

PLANNING PROPOSAL – AMENDMENT TO THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010 TO REDUCE THE MINIMUM LOT SIZE.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives or intended outcomes of the planning proposal are to amend the minimum lot size of the Wagga Wagga LEP 2010 applicable to Lot 35 DP 10621, 60 Manuka Road, Wagga Wagga from 2ha to 1.5ha. This will allow the property to be subdivided and creating an opportunity for an additional dwelling entitlement.

PART 2 – EXPLANATION OF THE PROVISIONS

The proposed outcome will be achieved by amending the Wagga Wagga Local Environmental Plan 2010 Lot Size Map as per the illustration below.

Minimum Lot Size Proposal



PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

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

No.

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

The planning proposal is to reduce the minimum lot size requirement consistent with the existing lot sizes in Manuka Road and Dandaloo Road. The proposal to reduce the minimum lot size requirement of the Wagga Wagga Local Environmental Plan 2010 is the best means to achieve the desired outcome. The proposal will not alter the objectives of the R5 Large Lot Residential Zone:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

a) Does the proposal have strategic merit?

Riverina Murray Regional Plan 2017

The planning proposal is consistent with the following actions:

- 22.1 Coordinate infrastructure delivery across residential and industrial land in the regional cities.

The proposal will complete an original subdivision and hence has infrastructure and services already in place.

- 25.2. Facilitate increased housing choice, including town houses, villas and apartments in regional cities and locations close to existing services and jobs.

The proposal will create an additional lot adding to the existing variety of housing choice available.

- 25.3. Align infrastructure planning with land release areas to provide adequate infrastructure.

Infrastructure and services already in place.

- 27.1. Enable new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment.

The Wagga Wagga Spatial plan indicated that the Lake Albert must be investigated for further subdivision. This work has not been completed. The proposal will not alter the future vision of the area as it will provide one additional lot consistent with what already exist in Manuka Road and Dandeloo Road.

b) Does the proposal have site specific merit?

Yes, it proposal is to reduce the lot size requirement to enable a subdivision consistent with the existing lot sizes in Manuka Road and Dandeloo Road.

4. Is the proposal consistent with a council's local strategy or other local strategic plan?

Spatial Plan 2013 – 2043

The Planning Proposal is consistent with the following objectives of Council's Spatial Plan 2013 – 2043:

1. Objective: Provide for a range of densities in neighbourhoods that respond to community demand.

The planning proposal will provide an additional lot that will support the variety and choice of housing types available.

2. Objective: Investigate areas identified as 'potential intensification' for the provision of services.

It is understood that Council will undertake work to consider intensification in the Lake Albert Area.

The proposal will not inhibit the potential to further subdivide in future. The proposal will merely enable the subdivision of one lot consistent with the existing lot sizes in the road.

5. **Is the planning proposal consistent with applicable State Environmental Planning Policies?**

No policies are applicable to the proposal.

6. **Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?**

A review of the relevant S9.1 Ministerial Directions is provided in the table below:

Consistency with applicable S9.1 Ministerial Directions	
3.1 Residential	The proposal is consistent with the direction as it will provide additional housing choice.
4.3 Flood Prone Land	The proposal is consistent with this direction as it is not located in a flood prone area.
4.4 Planning for Bushfire Protection	The proposal complies as it is not identified as bushfire prone land. The land is already cleared and managed.

Section C – Environmental, social and economic impact

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?

No, the site is heavily altered.

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

No, the proposal will not result in any irreversible environmental impacts.

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

The proposal will provide additional housing opportunities.

Signed : *J. Nelson* *A. Gardner*

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