



Addendum to Planning Proposal

Reference

LEP18.0005

SITE DETAILS AND PROPOSAL

Subject Land:

1. Rezoning of part of Lot 336 DP 1247818, part of Lot 10 and Lot 11 DP 1113058, part of Lot 335 DP 1247818 from E2 Environmental Conservation Zone and R5 Large Lot Residential to R1 General Residential Zone
2. Rezoning of part of Lot 336 DP 1247818 from E2 Environmental Conservation Zone to R5 Large Lot Residential.
3. Remove the minimum lot size requirement of 0.2ha that applies to part Lot 335 DP 1247818
4. Apply a minimum lot size requirement of 0.2ha to part of Lot 336 DP 1247818.

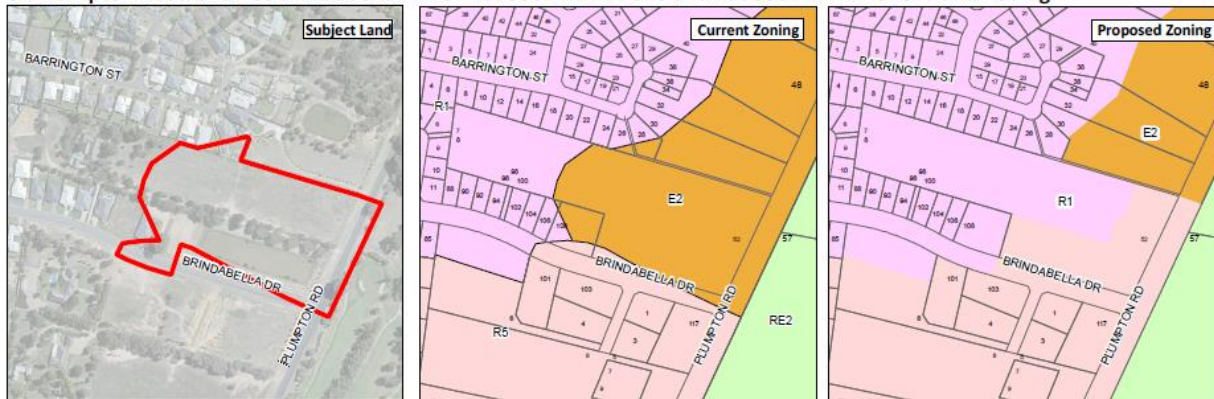
PART 2 EXPLANATION OF PROVISIONS

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to rezone part of Lot 2 DP243027 and part of Lot 327 DP 1187026 (now consolidated in to Lot 336 DP 1247818) from E2 Environmental Conservation and R5 Large Lot Residential to R1 General Residential. The proposal is also to remove the minimum lot requirement of 0.2ha of the LEP that applies to part of the land as per the illustration below.

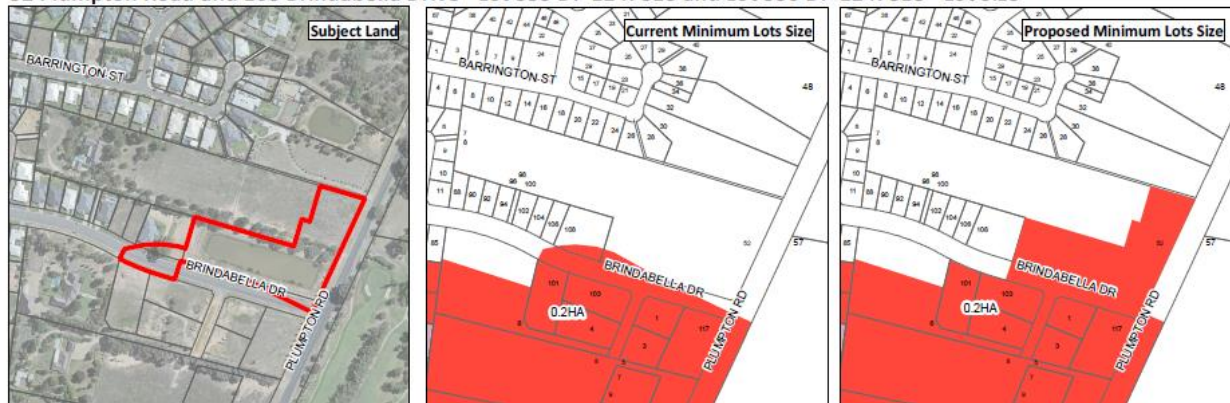
An assessment of the planning proposal has concluded that the proposal may proceed with the following changes as per the details and illustrations below:

