2009

Recommendation:

On the Motion of Councillors R Goodlass and R Kendall

That the Minutes of the proceedings of the Planning Standing Committee held on 3 November 2009 be confirmed as a true and accurate record.

CARRIED

PUBLIC DISCUSSION FORUM

Council received 3 public address applications in regards to RP-3 ADA09/0109 - PROPOSED ADULT SHOP - PROPOSED MODIFICATION TO CONDITION 9 - LOT 2 DP 74736 - 94 FITZMAURICE STREET WAGGA WAGGA.

The following applications were received from:

- *Michael Kennedy - Speaking against the report*
- *Cecelia Steele - Speaking against the report*
- *Ian Conway - Powles – Speaking for the report*

At this stage of the meeting the Committee considered RP-3 ADA09/0109 - PROPOSED ADULT SHOP - PROPOSED MODIFICATION TO CONDITION 9 - LOT 2 DP 74736 - 94 FITZMAURICE STREET WAGGA WAGGA prior to RP-1 - DIRECTORS REPORT.

REPORTS FROM STAFF

RP-3 ADA09/0109 - PROPOSED ADULT SHOP - PROPOSED MODIFICATION TO CONDITION 9 - LOT 2 DP 74736 - 94 FITZMAURICE STREET WAGGA WAGGA

The following Motion was moved by Councillors R Goodlass and K Wales

That Council approve the application to modify consent ADA09/0109 for Proposed Adult Shop – Proposed modification to condition 9 at Lot 12 DP 74736, 94 Fitzmaurice Street, Wagga Wagga, in accordance with the following conditions:

1. Completion in accordance with Plan No. 770/1199 prepared by Kerry Smith Designs Pty Ltd and additional information submitted with Development Application

RP-4 PROPOSED AMENDMENT TO WAGGA WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991

Recommendation:

On the Motion of Councillors R Goodlass and R Kendall

That Council:

- a receive and note the Planning Proposal prepared in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") and which supports rezoning of the land for residential purposes
- b forward a Planning Proposal in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") to the Department of Planning under section 56(1) of the Environmental Planning & Assessment Act 1979 requesting that the Minister issue a "gateway determination" that will allow the Planning Proposal to proceed further

CARRIED

RP-5 DRAFT WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2009

Recommendation:

On the Motion of Councillors R Kendall and R Goodlass

That Council:

- a prepare a draft Development Control Plan for the entire Council area to replace the Wagga Wagga Development Control Plan 2005 and to provide more detailed provisions to guide the design and assessment of development under the draft WWLEP 2008
- b note that the comprehensive draft Development Control Plan 2009 to replace the Wagga Wagga Development Control Plan 2005 is nearing completion
- c Note that a briefing to the Council on the draft Development Control Plan 2009 is to be held on 16 December 2009

CARRIED

The Planning Standing Committee arose at 6:16pm.

FOR THE COMMITTEE

CHAIRPERSON

Planning Proposal

Planning Proposal for Brunslea Park, part Lot 2 DP 732466, Sturt Highway, Forest Hill

Local Government Area – Wagga Wagga City Council

Name of LEP – Wagga Wagga Rural Local Environmental Plan 1991

Subject Land – Part Lot 2 DP 732466, Sturt Highway, Forest Hill

List of Attachments:

1. Location plan/ aerial photograph
2. Proposed zoning map
3. Extract from Wagga Wagga Spatial Plan 2008
4. Council resolution (attach after December 2009 Ordinary Council meeting)

Part 1 – Objectives or Intended Outcomes

To enable the subdivision and development of rural land at Sturt Highway, Forest Hill for residential purposes, that land being that part of Lot 2 DP 732466 that is above the flood line. The location of the land the subject of the planning proposal is at Attachment 1.

Part 2 – Explanation of Provisions

The Wagga Wagga Rural Local Environmental Plan 1991 Land Zoning Map is proposed to be amended in accordance with the proposed zoning map shown at Attachment 2. That is the Wagga Wagga Rural Local Environmental Plan 1991 will be amended by rezoning the land from 1 (Rural) to 2 (Village).

Alternately, should draft Wagga Wagga LEP 2008 be gazetted before the planning proposal is finalised the planning proposal will become an amendment to Wagga Wagga LEP 2008/2010 in which case such plan will be amended by rezoning the land from RU1 Primary Production to R1 General Residential.

Part 3 – Justification

Section A – Need for the planning proposal

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

Yes. The Wagga Wagga Spatial Plan 2008 (updated September 2008) provides the key directions for the future development of the City of Wagga Wagga, the surrounding villages and rural areas. The Spatial Plan identified the subject site as suitable for rezoning.

On 26 March, 2007 Council considered a range of spot rezoning requests with the subject land being assessed as follows:

“Part of lot 2 suitable for residential above the flood line. Remainder of land unsuitable for development as flood prone. Proposed industrial development fronting Sturt highway not supported – ribbon development, unconnected with existing industrial zones.”

Council resolved to adopt this approach to dealing with this matter for the purposes of advancing the preparation of the principal LEP and DCP, after which further submissions would be received.

The planning proposal is a result of a rezoning application received following the public exhibition of the Spatial Plan and Councils 26 March 2007 resolution.

It was originally intended that rezoning of the land was to be dealt with in the draft Wagga Wagga Local Environmental Plan 2008. However underlying supporting studies and investigations were not completed prior to the critical time of the commencement of the exhibition of the draft Wagga Wagga Local Environmental Plan 2008.

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

Yes. The proposal was due to be considered as part of the principal LEP. However the submission of crucial flooding and other supporting information was not received in time for exhibition.

Although the Draft Wagga Wagga Local Environmental Plan 2008 has been placed on exhibition, it is not considered reasonable to delay the gazettal of the principal LEP to enable the inclusion of the subject planning proposal in view of the minor nature of the proposal and the substantial time lapse between the lodgment of the rezoning application and the present day. It is proposed, therefore, to consider the proposal as an amendment to the Wagga Wagga Rural Local Environmental Plan 1991.

The subject site directly adjoins residential land comprising earlier stages of the Brunslea Park development. The proposal includes a “ring road” design which is consistent with Council’s strategic plan to remove traffic from Elizabeth Avenue. It is considered that rezoning is the best means of achieving the objectives for the land.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

Yes. The Wagga Wagga Spatial Plan 2008 identified a shortage of residential land and low cost housing opportunities. If the growth rate of the Wagga Wagga LGA increases to 1.8% Council will need to provide for a land supply capable of releasing 450 lots per annum. This proposal along with the proposed northern expansion of Forest Hill, will respond to this need.

The site adjoins existing residential land therefore the provision of infrastructure is relatively straightforward.

The proposal has the potential to supply approximately 50 lots to the market, including a number of unit sites, delivering positive growth to construction industry employment in the region and to the stock of local area affordable housing.

The site is small and with its strategic location adjoining residential land, is not likely to be costly to implement. Forest Hill has been identified as a suitable location for low-cost housing, with plans in place for additional development in other parts of the settlement. This planning proposal is an efficient use of Council administrative resources given the continuing progression of Forest Hill for residential development.

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?

Wagga Wagga is within the area that is will be covered by the Western NSW Regional Strategy when it is eventually prepared. The planning proposal is consistent with the general objectives to:

- foster new settlement and development in suitable locations
- support sustainable agriculture
- conserve valuable natural resources
- encourage jobs and services
- minimise land use conflict

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. The attached plan identifies a neighbourhood hub, consisting of a retail land use adjoined by open space. This hub is located to the north of the neighbourhood with good access planned.

The plan illustrates low density housing, identifying several unit sites within the subject site, demonstrating consistency with Council policies facilitating higher population density in central Wagga and near neighbourhood hubs and provision of a range of housing types.

Continued negotiation with the developer demonstrates consistency with the policy to ensure essential services are provided to meet the needs of the community.

Extensive research and negotiation with key stakeholders will ensure the subject site is supported by appropriate and cost-effective infrastructure and services. As the site is close to the Wagga Wagga Airport and existing residential development, infrastructure can be shared between these areas.

Wagga Wagga City Council has demonstrated its commitment to the policy of maintaining a contemporary LEP and vision for the LGA through its development of the Wagga Wagga Spatial Plan 2008 and continuing development of a new principal LEP.

