



Addendum to Planning Proposal

Reference

LEP18/0008

SITE DETAILS

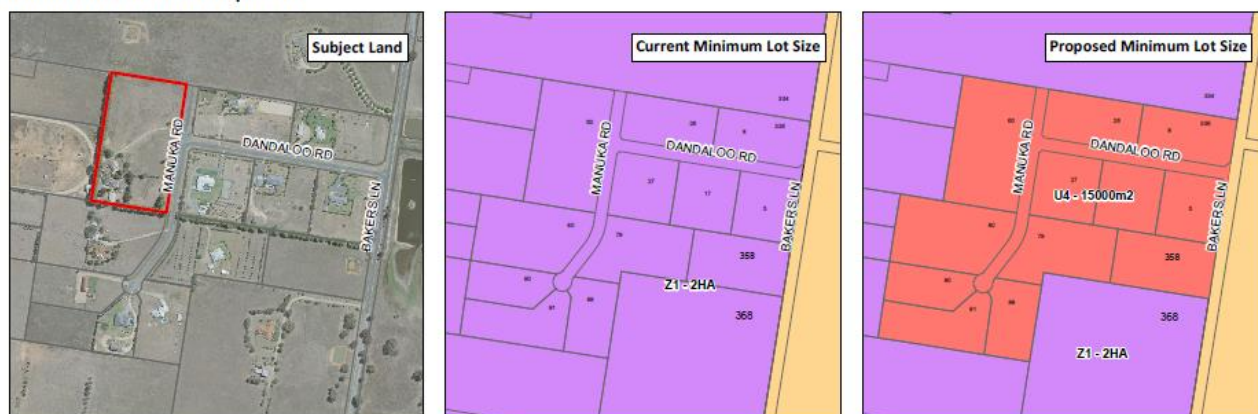
Subject Land: Lots 35 – 40 DP 1062621, Lots 1 – 4, 6 DP 1127328
all addresses Dandaloo Road, all addresses Manuka Road,
Lake Albert, NSW 2650

PART 2 EXPLANATION OF PROVISIONS

Council has received a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to reduce the minimum lot size provisions applicable to Lot 35 DP 1062621 from from 2 hectares to 1.5 hectares.

Assessment of the planning proposal has found pursuit of a precinct-based approach to the planning proposal would deliver a superior outcome. Council seeks a “Gateway Determination” from the Department of Planning and Environment to the effect that the Planning Proposal may proceed with a condition that a 1.5 hectare minimum lot size be applied to all lands at Lots 36 – 40 DP 1062621 and Lots 1 – 4 and 6 DP 1127328 in addition to Lot 35 DP 1062621. This recognises the existing subdivision pattern of the area. The original proposal is therefore amended to include Lots 36 – 40 DP 1062621 and Lots 1 – 4 and 6 DP 1127328 as per the illustration below.

Minimum Lot Size Proposal



PART 3 JUSTIFICATION

The modified proposal provides for superior planning outcomes relative to those offered by the proposal as originally drafted. The minimum lot size shall be representative of existing

neighbourhood character whilst allowing for the efficient use of lands within the existing urban area of Wagga Wagga and indicating the consistent character to be retained across this precinct.

The proposal aligns with directions of the Riverina Murray Regional Plan 2036. Specifically the proposal upholds Direction 25: 'build housing capacity to meet demand' and Direction 26: 'provide greater housing choice'.

The proposal aligns with the Wagga Wagga Spatial Plan 2013/2043 in supporting the growth of Wagga Wagga and the provision of greater housing choice. The Wagga Wagga Activation Strategy that is currently in draft will replace the Spatial Plan. In the interim, Council is considering planning proposals on their merits against existing strategy and state government direction.

The planning proposal as submitted will reduce the minimum lot size for Lot 35 DP 1062621 to 1.5 ha. This would allow the subdivision of that land to create a single additional lot in a manner consistent with the existing form of subdivision along Dandaloo Road and Manuka Road. This addendum has been prepared. It will also provide for the efficient use of land and marginally reduce the demand for additional residential land beyond the current zoned urban area of the city.

PART 6 PROJECT TIMEFRAME

TASK	Anticipated timeframe
Anticipated date of Gateway Determination	February 2019
Anticipated timeframe for completion of required technical information	N/A
Timeframe for Government agency consultation	March 2019
Commencement and completion dates for public exhibition.	March 2019
Dates for public hearing	N/A
Timeframe for consideration of submissions	April 2019
Timeframe for the consideration of a proposal post exhibition	April 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