

Amend Wagga Wagga LEP 2010 - Rezone land at Collingullie, Tatton, Tarcutta St, Estella and Edward St

Proposal Title :	Amend Wagga Wagga LEP 2010 - Rezone land at Collingullie, Tatton, Tarcutta St, Estella and Edward St		
Proposal Summary :	1. Collingullie Village - Rezone land from RU1 Primary Production Zone (200 ha minimum lot size (MLS)) to RU5 Village Zone (no MLS). 2. Barrington Street, Tatton, Wagga Wagga City - Rezone land from E2 Environmental Conservation Zone to R1 General Residential Zone with no change to the MLS - i.e. no MLS. 3. 210 Tarcutta Street, Wagga Wagga City - Rezone land from SP1 Special Activities (Public Buildings) to B3 Commercial Core with floor space ratio (FSR) of 2:1 and a maximum height of buildings (HOB) of 16m with no change to MLS - i.e. no MLS. 4. Estella, Wagga Wagga City - Rezone land from RE1 Public Recreation Zone to R1 General Residential Zone with no change to the MLS - i.e. no MLS. 5. 368-370 Edward Street, Wagga Wagga City - Rezone land from IN2 Light Industrial Zone to B5 Business Development Zone with no change to the MLS - i.e. no MLS.		
PP Number :	PP_2013_WAGGA_001_00	Dop File No :	13/04397-1

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones
- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes

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

- Rezone land at Collingullie from RU1 Primary Production Zone (200 ha MLS) to RU5 Village Zone (no MLS).
- Rezone land at Tatton from E2 Environmental Conservation Zone to R1 General Residential Zone (no change to the MLS - i.e. no MLS).
- Rezone land at 210 Tarcutta Street from SP1 Special Activities (Public Buildings) to B3 Commercial Core with FSR 2:1, HOB 16m (no change to MLS - i.e. no MLS).
- Rezone land at Estella from RE1 Public Recreation Zone to R1 General Residential Zone (no change to the MLS - i.e. no MLS).
- Rezone land at 368-370 Edward Street from IN2 Light Industrial Zone to B5 Business

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Development Zone (no change to the MLS - i.e. no MLS).

should proceed subject to the following conditions:

1. The planning proposal is to be revised prior to community consultation to include all of the relevant draft LEP Maps and the draft maps are to be prepared in accordance with the 'Standard technical requirements for LEP maps' version 2.0 dated November 2012.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of 'A Guide to preparing local environmental plans' (Department of Planning and Infrastructure 2012).

3. No Consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).

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

6. Council be authorised to use its delegation to complete the LEP following public consultation.

7. The Council is to prepare draft LEP Maps that are consistent with the latest version of the "Standard technical requirements for LEP maps" and the draft maps are to be placed on public exhibition as part of community consultation.

8. The Director General can be satisfied that the inconsistencies of the planning proposal with S117 Directions 1.2 Rural Zones, 1.5 Rural Lands, 2.1 Environmental Protection Zones, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 4.3 Flood Prone Land are of minor significance.

9. The Director General can approve of the rezoning from RE1 Public Recreation to R1 General Residential.

10. The Director General can be satisfied that the planning proposal is consistent with all other relevant s117 Directions or that any inconsistencies are of minor significance.

11. No further referral is required in relation to s117 Directions while the planning proposal remains in its current form.

Supporting Reasons : The planning proposal is supported subject to the preparation of maps consistent with the technical guidelines to accompany public exhibition.

Due to the minor nature of the planning proposal the Council has been issued with delegation to finalise the local environmental plan.

Panel Recommendation

Recommendation Date : 21-Mar-2013

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Council is to place on public exhibition existing and proposed land zoning, height of

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buildings, lot size and floor space ratio maps, which are at an appropriate scale and clearly identify the subject sites.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

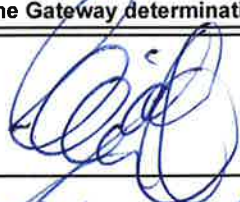
- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).

3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Signature:



Printed Name:

Neil McGaffin

Date:

20.3.13