The Wagga Wagga Spatial Plan identified the location as suitable for the development and identifies Forest Hill as an appropriate location for low-cost housing. The proposal applies to land that is unsuitable for sustainable agriculture due to its size and natural constraints such as the floodplain and bushfire zone. The proposal does not impact on natural resources and land use conflict is minimized through the use of natural buffers. It is expected that employment will be generated during the construction phase of the proposed subdivision and associated infrastructure and subsequently during the construction of dwellings.

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

The planning proposal is consistent with the State Environmental Planning Policy (Rural Lands) 2008. The Rural Subdivision Principles as contained in the SEPP are as follows:

- (a) the minimisation of rural land fragmentation,
- (b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses,
- (c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands,
- (d) the consideration of the natural and physical constraints and opportunities of land,
- (e) ensuring that planning for dwelling opportunities takes account of those constraints.

The planning proposal addresses these principles and is a minor extension (approximate yield 50 lots) of an existing residential area into existing agricultural land. The proposal, however, was identified as suitable for the rezoning in the local environmental study for the principal LEP.

The planning proposal is not inconsistent with any of the principles contained in the State Environmental Planning Policy (Infrastructure) 2007 and is not inconsistent with any other applicable SEPP.

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

At this stage the following section 117 Directions have been determined as being applicable:

- i. Directions 1.2 Rural Zones and 1.5 Rural Lands – inconsistent, see below.
- ii. Direction 2.3 Heritage Conservation – consistency to be determined after gateway determination and further investigation
- iii. Direction 3.1 Residential Zones – Consistent. The planning proposal relates to a logical extension of existing residential land and efficient use of existing infrastructure.

iv. Direction 3.4 Integrating Land Use and Transport – Consistent with the objectives of this direction by locating the proposed residential development adjoining existing development and a neighbourhood hub thus reducing travel demand. The increased population at Forest Hill will support the efficient and viable operation of public transport services.

Direction 3.5 Development near Licensed Aerodromes – Consistent. The land is not affected by the Obstacle Limitation Surface.

v. Direction 4.3 Flood Prone Land – Consistent. The planning proposal only relates to that part of the land above the 1 in 100 year flood level.

vi. Direction 4.4 Planning for Bushfire Protection - The planning proposal only relates to that part of the land that is not bushfire prone.

vii. Direction 6.1 Approval and Referral Requirements – Consistent

The planning proposal is not consistent with:

- Direction 1.2, which states that a planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.
- Direction 1.5 Rural Lands which relates to lands zoned rural or environment protection

The draft plan is inconsistent with these directions, as the subject land will not be retained for agriculture or developed for a rural purpose. The subject parcel of land is adjacent to existing residential development and is bounded by the Sturt Highway and the village of Forest Hill. The parcel is not sustainable as an agricultural enterprise on its own due to its size. The parcel is approximately 24 hectares in size, with approximately 6 hectares of that suitable for redevelopment due to flooding constraints. The proposal is a logical extension of the existing residential development and only proposes the creation of around 50 lots. It should also be noted that the proposal will provide low-cost housing in an area identified as suitable and where a shortage currently exists.

It is considered that the inconsistency of the proposal with this direction is justified as the parcel is identified as suitable residential land in the Wagga Wagga Spatial Plan 2008, is consistent with strategic planning directions for the area and due to its size, is of minor significance considering the substantial agricultural holdings in the Local Government Area (LGA).

If required the planning proposal & and inconsistency can be further justified by an addendum to the Councils 2008 Local environmental study.

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. The subject land is largely clear of significant vegetation.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed residential zone is located outside the existing bushfire and flooding zones thus avoiding other likely environmental effects.

The Sewerage Study (*Forest Hill Local Environmental Study: Sewerage Services Draft Report v.1.0 May 2009*, Michael Cuthbert) identifies that the extended carrier main and relocated pumping station may need to be placed within the flood inundation zone, presenting a risk of infiltration of flood waters via the saturated soil profile and impacting accessibility during flood events. The Study identifies management of these risks as follows:

- Design the pumping station so it can be accessed during a design flood;
- Install utilities to ensure service can be provided during flood conditions;
- Place the top level of the pump well above the design flood level;
- Ensure jointing along the carrier main and pump well is sealed and confirmed using a water test;
- Provide gas tight covers to any access chamber covers located below the design flood level;
- House connections connect to the carrier main via a shallower reticulation main connecting to the carrier main through an access chamber;
- Design the sewer trench for the carrier main to mitigate floodwater travelling along the trench by using appropriate measures such as trench stops.

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

The subject land is not identified as a site of European heritage significance in the Wagga Wagga Heritage Study 2002.

The Wagga Wagga Lands Council investigated the site and advised that it is not identified as a site of Aboriginal significance.

However the Department of Environment, Climate Change and Water has indicated that an assessment of Aboriginal archaeological potential of the site should be carried out. This can be carried out after a “gateway determination” to proceed with the proposal has been received and if the gateway determination still requires this as necessary additional information.

Section D – State and Commonwealth interests

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

The planning proposal is for the logical extension of the existing residential area of Brunslea Park at Forest Hill for which public infrastructure is already in place. The proposal is for a subdivision of approximately 50 lots and is of a size that can be contained with minimal impact on public infrastructure.

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

The following public authorities were consulted regarding the planning proposal:

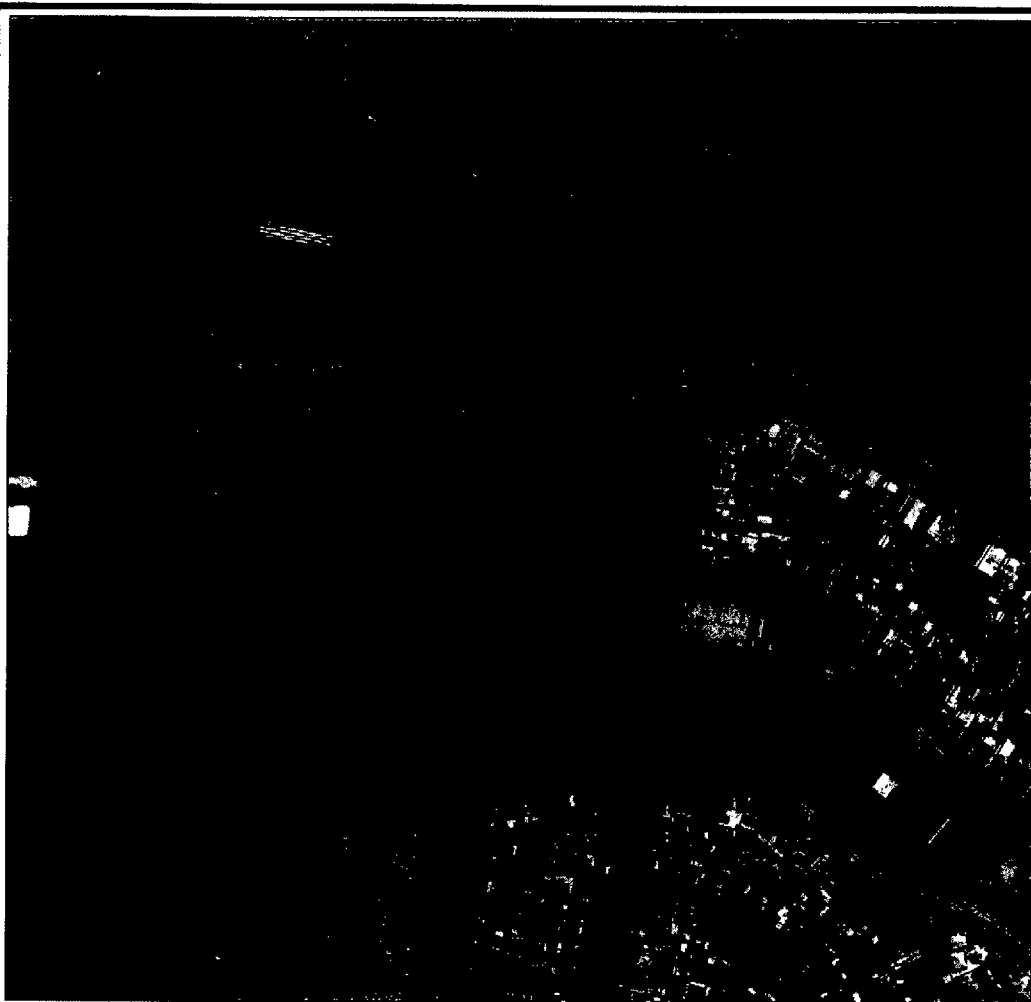
- Country Energy (gas)
- Country Energy (electricity)
- Telstra
- Riverina Water
- DECC (biodiversity and Aboriginal heritage assessment)

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

Part 4 – Community Consultation

The Wagga Wagga Spatial Plan 2008, which identified the subject land as suitable for residential development, was placed on public exhibition and this planning proposal is a result of an application for rezoning following that exhibition.

