

RP-2 PLANNING PROPOSAL LEP17/0003 TO AMEND THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

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Analysis: The purpose of this planning proposal is to permit with consent business premises at 1A Moorong Street, Wagga Wagga by listing the use as an additional permitted use to operate in conjunction with rural supplies.

Recommendation

That Council:

- a support the submission of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010
- b submit a planning proposal to the Department of Planning and Environment for Gateway Determination
- c adopt the exhibited 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 1A Moorong Street, Wagga Wagga as illustrated in Figure 1.



Elders is proposing to relocate to the site and the amendment will allow the real estate and financial services component of their agribusiness to operate on this site.

The planning proposal has been prepared by the landowner to list business premises as an additional permitted use in Schedule 1 of the LEP for 1A Moorong Street, Wagga Wagga. The amendment intends to allow the business component to operate in conjunction with rural supplies from the site with approval.

The proposal will result in an amendment to Schedule 1 of the Wagga Wagga Local Environmental Plan 2010.

A more detailed description of the proposal with supporting information is attached to this report.

The proposal is supported for the following reasons:

- The proposed amendment is a minor amendment to permit with consent, business premises on the subject land in conjunction with rural supplies.
- The proposed amendment is compatible with the existing uses in the area.
- It is consistent with relevant S117 Ministerial Directions.
- The investigation of the subject land provided with the application is sufficient to support the planning proposal and forward to the Department of Planning and Environment seeking Gateway Determination.

To comply with the NSW Department of Planning and Environment guidelines and to support the planning proposal, council staff will prepare a proposed timeline as an addendum to the proposal prior to submitting for Gateway Determination.

Financial Implications

In accordance with Council's 2017/18 Fees & Charges, a Minor LEP Amendment (Low Complexity) has a total application fee of \$7,500 for which the proponent has paid. There are no requirements to amend the DCP therefore the \$2,000 is not relevant.

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 has commenced with Council's Planning Section via internal referral. Any comments received will be addressed prior to submitting the planning proposal for Gateway Determination.

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

Attachments

1. Planning Proposal LEP17/0003 - 1 A Moorong Street, Wagga Wagga - Provided under separate cover