

RP-2 PLANNING PROPOSAL LEP17/0002 TO AMEND THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

Author: Crystal Golden
Director: Natalie Te Pohe

Analysis: The purpose of this Planning Proposal is to rezone a portion of 6 Belmore Place, Tatton from R5 Large Lot Residential to R1 General Residential and to remove minimum lot size provisions to facilitate an additional R1 General Residential lot.

Recommendation

That Council:

- a support the planning proposal to amend the Wagga Wagga Local Environmental Plan 2010
- b submit the planning proposal to the Department of Planning and Environmental for Gateway Determination
- c adopt the planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 if no submissions are received
- d receive a further report if submissions are received during the exhibition period
 - i addressing any submissions made in respect of the planning proposal
 - ii proposing adoption of the planning proposal unless there are any recommended amendments deemed to be substantial and requiring a further public exhibition period

Report

An application and planning proposal has been received for 6 Belmore Place, Tatton as illustrated in Figure 1.



Figure 1, Site Location

The Planning Proposal has been prepared by Blueprint Planning and Development on behalf of the landowner to rezone land for R1 General Residential purposes and to remove the minimum lot size for part of 6 Belmore Place, Tatton. The amendment will provide a more conventional zone boundary for subdivision purposes and retain a rural lifestyle block containing the existing dwelling.

The proposal will result in amendments to the Wagga Wagga Local Environmental Plan 2010 land zoning map and minimum lot size map.

The proposal intends to:

- rezone a small portion of the lot fronting Brindabella Drive from R5 large lot residential land to R1 general residential
- rezone a small portion of the lot from R1 general residential to R5 large lot residential to align with the proposed rural lifestyle block boundary

Amendments will also occur to the minimum lot size map with zero lot size provisions applying to land proposed to be rezoned to R1 general residential and 0.2 hectare lot size provisions applying to land proposed to be rezoned to R5 large lot residential.

A more detailed description of the proposal with supporting information is attached under separate cover.

The proposal will result in amendments to the Wagga Wagga Local Environmental Plan 2010 land zoning map and minimum lot size map. The land zoning and minimum lot size proposed is shown in the maps below:

Site Location**Legend**

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Rural Small Holdings
RU5	Village
RU6	Transition
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways
UL	Unzoned Land
[Red Outline]	Site Location

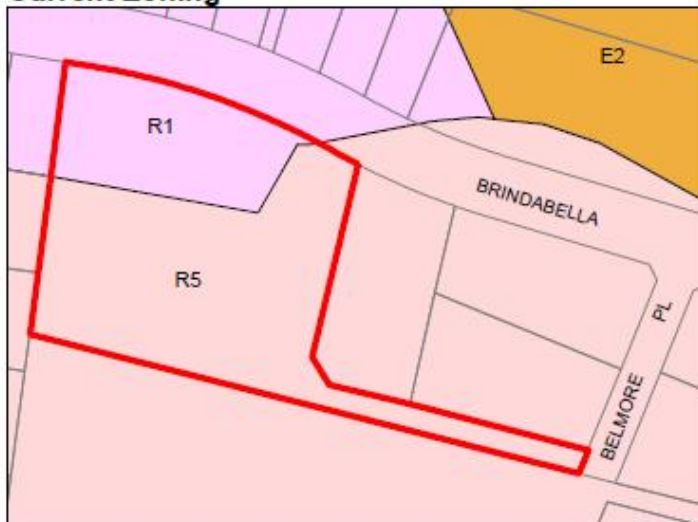
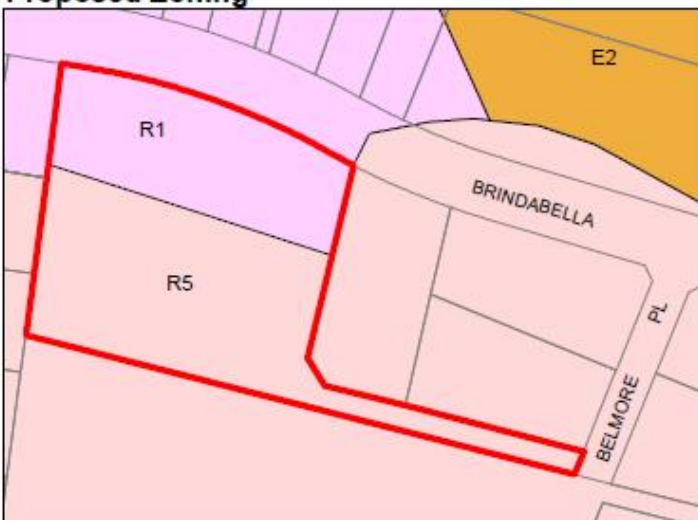
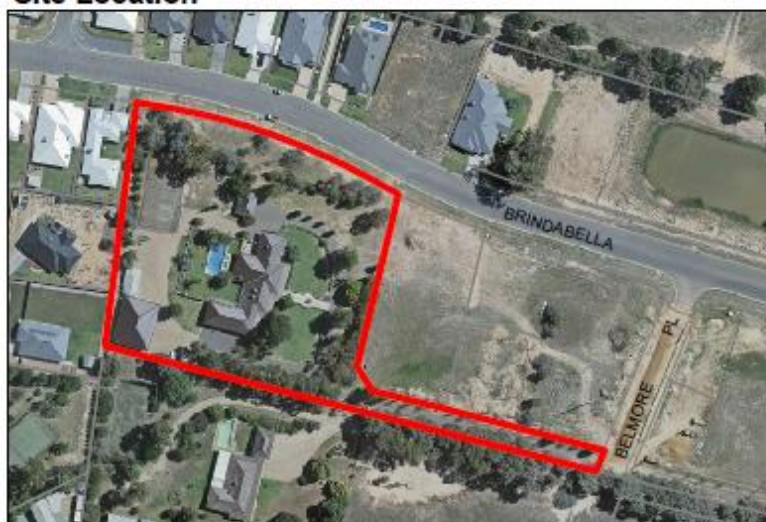
Current Zoning**Proposed Zoning**