It is considered that this planning proposal is a low impact proposal, requiring exhibition as detailed in Section 4.5 of *A Guide to preparing local environmental plans*, NSW Department of Planning, July 2009. Further details regarding community consultation will be provided with the gateway determination however, it is expected that the planning proposal will be placed on exhibition in accordance with Council's adopted notification policy.



SCALE: 1:5,000

LOCATION: Forest Hill

ZONES:

☒ 2 Village

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
 CITY OF WAGGA WAGGA
LOCATION PLAN FOR
RURAL LOCAL ENVIRONMENTAL PLAN 1991
(DRAFT AMENDMENT No.)

DRAWN BY: Laurie Thiele DATE: 12th November 2009

PLANNING OFFICER: Terry Dwyer

COUNCIL FILE NUMBER: S/97/000665 & D/98/000090

DEPARTMENT FILE NUMBER:

CERTIFICATE ISSUED UNDER
SECTION 65 E.P.A. ACT

DATE

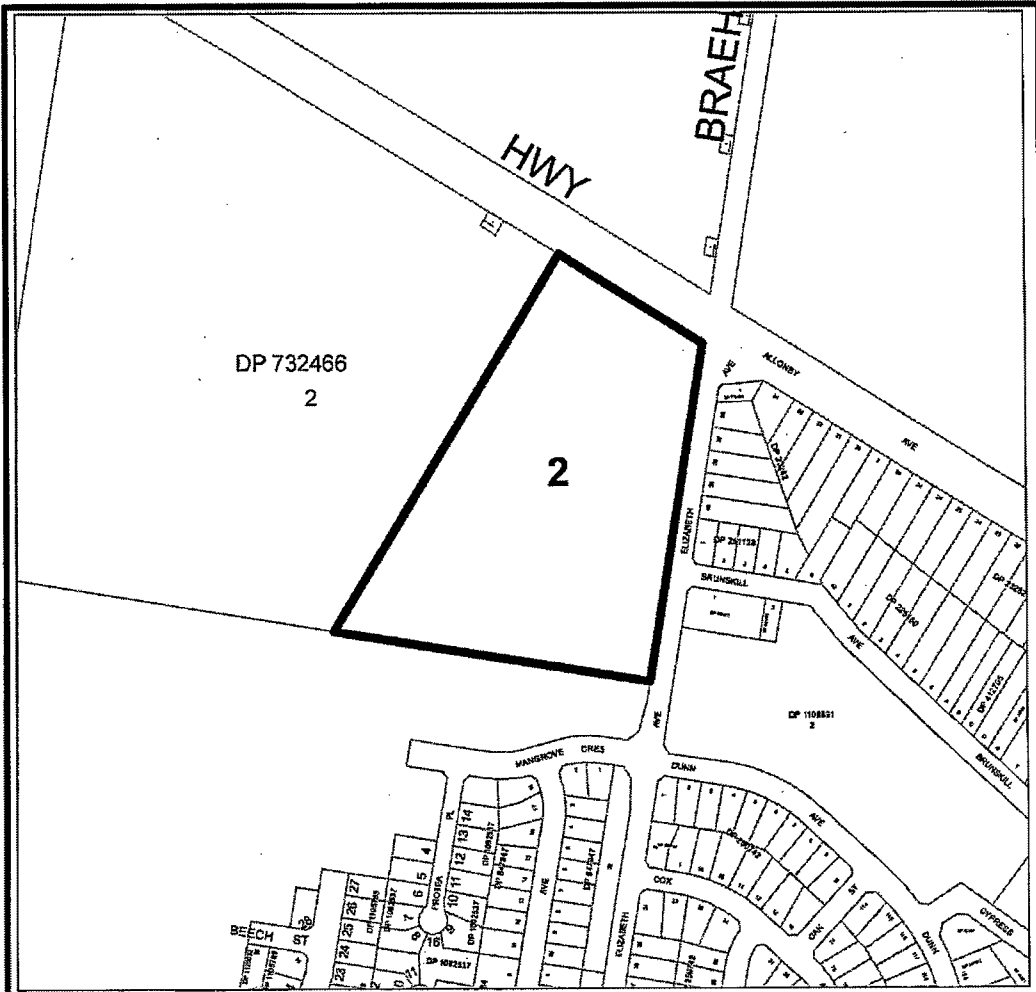
GOVERNMENT GAZETTE OF

STATEMENT OF RELATIONSHIPS WITH OTHER PLANS

THIS PLAN AMENDS THE CITY OF WAGGA
WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991

CERTIFIED IN ACCORDANCE
 WITH THE ENVIRONMENTAL
 PLANNING & ASSESSMENT ACT
 1979, AND REGULATIONS

GENERAL MANAGER
 or Delegated Officer of Council DATE



SCALE: 1:5,000

LOCATION: Forest Hill

ZONES: **2** 2 Village

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
CITY OF WAGGA WAGGA

**RURAL LOCAL ENVIRONMENTAL PLAN 1991
(DRAFT AMENDMENT No.)**

DRAWN BY: Laurie Thiele DATE: 12th November 2009		STATEMENT OF RELATIONSHIPS WITH OTHER PLANS THIS PLAN AMENDS THE CITY OF WAGGA WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991
PLANNING OFFICER: Terry Dwyer		
COUNCIL FILE NUMBER: S/97/000665 & D/98/000090		
DEPARTMENT FILE NUMBER:		
CERTIFICATE ISSUED UNDER SECTION 65 E.P.A. ACT		

2.4 Residential Settlement

Key Challenges

The places we live are central to our wellbeing and enjoyment. Historically, our neighbourhoods and villages have provided key points of social interaction and the basis for the building of strong, resilient communities. We need this to continue into the future.

- How much and what type of residential and rural-residential land is needed to encourage growth and meet changing demand patterns.
- How to meet the primary aim of ensuring new areas have the best opportunities as places to live while providing clarity and predictability to commercial investors and land developers
- Finding innovative affordable housing opportunities throughout the area
- How to manage the phasing and service planning of new development areas:
 - Ensuring supply is not constrained to the extent that affordability is adversely affected
 - Concentrating development to ensure services can be equitably provided to meet baseline community needs
 - Fiscal responsibility – maximising value and minimising costs to the wider community.
- Ensuring new housing is buffered from incompatible land uses and adverse impacts.
- Maintaining and improving environmental performance.
- Providing expeditious and effective DA assessment and regulatory systems, for housing development.

Current Situation

Housing in Wagga Wagga

Wagga Wagga's housing stock has been overwhelmingly characterised by detached single dwellings. The area continues to meet most of the ongoing demand for this form of housing in new residential estates to the north and south.

As indicated in the tables, there is now emerging evidence of increasing demand for smaller unit and medium density housing. This provides evidence of changing demographic patterns, including the significant ageing of the Wagga Wagga population. Approvals for Seniors Living housing is a particular area of recent growth. The movement of this cohort to new smaller housing forms has created housing vacancies elsewhere.

Private Dwellings in Wagga Wagga

Dwelling Types	Number 2006	% 2006	Number 2001	% 2001	NSW % 2006
Separate House	17,828	77	16,721	78	63
Medium Density	3036	13	2523	12	15
High Density	139	0.6	121	0.6	11
Other dwelling: caravan, cabin etc	184	0.8	164	0.8	1.3

Table: Make-up of Dwellings in Wagga Wagga (2006)
Source: 2006 Census of Population and Housing as stated in WWCC Community Profile

(a) 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

(b) 'High density' includes flats and apartments in 3 storey and larger blocks.