1. Rezoning of part of Lot 336 DP 1247818, part of Lot 10 and Lot 11 DP 1113058, and part of Lot 335 DP 1247818 from E2 Environmental Conservation and R5 Large Lot Residential to R1 General Residential
2. Rezoning of part of Lot 336 DP 1247818 from E2 Environmental Conservation to R5 Large Lot Residential.
3. Remove the minimum lot size requirement of 0.2ha that applies to part Lot 335 DP 1247818
4. Apply a minimum lot size requirement of 0.2ha to part of Lot 336 DP 1247818.

52 Plumpton Road and 108 Brindabella Drive - Lot 335 DP 1247818 and Lot 336 DP 1247818 - Land Zoning



52 Plumpton Road and 108 Brindabella Drive - Lot 335 DP 1247818 and Lot 336 DP 1247818 - Lot Size



PART 3 JUSTIFICATION

1. Population growth and housing demand

The addition of dwellings to the housing stock is a major driver of population growth in the city, providing opportunities for households to relocate from other areas or new households to form locally. At a growth rate of 1.2% the population of Wagga Wagga will exceed 80,000 people in 2040, however the city must plan to grow to beyond 100,000 people. To accommodate a 2% population growth to 100,000 people and an additional 14,000 homes by 2040, 1,750 hectares of land is required if density rates continue at 8 dwellings per hectare.

The supply of residential land was last considered in 2013 as part of the Wagga Wagga Spatial Plan 2013-2043 that identified that there was approximately 426 hectares of urban release area. At a density pattern of 8 dwellings per hectare this equates to an additional 3,500 dwellings. From this, current greenfield areas can accommodate 10 years supply of housing at the projected growth rate and 5 years supply at the aspirational growth rate of 2%.

Whilst the majority of housing will be provided within urban release areas, infill development through redevelopment and intensification (as proposed by the planning proposal) will also play a vital role in utilising existing services to accommodate the

growing population of the city. It will also contribute to the mix of housing types available in the city.

2. Land use strategies underway and interim arrangements

City Strategy is currently in the process of reviewing and developing new land use strategies for the city. One of the key priorities is to consider the location of future growth areas and to identify existing urban areas in the city that may be intensified through further subdivision.

Noting that it will take some time to complete the above strategic work, landowners may as an interim arrangement lodge planning proposals to increase the development opportunities for their properties prior to the finalisation of the strategic work. Planning proposals will be considered on merit and the onus is on the proponents to provide Council with the necessary information to undertake assessments to determine if there is sufficient justification for a planning proposals to proceed prior to the completion of the above strategic work.

3. Consistency with strategic directions

Even though the planning proposal is not supported by a local housing strategy endorsed by the Department of Planning and Environment, the Wagga Wagga Spatial Plan 2013/2043 which is endorsed by the Department of Planning and Environment identifies several approaches to addressing land demand for urban purposes in the city and encourages additional housing opportunities within existing urban areas where existing services and amenities are already provided. The proposal to rezone the land is based on site opportunities to optimize the use of available land that is currently serviced by public infrastructure and accessible to existing local community facilities and therefore considered consistent with the provisions of the Spatial Plan.

The proposal is also consistent with the recommendations of the Riverina Murray Regional Plan 2036, the draft Activation Strategy, Section 9.1 Ministerial Directions as well as all relevant State Environmental Planning Policies.

