

Planning Proposal – 1A Moorong Street

Description of the amendment

The proposal is to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to add an additional permitted land use to 1A Moorong St, Wagga Wagga that is zoned IN2 Light Industrial.

The amendment intends to allow business premises to operate in conjunction with rural supplies from the site.

Planning Proposal

2.1 Part 1 -Objective

The site is located in the IN2 Light Industrial and RU1 Primary Production zone and the amendment intends to enable the real estate, financial and insurance components of Elders Pty Ltd to establish on the site. The primary land use description for Elders Pty Ltd is best defined under the LEP as "rural supplies", however the real estate, financial and insurance components are prohibited in the IN1 and RU1 zones.

The planning proposal objective is to allow a type of use to operate in conjunction with a use that is permitted with consent and consistent with the objective of the zone.

2.2 Part 2 - Explanation of provisions

The proposed outcome will be achieved by amending *Schedule 1, Additional permitted uses* of the Wagga Wagga, Local Environment Plan 2010 to list "business premises" as an additional permitted use to be operated in conjunction with "rural supplies" for 1A Moorong Street, Wagga Wagga. This is fitting with existing businesses in the street that operate Agribusiness Services, finance and insurance services.

2.3 Part 3- Justification

Section A – Need for the Planning Proposal

The planning proposal is not the result of a recent study or report however supports the Riverina Murray Regional Plan 2036, specifically, *Direction 2 – Promote and grow the agribusiness sector* and *Direction 4 – Promote business activities in industrial and commercial areas*.

Other options were considered such as the potential to rezone the precinct to achieve the intended outcome but after discussions with council representatives and the Department of Planning, changes to Schedule 1 to include an additional

permitted land use for 1A Moorong St, Wagga Wagga was the best way of achieving the outcome.

Section B – Relationship to strategic planning framework

Riverina Murray Regional Plan:

This Planning proposal supports the following objectives and accompanies the strategic directions of the Riverina Murray Regional Plan. Specifically:

- ***Direction 2 – Promote and grow the agribusiness sector,***

Action 2.1. Encourage agribusiness diversification by reviewing local plans and removing restrictive land use zonings and outdated land use definitions.

The planning proposal encourages the diversification of rural supplies by permitting business premises.

- ***Direction 4 – Promote business activities in industrial and commercial areas***

4.2 Promote specialised employment clusters and co-location of related employment generators in local plans.

Currently there are several businesses supporting the agricultural community, including Landmark at the southern end of the street. The Street forms a corridor for farmers to travel to the local weekly stock markets and has become an established agribusiness sector precinct with opportunities to grow and encourage further investment in this sector.

4.4 Encourage the consolidation of isolated, unused or underused pockets of industrial zoned land to create new development opportunities over the long-term.

Moorong St, the northern entrance to one of the state's largest regional cities, Wagga Wagga has many underdeveloped land holdings. The development of commercial premises to house an agribusiness company to operate from this location will enhance the visual appearance of the northern entrance to the city ensuring it is visually appealing. Aesthetically pleasing and discerning development encourages other landholders to develop which in turn encourages new businesses to the hub.

Wagga Wagga Spatial Plan 2013:

The Wagga Wagga Spatial Plan 2013 is applicable and specifically identifies the following objectives:

- **Facilitate the development of a prosperous city**
- **Provide flexible opportunities and appropriate locations for establishing and growing business**

- Provide opportunities for key businesses established in Wagga Wagga to grow further

The planning proposal is consistent with the Spatial Plan objectives.

State Environmental Planning Policies:

There are no applicable State Environmental Planning Policies.

S117 Ministerial Directions:

The ministerial direction applicable to the proposal is:

- Direction 1.1 Business and Industrial zone

The objectives of the direction are to:

- (a) Encourage employment growth in suitable locations
- (b) Protect employment land in business and industrial zones, and
- (c) Support the viability of strategic centres

The proposal is consistent with this direction as it is retaining the existing industrial zone and will provide additional employment in the business sector complimenting the industrial use consistent with the zone objectives.

- Direction 6.3 Site Specific Provisions

The objectives of this direction is to discourage unnecessarily restrictive site specific planning controls.

The proposal is consistent with this direction as it does not impose any development standards or requirements in addition to those already contained in the Wagga Wagga LEP.

Section C – Environmental, social and economic impact

The current zone is IN2 Industrial. There are no known critical habitat or threatened species, populations or ecological communities or their habitats that will be adversely affected as a result of this proposal.

The planning proposal will not result in environmental effects, as there are no known natural hazards on the site.

There are no known negative social or economic effects by developing this site. The site is already zoned industrial.

Section D – State and Commonwealth Interests

There is adequate infrastructure available to the site. The site is currently undeveloped.

The views of state and commonwealth public authorities will be sought as required by the Gateway Determination.

Part 4- mapping

The planning proposal does not intend to amend any of the Local Environmental Plan maps. Mapping is not required.

Part 5- community Consultation

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

Part- Project Timeline

Council will prepare a project timeline.