DA Approvals: Emerging Trends in Housing

Dwelling Types	2003-4	2004-5	2005-6	2006-7	2007-8
	%	%	%	%	%
Detached dwellings	57	69	72	80	64
Medium Density Units	43	31	28	20	22
(Seniors Living)	(17)	(11)	(3)	(1)	(16)

Table : Emerging Trends in Housing Demand Based on DA Approvals

Source: Council records – note based on DA approval only. Construction Certificate approvals provide a better indication of imminent commitment for medium density and Seniors Living proposals.

Existing residential land supply

The housing market in Wagga Wagga is characterised by activity in both established areas with typical real property buying, selling and rental submarkets, and the important new release area development sector. The transformation of greenfields land to residential followed by building of new housing stock, to meet community demand, has been an important sector in the local economy.

New and Developing Residential Areas
As at end December 2007 there were about:

- 262 lots under construction or which have recently had subdivision certificates released
- 228 additional lots which have received DA approval but which have not commenced construction
- 106 lots for which a DA was under assessment
- A further 1272 zoned lots, but some of which had market or environmental constraints to overcome.

Considering Supply Constraints

Stocks of vacant lots available on the ground in early 2008 remain very low however. Further, there was substantial evidence of "pre-selling". That is, lots sold prior to the formal release of subdivision certificates. Evidence suggests that it was not unusual for almost all the allotments in a new land release to be pre-sold, well in advance of release. Of particular note were instances where land developers hold the land to supply house land packages, or developers pre-sell to individual builders. This suggests a strong sellers market and inefficiencies in the market for direct residential land sales to consumers.

Submissions from the HIA and others, suggest a serious prospective problem with supply, particularly recognising the constraints to roll-out of land in Forest Hill and Boorooma indicated at right.

So the available 1350 lots is somewhat illusory to the market due to these constraints.

Considering Supply 2 Years Hence

In order to gain an appreciation of land which may need to be rezoned in the new Principal LEP it is useful to consider the practical supply position at say end

Developing Residential Areas

	Residential Release Areas - Residual Lot Yield Estimates (Approx)		
	Subdivision Cancelled since 1/7/07	Other DA Approved subdivisions not complete	Remainder of 'zoned' land
Boorooma	0	0	420
Bourkelands	0	96	233
Estella	55		289
Forest Hill	33	28	300
Glenfield	37	113	
Lakehaven			48
Tatton	108		60
Total	233	237	1350

Table: Lands Supply – Developing Residential Areas Approx (January 2008)

Notes:

1. The data above are estimates as at 1 January 2008. While consultation has commenced it awaits further detailed confirmation from developer and housing industry forums.
2. An area in Carwights Hill is zoned to permit residential development. This land has been subject to a moratorium as detailed studies are undertaken associated with odour impacts from Bomen Industrial estate. Studies have indicated a potential yield of 650 lots (Habitat Planning, Carwights Hill Future Use Study, May 2003, p16.).

Site Specific Supply Side Constraints

Forest Hill	While market interest in Forest Hill has been solid, it has also been limited, this principally due to the location somewhat out of town centre. Annual take-up expected not to exceed 40-50 parcels.
Boorooma	Particularly fragmented ownership. Ongoing difficulties in gaining land ownership agreement. Expected continued constraints on roll-out of land.

2009. This gives consideration to say 18 month DA level and construction approvals and works.

The table at right provides an indication of assumed availability of land to the market up until the end of 2009.

In coming to a position on residual supply at end 2009, it is necessary to consider the likely take up of land. The strong evidence of pre-selling in the market suggests strong latent demand, and a capacity for the market to take up around 400 lots per annum over the next 2 years. The table at right indicates a residual supply position at end of 2009 of around 340 lots in the mainstream supply, along with a further 660 lots with substantive market constraints.

Infill Housing in Established Residential Areas of Wagga Wagga

There are advantages in encouraging housing to meet diverse community needs in established urban areas, including the availability of services and amenities.

Proposals indicate future development of up to around 90 additional dwelling units on zoned land in established areas of the City in the shorter term.

Rezoning investigations have commenced which could yield up to an additional 90 dwellings.

Residential Housing in a Rural Setting (Rural Residential)

Wagga Wagga has large amounts of land located in a rural setting but within which residential development is allowed.

These areas are intended to meet the demands of people willing to forego some of the services available to urban areas, in return for the additional space which can be made available. These

Indication of Practical Lots Available to the Market - end 2009

Area	Lots (Estimates Only)	Comment
Bourkelands	329	
Estella	289	
Forest Hill	80 (say)	Assume 40 units supplied to the market per annum
Glenfield	113	
Tatton	60	
Boorooma	40 (say)	Assumes some agreements reached and development commences, but no guarantee and only a low take-up figure is assumed.
Total	911	

Indication of Residual Supply Position at end 2009 -estimate only

	Hypothetical Take-up 2008/9	Mainstream Supply Still Available	Constrained Supply
Boorooma	40		380 (say)
Bourkelands	200	189	
Estella	140	149	
Forest Hill	80		280 (say)
Glenfield	113	0	
Tatton	60	0	
Total	633	338	

Infill Housing

	Potential New Dwellings	
	Zoned to Allow Development	Rezoning Required
Alan Staunton Oval		62-93
Wiradjuri	31-46	
Wagga Central	22	
Koorringal	22	
Total	75-90	62-93

Table: Lands Supply - Infill Housing (Estimates Only)

parcels have lot sizes ranging from about 4000m² to a number of hectares, but commonly do not accommodate a viable agricultural concern. It is important that this form of housing is compatible with ongoing rural and agricultural activities, and does not cause unreasonable costs to the wider community.

Rural Residential Development Area

	Potential New Dwellings
	Zoned to Allow Development:
Springvale (Include Glenoak)	111
Gumly Gumly	180
Lake Albert	50 (approx)
Lake Haven	42 (applic'n)
Gregadoo Hills	60 (plus)
Mitchell Road	12
Roche Road	45
Total	450 plus

Table: Lands Supply – Rural Residential (Estimates Only)

Villages

Our rural villages meet the demand of those seeking a lifestyle away from the more urbanised setting, and can provide affordable housing opportunities.

Uranquinty, Tarcutta, Ladysmith, Collingullie, Oura all have opportunities for new housing. Take-up rates are expected to continue to be slow, with up to about 30 new homes spread through the villages over the next 10 years.

At what rate is residential land consumed in Wagga Wagga?

Historical trends suggest demand for between 200 and 300 new lots per annum, with the number of approvals for new dwellings (all types) at some 280 per annum over the period for which data has been collected.

In the very recent past, Development Approvals have been subject to significant peaks and slumps, which have been outside of the historical trends.

There is a need to look at this more closely if there is to be a good understanding of demand.

Analysis of Recent Housing Approvals

Dwelling approvals throughout the LGA for the periods 2003-4 and 2004-5 were more than double the long term median figures. This has been followed by a marked slow-down in 2005-6 financial year, especially with regard to detached dwellings.

Setting aside low interest rates through the 2003-5 period, evidence suggests First Home Owner Grant Scheme, along with a desire to avoid the BASIX (sustainable housing construction) program may have been significant points of influence in the 2003-05 spike in housing DAS.

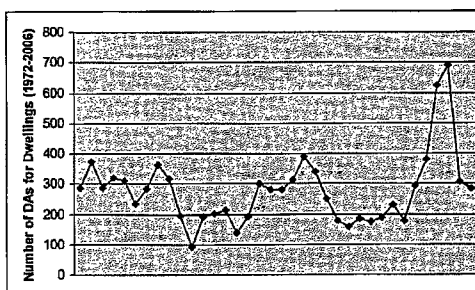


Figure : Historical data on new dwellings based on DA approvals

	DA Approvals for New Dwellings					
	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8
Detached Dwellings	303	354	473	153	227	202
Medium Density Units*	77	270	217	156	56	114
(Seniors Living units)		(105)	(78)	(90)		(44)
Total Dwellings	380	624	690	309	283	316

Dwelling Type – Growth in Seniors Living and Multi-Unit Housing

Census data from 2006 indicated that some 83% of all dwelling types in Wagga were detached dwellings. This is down from 86% as indicated in 2001 census data. Intercensal data confirms significant increases in the proportion of approved multi-unit housing. In 2003-4 more than 43% of approvals were for multi-unit housing, and over 50% in 2005-6. Approvals for Seniors Living accommodation were particularly significant in the data.