4. Justification for an alternative zoning and minimum lot size provision

The subject land was originally considered as part of the Tatton residential neighbourhood, however due to historic overland flooding and concerns relating to salinity and shallow groundwater, the land was zoned E2 Environmental Conservation. Further studies and investigation by the proponent have concluded that subject the land is unreasonably restricted through its zoning.

The overland flow flood modelling undertaken by WMA Water confirmed that the area is impacted by the design flood (the 1% AEP event), generally falling within a low hazard flood storage area and the flood fringe. A minor flow path is located on the very eastern edge of the subject land but does not constitute the main floodway. The flood impact of development on the subject land was modelled using a preliminary development concept. The maximum off-site impact is 0.3 metres within the retention basin at 108 Brindabella Drive and 0.05 metres on the western side of the basin. Accordingly, the off-site flood level impact is viewed as relatively minor. Further

consideration of the development concept would occur at development application stage and could include design measures to lessen the flood impact if required.

The area to the north of the subject site is not considered appropriate for intensification as a result of overland flow flooding and as such will remain restricted for now. City Strategy will review the remaining E2 land to the north of the subject site as part of other E2 zoned land in the city in future.

Investigations indicated that the salinity risk rating is 'low' where the groundwater depth is between 5-10 metres and 'very low' where exceeding 10 metres. The readings have revealed a general decline in the standing water level and has remained steady around 9 metres below ground level for the last 10 years. The piezometer was established in 1997 and readings have been taken in both severe drought conditions and periods of above average rainfall. The recorded levels substantiate the view that a shallow groundwater presence is unlikely to be a concern for this area.

In light of the above, the E2 Environmental Conservation zoning on the subject land is considered inappropriate. The proposed rezoning to R1 General Residential and R5 Large Lot Residential is consistent with the amenity of the Tatton neighbourhood and will assist in maximising the development opportunities on the site which in turn will contribute to a mix housing of types to accommodate the city's growth forecasts. The change in zoning and new lot size provision will increase the development yield of the site to approximately 40 lots. The proposed minimum lot size requirement along Plumpton Road aligns with the lot sizes proposed in the concept subdivision plan and will ensure that future subdivision will be reflective of the existing rural residential environment along Plumpton Road and to the south of Brindabella Drive.

5. Infrastructure

One of the key issues to consider with LEP amendments is the ramifications of any proposal on existing infrastructure and the ability of existing networks to cope with increased demands. Phasing and service planning of new development areas must ensure that services can be equitably provided to meet baseline community needs and expectations.

The site is located in an existing urban environment and has access to existing services and infrastructure including roads, reticulated water and waste collection services. Other infrastructure networks and services, including public transport, waste management/recycling, health, education, emergency, mail and other community services are established in the local area and accessible to the subject site. Existing sewer capacity can accommodate the development potential on the site of approximately 40 additional lots.

A stormwater management strategy shall be developed for the site as part of any future development application on the site. The strategy shall recognise the existing dam located in the south western corner of the site which serves an important role in stormwater mitigation of the Tatton neighbourhood. The dam shall be incorporated into the strategy for the site and dedicated to Council as part of a future subdivision application.

In terms of traffic, the planning proposal is supported by a traffic impact assessment which concluded that the proposed LEP amendment and preliminary subdivision concept is likely to have minimal impact on the existing road network. Any future development application on the site will require a detailed assessment in relation to the above and may require augmentation in consideration of the final subdivision design.

PART 6 PROJECT TIMEFRAME

TASK	Anticipated timeframe
Anticipated date of Gateway Determination	March 2019
Anticipated timeframe for completion of required technical information	N/A
Timeframe for Government agency consultation	April 2019
Commencement and completion dates for public exhibition.	April 2019
Dates for public hearing	N/A
Timeframe for consideration of submissions	May 2019
Timeframe for the consideration of a proposal post exhibition	May 2019
Date of submission to the Department to finalise the LEP	June 2019
Anticipated date RPA will make the plan	July 2019
Anticipated date RPA will forward to the Department for notification	July 2019