Figure 2: Proposed Land Use Zone Changes

Site Location**Legend**

Site Location

Minimum Lot Size

	0.1 Ha
	0.12 Ha
	0.14 Ha
	0.2 Ha
	0.4 Ha
	0.6 Ha
	1 Ha
	2 Ha
	3 Ha
	8 Ha
	40 Ha
	80 Ha
	200 Ha

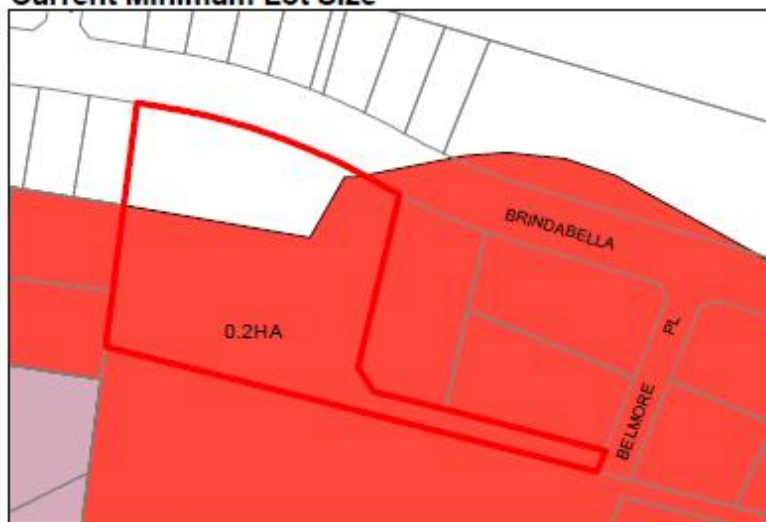
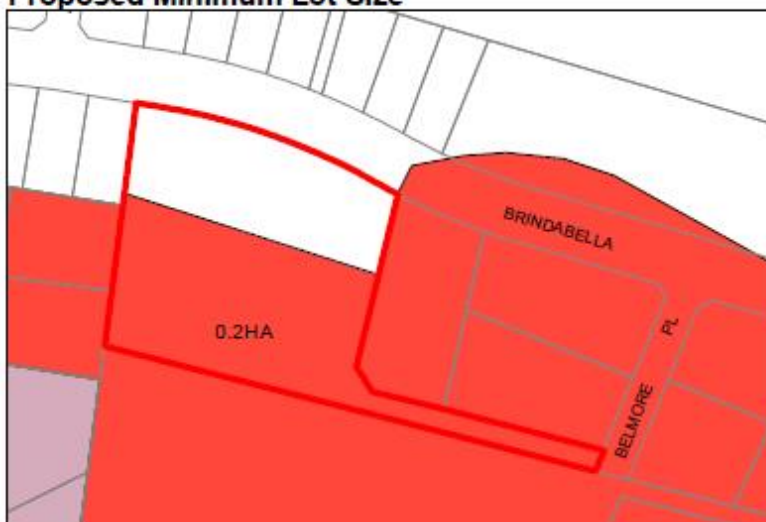
Current Minimum Lot Size**Proposed Minimum Lot Size**

Figure 3: Proposed Minimum Lot Size Changes

The proposal is supported for the following reasons:

- The proposed amendment is a minor realignment of the existing zone and minimum lot size boundaries.
- The proposed amendment will be compatible with the existing land use pattern and urban fabric along Brindabella drive as illustrated on Figures 2 and 3.
- It is consistent with relevant Section 117 Directions.
- The investigation of the subject land provided with the application is sufficient to support the planning proposal with no further studies required.
- There is sufficient information to enable Council to support the planning proposal and forward it to the Department of Planning and Environment seeking a Gateway Determination.

To comply with the NSW Department of Planning and Environment guidelines and to support the planning proposal, council staff have prepared a proposed timeline and exhibition mapping.

Financial Implications

N/A

Policy and Legislation

- Environmental Planning and Assessment Act 1979
- Wagga Wagga Local Environmental Plan 2010

Link to Strategic Plan

The Environment

Objective: We plan for the growth of the city

Outcome: We have sustainable urban development

Risk Management Issues for Council

No specific issues identified.

Internal / External Consultation

Consultation with Council's Planning Section was undertaken via internal referral.

Community consultation will be undertaken as required by the Gateway Determination.

Attachments

1. Planning Proposal - LEP2017/0002 - 6 Belmore Place, Tatton - Provided under separate cover
2. Planning Proposal - LEP2017/0002 - Proposed Minimum Lot Size
3. Planning Proposal - LEP2017/0002 - Proposed Timeline