Between 2002 and 2006, DA stage approvals for land subdivision (for the most part located in new release areas) have remained relatively buoyant, with an average of 302 over the period.

2006-7 saw a significant increase in new residential lots created, balanced by a relatively low number created in 2007-8.

The number of allotments created in rural residential areas has been high, peaking at 140 in 2003-4, but has experienced decline recently as opportunities for this type of subdivision has become more constrained.

Having regard to the peaks and troughs over the last 6 years it is useful to look at construction certificate activity.

Construction Certificate (CC) Approvals

Construction certificate approvals, bring development to the detailed design stage and give a clearer indication of commitment.

Dwelling CCs in new release areas has been around 250 dwellings per annum through 2003-6.

High Take-Up in Rural Residential

Rural residential housing has comprised up to 22% of all CC approvals for new development areas, and a minimum of 15% over the 3 year period, peaking at 67 dwellings in 2004-5, mostly in Springvale. Council's records indicate that up to the year 2001 only about 10-13 new rural residential dwellings were developed per annum.⁶

The CC figures suggest that real dwelling take-up rates are not as high as may have

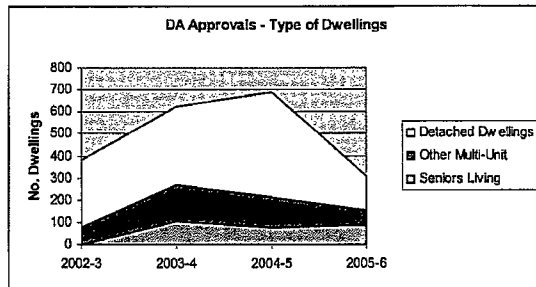


Figure : Significant portions of multi-unit and seniors living housing

	DA Approvals for Land Subdivision - New Housing Lots					
	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8
Residential Lots	318	325	301	265	645	115
Rural Residential Lots*	73	140	41	101	45	3
Rural Lots	38	4	20	24	39	56
Total	429	469	362	390	729	174

Table : New Lots based on DA approvals

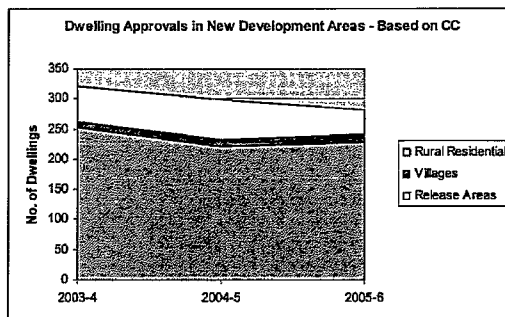


Figure: Construction Certificate Approvals

	2003-4		2004-5		2005-6	
	No.	%	No.	%	No.	%
Dwellings based on CCs						
Established Areas						
Multi-Unit Housing	41		57		29	
Dwellings/Rebuilds	63		42		41	
Total Established Areas	104	24%	99	25%	70	20%

been predicted based on DA figures.

While recent construction activity has occurred principally in new release area, it has constituted only around 60% of total CC approvals over the past 3 years. Strong activity has also occurred in established areas and in rural residential areas.

Total Developing Areas (All types)	322	76%	299	75%	283	80%
Total Dwellings	426		398		353	

Table: Location of New Dwellings based on CC approvals

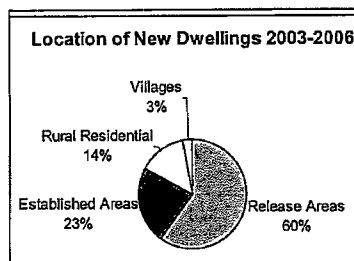


Figure: Location of New Dwellings based on CC approvals

Factoring in Estimates of Population Growth & Dwelling Occupancy Rates

Council's current estimates are for 1% annual growth over the next 10 years.⁷

The tables at right provide indications of annual population increases and associated dwelling demand, suggesting a demand of around 210-290 dwellings per annum.

ABS Census figures indicated a historically low growth rate for Wagga Wagga between 1996 and 2001. New Census data will not be available until later in 2007. However recent annual growth estimates, again provided by ABS, are more promising.

Period	Growth Rate % per annum	Source
	Persons	
1991-1996	1.0% (av)	Census
1996-2001	0.2% (av)	Census
2001-2006	1.1% (av)	Census

Recent estimates provide for an annual population growth rate of 1% over the next 10 years.

Period	Population Increase (1%/annum)	Hypothetical New Dwelling Demand	
	Persons	2 pers/dw	2.6 pers/dw
2007	600	300	231
2008	606	303	233
2009	612	306	235
2010	618	309	238

Note: Based on population estimate of 59,900 person at 2006 (ERP)

This growth suggests an annual demand of around 300 dwellings (all types) over the next five years at an occupancy rate of 2 persons per dwelling. Current city wide data indicates occupancy rates are closer to 2.6 persons per dwelling. This rate extrapolates to a demand for only around 235 new dwellings over the next 5 years.

However, population growth rates have in the past also been significantly higher than 1% (eg 1981 census data indicated an LGA-wide growth rate of 1.9% per annum, and urban area growth rates over the last 50 years have quite regularly been over 2%). There are considerable uncertainties surrounding the factors which will influence growth into the future. A growth rate of 1.5% can also be considered, and at 2 persons per dwelling occupancy rates over 400 new dwellings per annum could occur.

Conclusions on Underlying Demand for New Housing

There has been considerable debate during the draft Spatial Plan's consultation processes to date as to what constitutes a reasonable estimate of annual take-up for new housing.

Strong pre-selling of land in all markets indicates that there has been continuing good demand for new housing to the end of 2007, despite recent interest rate rises. Any estimate of a take-up rate would need to recognise recent activity along with the medium and longer term picture. The pre-selling which has occurred suggests that recent dwelling construction activity may understate actual demand.

Further it is important to ensure that planning allows sufficient flexibility to deal with supply and demand shocks.

On balance, and considering the analysis in this document, it appears reasonable to adopt a rate of around 350 new units per annum for planning purposes.

This is not suggested as the supply figure – it is critical that contingency land supply plans be in place to ensure that any future demand, including unpredicted surges, can be well managed.

As will be seen below, a flexible approach is proposed for land release management which can ensure that the precise rate is less significant than the back-up plan for management of land release.

Measure	No. of Dwellings
Historical Dwelling DA Approvals ⁹	280
Population Projections (1% growth and 2.0 person occupancy)	300
Population Projections (1% growth and 2.6 person occupancy)	235
Population Projections (1.5% growth and 2.0 person occupancy)	450
Construction Certificate data (av. 2003-6)	
- developing areas – new dwellings all types.	301
- established areas – multi-unit housing	42

Our Goals for Residential Settlement

Meeting Diverse Housing Demand

- Accommodation of population growth through adequate supplies of well planned residential land, providing a variety of housing options to achieve housing choice and affordability

Building Strong Communities

- Well serviced residential areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities

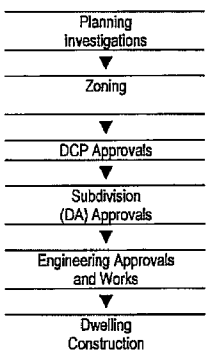
Environmental Performance and Amenity

- Housing and infrastructure planning which addresses localised environmental constraints and opportunities, and is buffered from incompatible land use and adverse impacts

Fiscal Responsibility

- Locational decisions and development phasing focused on opportunities for cost-effective and coordinated physical, social and cultural infrastructure, in the best interests of all ratepayers.

Spatial Planning Decisions

2.1 Program of Land Supply	
The land supply chain There are a number of stages in the supply chain for new residential development, with different costs and drivers for each stage. Council's role is to ensure effective planning and regulatory processes, for Development Control Plans and detailed design, including for road and engineering works. The private sector makes decisions about the appropriateness and timeliness of investing in the different phases, including when to move to the costly stages of land supply and engineering works, and in some instances to the dwelling construction stages. Towards a Residential Land Supply Strategy There is a need for a program which meets demand requirements and facilitates associated orderly economic development. This while also achieving long term social, environmental and fiscal objectives, all without an unfair cost burden on the wider community.	<i>Stages in the land supply chain</i>  <pre> graph TD A[Planning Investigations] --> B[Zoning] B --> C[DCP Approvals] C --> D[Subdivision (DA) Approvals] D --> E[Engineering Approvals and Works] E --> F[Dwelling Construction] </pre> There is an understandable driver from the point of view of landowners and developers to add value to land by increasing housing opportunities. Council's role is to balance this desire against long term community objectives. Too much land allocated for housing and too many development fronts means: • Fragmented land development, high costs for infrastructure • Neighbourhoods off on the wrong foot with poor capacity for servicing due to a struggle to gain critical mass • Drawn out environmental management and response plans • Long term and unfair community cost burdens, relating to infrastructure maintenance • Inefficient operation of the property market due to uncertainties on holding times. A strategy is needed which can bring land on stream as needed, to ensure adequate supply while meeting other core goals.

Principle

Commitment to a phased program of supply of developable residential land

Policies

Short and Mid Term Program

1. Adopt a program based on a 15 year rolling supply of residential land, meeting diverse demand patterns
2. Clear committed phasing program to facilitate services coordination.

Longer Term Program

3. Clear plan for longer term residential areas with which includes contingency planning to ensure "no surprises" in the rolling land supply chain.

Industry groups have indicated support for 15 year rolling program with 5 years of land advanced in the pipeline to the extent that it is in the hands of developers for servicing*.

Below a program is outlined for Wagga Wagga, aimed at ensuring land banking and infrastructure phasing can be well planned to meet contingencies.

The five year program can also link to ongoing reviews of LEPs, and would if possible be aligned to the release of ABS census information.

15 Year Rolling Program of Land Supply

1. Minimum 5 years supply "ready for developers" with all planning approvals complete, available for market (construction and sale).
2. Minimum further 5 years supply of zoned land, with planning approvals well advanced and services planned to come on line as needed.
3. Minimum further 5 years supply with planning processes clear, zoning and services programmed to meet the schedule.

A Land Banking Program in Wagga Wagga

Rolling Program	Dwelling equivalent	Cumulative Land Bank
5 year Supply - Ready for Developers	1750	1750
10 year Supply - Zoned and planning well in hand	1750	3500
15 year Supply - Commitment to Rezoning Studies	1750	5250
25 year Supply - Clear plan	3500	8750
Long term Supply (35-50 years)		10-15000

2.2 Different Housing Forms

Affordable Housing

Principle

Ongoing commitment to promotion of affordable housing in locations with access to services.

Policies

1. Encourage innovative low cost housing forms in inner core, along with more multi-unit housing through LEP/DCP provisions.
2. Foster multi-unit and low cost housing in all greenfield areas within master planning process, and LEP/DCP - housing sited with a view to accessible shopping, transport and schools.
3. Explore potential for additional affordable or alternative housing schemes, and partnership arrangements.
4. Support for rural villages as a location for affordable housing.

HousingNSW provides data on housing affordability on an LGA basis throughout the State. The most recent data indicates that Wagga Wagga fell within the following ranges for rental and home purchase:

- 25-50% of affordable private rental stock
- 5-25% of affordable purchase stock¹⁰.

These are similar figures to other regional cities in NSW, and as would be expected significantly less affordable than smaller rural centres, and a great improvement on coastal and metropolitan areas.

The more affordable end of the housing market can be accommodated in Forest Hill, Estella and Bourkelands. Rural villages also meet this demand to some extent. The base for affordable housing needs to be broadened with additional multi-unit housing within new residential areas, and in the inner core. Council's new LEP and development control policies can promote affordable housing in in-fill areas and through examples like shop-top and dual occupancy. There may be opportunities to rethink standard building and parking controls to provide for full lifecycle accommodation in family dwellings.

Council's Social Plan has further details on housing affordability and possible actions.

Small Lot & Multi-Unit Housing - including Seniors Living

Principle

Accommodate the increasing demand for smaller homes.

Policies

1. Meet community demand by supplying diverse housing opportunities in all areas
2. CBD core as a special opportunity area with more housing to increase vitality of centre.
3. LEP to adopt zones/map layers which indicate density provisions. For example:
 - 2a – low density – 600m² lots, 2 storey development, dual occupancy on 800m²
 - 2b – medium density – duplexes, villas, apartment to three storeys
 - 2c – higher density.

Changing demographic patterns (centred on an ageing population, and smaller household sizes), along with Council's housing approval trends are indicating an increasing demand for multi-unit housing

While some people are looking for smaller dwellings with less maintenance and gardens, there is often a real desire to stay in the community they may have lived in for many years.

Planning should continue to provide opportunity for such housing in all areas adjacent to centres and where transport and services are more available.

Special housing opportunities are being explored for the city's inner core area. Site selection for multi-storey development can ensure the heritage values of the city are retained while achieving our goals for a vibrant city centre.

Rural Residential

Rural residential precincts, now known under the Standard Instrument as Large Lot Residential, comprise areas of land significantly larger than the standard serviced house block, and located in a rural setting. Parcel sizes commonly range from around 5000m to over 5 ha.

Principles

Meet the demand of those seeking this very low density premium housing segment. While acknowledging concerns:

- Long term community costs of rural residential development
- Extensive existing supply
- Further development can prejudice residential planning goals.

Policies

1. Adopt a general policy of containment to protect against community cost burdens, with generally no further rural residential land release over the period 2006-11.
2. LEP to provide for binding criteria for designation of future rural residential

The supply of land for Rural Residential living is an important policy area in Wagga Wagga. Key points include:

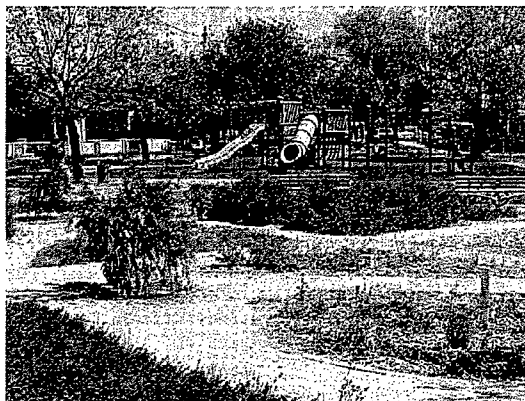
- Importance of recognition of true costs of servicing rural residential land. Both capital and recurrent costs make it less efficient and more costly to the broad community (One study has indicated road upkeep costs for rural residential development at approximately four times that of typical urban lots)¹¹.
- All government tiers, and utilities providers, are subject to lobbying over time to bring service levels in rural areas up to more like urban standards, which must be subsidised by the wider community.
- With what may be seen as oversupply as has occurred in Wagga Wagga and without pricing to reflect costs, rural residential can compete directly with serviced residential land. This also reduces take up in planned residential areas and takes away from the critical mass required to facilitate proper servicing, placing strains on new neighbourhoods.
- Contributing to problems with: environmental degradation, viability of legitimate agricultural pursuits (due to inherent conflicts), access to health, education and community services, planning for ongoing urban development.

These concerns are not isolated to Wagga Wagga with what some have called "rural sprawl"¹² widely acknowledged as the most expensive form of residential development in terms of economic, environmental and social costs. However, limited, well planned and balanced rural residential development can also have positive effects:

sites with a view to clear environmental and community benefits.	• Meeting the demands of those seeking this very low density premium housing segment, and with a capacity to pay full costs. • Potential to regenerate natural ecosystems or otherwise provide for environmental offsets, especially in sensitive or degraded land. • Revitalise rural communities when appropriately sited. • Opportunities for buffering between uses.
2.3 Building Strong Communities	
Principle The central drivers for residential settlement planning is to provide the best possible opportunities for the wellbeing of families and individuals, as they build a base for strong resilient communities. Policies 1. Clear documented planning framework¹³ (hyperlink) and positive communication lines which actively promotes good quality development in partnership with State agencies, human and physical service providers, development community and other stakeholders. 2. Strict documented requirement¹⁴ (hyperlink) for good urban design in masterplans which establishes coherent precincts and neighbourhoods and creates and enhances identity, sense of place, social interaction and safety. 3. Adopting the "loose and tight" approach which is based on considerable flexibility with how detailed development occurs provided essential objectives are achieved. The "tight" component relates to the public domain (parks, community buildings, streetscape) and key environmental constraints where high standards are documented and implemented. 4. Each new neighbourhood (approx. 400m walking radius) includes at least one high quality community hub which responds to local features and needs, and is deliberately designed to successfully draw local people and enhance community. 5. Development phasing which ensures critical mass thresholds for facilities in	Council's Social Plan research identified the importance to residents of the preservation of rural lifestyle and community life, both in urban and rural settings. People placed a high value on neighbourhood based activities given the local social interaction that such activities support, consistent with what we know as a traditional rural lifestyle.  Same areas identified as public open space bring little public amenity due to their design as dual use drainage basins, and poor visual and physical accessibility. Our neighbourhoods need to be planned to assist the areas become a place of community. Walkable neighbourhood schools have been part of the historical development in Wagga Wagga, and are one of the most important elements that can be provided. But even nice parks can assist. Attractive public domain and walking areas can draw people out of the house. People perhaps walking the dog, or playing with kids, see each other and nod, creating familiarity and comfortableness, people with whom no other contact would be made. In our rural towns this has happened naturally, but with growth, it is important that the sense of the story of the place, comfortableness, and community and mutual sense of interest and obligation (typical of the rural lifestyle) continue to be in place.

precincts are reached in a timely manner (eg schools, neighbourhood centres, playgrounds, improving bus services).

6. Coherent strategy for human services (including accessible local schools, parks, neighbourhood centres, and services) noting the role of schools as a hub for the building of local communities.
7. Adopt the "lifecycle neighbourhood" approach by providing a range of housing forms including arrangements for seniors to remain living close to existing social and community networks.



Emblen Park salt tolerant plants

2.4 Environment and Amenity

Principle

Housing and infrastructure planning which addresses localised environmental constraints and opportunities, and is buffered from incompatible land use and adverse impacts.

Policies

1. See Salt Action Plan
2. Encourage water sensitive urban design and built form which minimises resource consumption using BASIX principles and other innovations.
3. Protect and enhance biodiversity through retention of natural habitats and connections with surrounding natural reserve system.
4. Cartwrights Hill - Monitoring of odour impacts from Cargill Beef meat processing operations has now been reported. The position remains that there is doubt over the compatibility of Cargill operations and residential development in Cartwrights Hill. It is not appropriate to allow further residential development at the present time. (Reference Cartwrights Hill Future Use Study (2003)¹⁴)

2.5 Fiscal Responsibility

Principle

Locational decisions and development phasing based on opportunities for cost-effective and coordinated physical,

Following a substantive review of its financial position, Council has given a recent focus to financial sustainability and the capacity to fund essential works and services for the major regional centre which is Wagga Wagga. Due to intergovernmental cost shifting, differentials

social and cultural infrastructure.

Policy

1. Containment of outward spread of housing development, to help ensure that physical infrastructure as well as schools, health facilities, and other human services can be efficiently provided and maintained.
2. Facilitate improved efficiency of physical and human services infrastructure provision through phasing of development.
3. Adoption of infrastructure strategy and in particular Developer Contribution System (Section 94, Section 94A, Section 64 plans).

between real costs and pegged rate revenue, and a reducing share of public funds generally, the long term capacity to maintain services and infrastructure and deliver the communities priorities into the future was under question. Council successfully sought a Special Rate Variation essential to allowing these services to be provided.

Into the future it is critical that Council have regard to full community costs into the long term as decisions are made about development options.

2.6 Location for New Housing Development

Principle

Decisions on future land release will be taken on the basis of our four (4) nominated goals for residential settlement underpinned by the guiding principles for the Spatial Plan as documented in Section 1.

Policy

At its meeting of 18 December 2006 Council decided to advance planning which may allow housing development in three new areas, all of which adjoin existing neighbourhoods.

The map overpage shows the relevant areas as:

- Boorooma East
- Estella West
- Lloyd.

Further details on the reasons for choice of these lands is indicated at right.

NO GUARANTEE OF REZONING

IT MUST BE EMPHASISED THAT COUNCIL'S DECISION TO PREPARE A DRAFT LEP FOR THE AREAS NOMINATED BELOW DOES NOT SUGGEST THAT THE LAND WILL BE GUARANTEED TO BE REZONED FOR THIS PURPOSE. THE DECISION ALLOWS THE NECESSARY DETAILED STUDIES AND STATUTORY PROCESSES WITH STATE GOVERNMENT TO COMMENCE. A DECISION ON THE SUITABILITY OF THE LAND WILL BE MADE AT THE COMPLETION OF THESE STUDIES AND PROCESSES.

Lloyd (incl. Crown Land prev. indicated as option for hospital site)

- Approval in principle for early stages of Lloyd already ("Lloyd West")
- Presents as a logical next phase of land release to the south of the city.
- Locational interdependencies brings capacity to provide services to benefit existing residents in nearby suburbs which may be undersupplied.
- Increases critical mass of area south of Red Hill Road and preliminary discussions with Department of School Education suggest possibility exists for the provision of a new public school in this area given the potential population.
- Environmental analysis indicates need to work through range of planning considerations, including existing quarry operations on site, salinity issues and Endangered Ecological Communities evident on site. However a planning process can work to resolve all relevant issues.
- Clear phasing strategy required

Boorooma East

- Logical extension to establishing suburbs to the north of the City
- Increases critical mass of what would present as a cohesive northern residential area and potential for higher order services (eg shopping, schools and transport), addressing some existing inequities.
- Links onto existing services cost-effectively
- Increases the potential association of the northern suburbs to CSU and potential for sharing of facilities and services
- Relatively large block sizes will decrease problems associated with fragmented ownership in northern suburbs
- Capacity to meet first home owner markets.
- Initial environmental sieving suggests few environmental problems, but further detailed analysis required.

Towards a 10 Year Supply of Zoned Residential Land - Considering Potential Yields for Study Lands

The table at right indicates a 10 year supply position into the future for Wagga Wagga, including hypothetical yields for the newly nominated potential release areas. It is emphasised that the nominated sites are subject to detailed study and the investigation of any site constraints.

While the total yield somewhat exceeds the 10 year supply target, this should not limit the current investigations, as planning constraints may limit yields.

Mid and Longer Term Planning

Council has indicated an interest in extensions to areas to the south and north of the city for mid and longer term residential growth.

Estella West

- Logical extension to establishing suburbs to the north of the City
- Increases critical mass of what would present as a cohesive northern residential area and potential for higher order services (eg shopping, schools and transport), addressing some existing inequities.
- Links onto existing services cost-effectively
- Increases the potential association of the northern suburbs to CSU and potential for sharing of facilities and services
- Relatively large block sizes will decrease problems associated with fragmented ownership in northern suburbs
- Capacity to meet first home owner markets.
- Initial environmental sieving suggests few environmental problems, but further detailed analysis required.

Towards a 10 Year Supply of Zoned Land

	Currently Zoned and expected still avail for 10 year period from 2008	Future Zoning (estimates only)
Northern suburbs		
Estella	235	364
Estella West		1615
Boorooma West	200	
Boorooma East		544
South'n Suburbs		
Bourkelands	82	
Forest Hill	300	
Glenfield	32	
Tatton	52	
Lloyd West		1157
Lloyd East		680
Total	901	4340

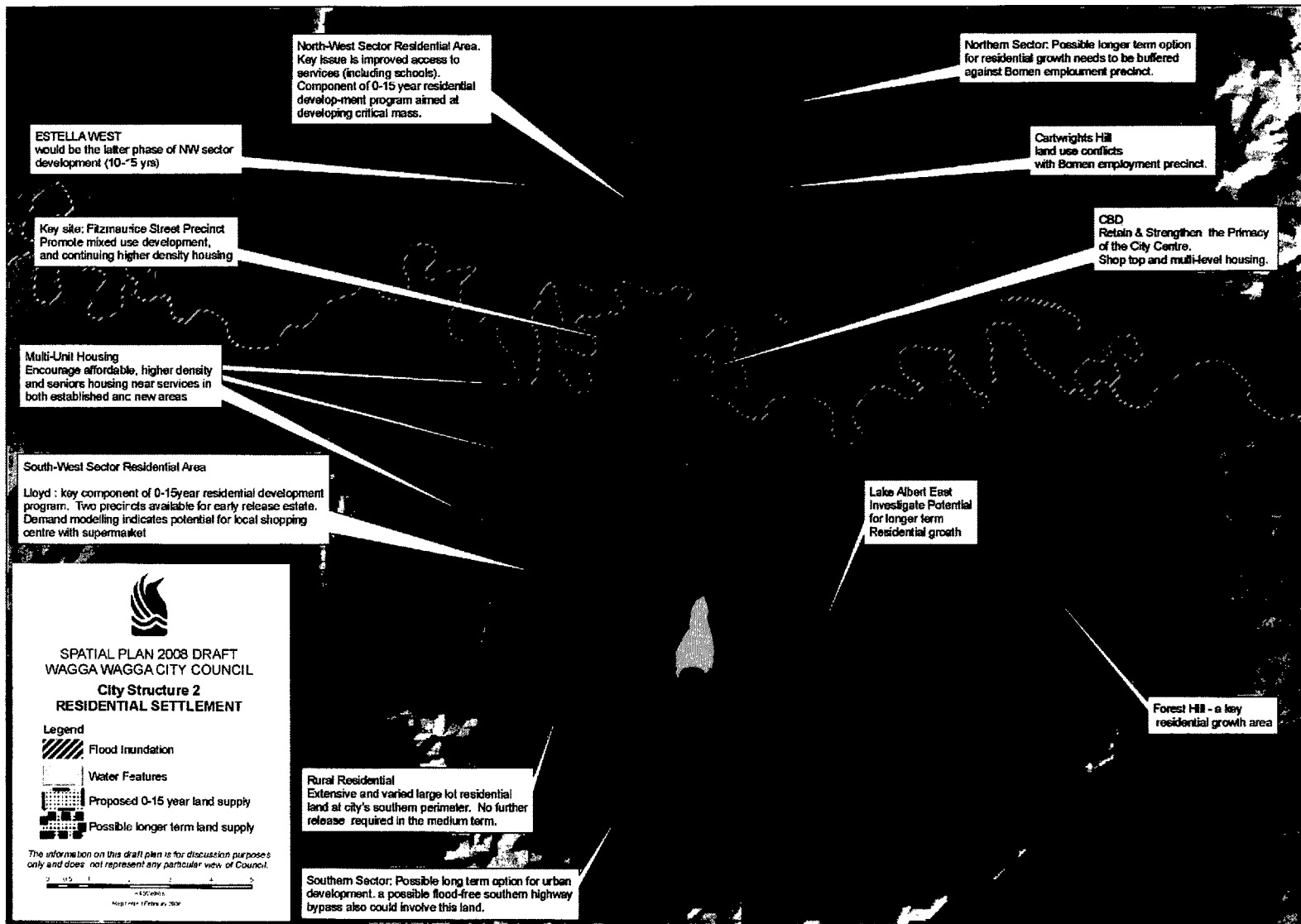
Note: Lot yields in new areas (Lloyd, Estella West, Boorooma East) are indicative only. Site investigations may reveal significant constraints which reduce yields substantially.

Note the position on the 10 and 15 year land supply can be consolidated with the proposed five yearly major review of the LEP, and infrastructure planning including section 94 strategy. This process would be intended to occur coincident with the release of ABS census data.

In accordance with resourcing capacities, investigations are to commence on how best to achieve further residential settlement in the rural residential areas adjacent to Lake Albert environs, capitalising on existing infrastructure and services.

Land north of Boorooma and to the south of the urban areas both have potential for urban development, and can be considered in longer term planning. The area north of Boorooma has substantial population potential. It is also valued due to its agricultural capability. Residential development would also need to be buffered from Bomen industrial estate. There is also a large expanse of land between Gregadoo Hills and the existing residential areas, which presents a long term option. It is current farming land some of which is under pressure from "lifestyle" rural residential encroachment. A

	possible flood-free southern highway bypass also could involve this land.
2.7 Using Standard LEP Zones	
Principle Use the Standard Instrument to provide the best outcomes for residential land uses. Policies Options for choices on appropriate zones will be taken based on the Standard Instrument (see text box at right)	Residential Zoning Choices as listed in Standard LEP are outlined in the table below. R1 General Residential This zone is generally intended to provide for a variety of residential housing types and densities, including dwelling houses, multi-dwelling housing, residential flat buildings, boarding houses and seniors housing. The zone also provides for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres. R2 Low Density Residential This zone is generally intended to be applied to land where primarily low density housing is to be established or maintained. The zone objectives also encourage the provision of facilities or services that meet the day-to-day needs of residents. R3 Medium Density Residential This zone is generally intended for land where a variety of medium density accommodation is to be established or maintained. Other residential uses (including typically higher or lower density uses) could also be permitted in the zone where appropriate. A variety of residential uses have been mandated to encourage housing choice in this zone. R4 High Density Residential This zone is generally intended for land where primarily high density housing (such as residential flat buildings) is to be provided. Other lower density residential uses could also be accommodated where appropriate. The zone also provides for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres. R5 Large Lot Residential This zone is generally intended to cater for development that provides for residential housing in a rural setting. The allocation of large lot 'rural' residential land must be justified by a strategy prepared in accordance with guidelines issued by the Department. This zone was formerly known as a Rural Residential zone.



Reports submitted to the Ordinary Meeting of Council of the City of Wagga Wagga to be held on Monday 14 December 2009.

SC-3 PLANNING STANDING COMMITTEE

Recommendation

That Council note the decisions, adopt the Committee's Recommendations contained in CM-1, RP-1 to RP-5 and confirm the contents of the report as a true record of proceedings for the meeting dated 1 December 2009 as listed below:

Report

Council's Planning Standing Committee met on Tuesday 1 December 2009 and the recommendations from the Minutes of the meeting are presented in this report.

PRESENT

The Mayor, Councillor K
Pascoe (Chairperson)
Councillor R Goodlass
Councillor R Kendall

IN ATTENDANCE

Councillor G Hiscock	
Councillor L Vidler	
Councillor K Wales	
Councillor A Brown	
Acting General Manager	(Mr A Crakanthorp)
Director Planning	(Mr B Karaszewych)
Town Planner	(Mr A Moar)
Director Infrastructure Services	(Mr T Dodds)
Acting Director Corporate Services	(Mr C Richardson)
Manager Strategic Planning	(Mr I Grant)
Manager Development Services	(Mr C Farmer)
Executive Assistant - Corporate Services	(Mrs C Posselt)
Senior Governance Officer	(Mrs N Johnson)

The Committee now asks Council to note the decisions, adopt the recommendations and to confirm the contents of this Report as a true record of the proceedings.

The meeting of the Planning Standing Committee commenced at 5:00pm.

ACKNOWLEDGEMENT OF COUNTRY

I would like to Acknowledge the Traditional Custodians of this Land, on which this meeting takes place and to pay my respects to Elders past and present.

APOLOGIES

Apologies for non-attendance were received and accepted for Councillors D Argus, Y Braid, W Geale OAM on the Motion of Councillors R Goodlass and K Wales.

DECLARATIONS OF INTEREST

Councillor R Kendall declared a general declaration in that he would like to bring to the attention of the meeting the general declaration made in his annual return.

CONFIRMATION OF MINUTES

CM-1 CONFIRMATION OF MINUTES - PLANNING STANDING COMMITTEE - 3 NOVEMBER 2009

Recommendation:

On the Motion of Councillors R Goodlass and R Kendall

That the Minutes of the proceedings of the Planning Standing Committee held on 3 November 2009 be confirmed as a true and accurate record.

CARRIED

RP-4 PROPOSED AMENDMENT TO WAGGA WAGGA RURAL LOCAL ENVIRONMENTAL PLAN 1991

Recommendation:

On the Motion of Councillors R Goodlass and R Kendall

That Council:

- a receive and note the Planning Proposal prepared in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") and which supports rezoning of the land for residential purposes**
- b forward a Planning Proposal in respect of Part Lot 2, DP 732466, Sturt Highway, Forest Hill ("Brunslea Park") to the Department of Planning under section 56(1) of the Environmental Planning & Assessment Act 1979 requesting that the Minister issue a "gateway determination" that will allow the Planning Proposal to proceed further**

CARRIED