

Wagga Wagga City Council

Addendum to Planning Proposal (LEP19/0006) to rezone land, located on the corner of Avocet Drive and Rainbow Drive, Estella.

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INTRODUCTION

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010) to increase development potential of a neighbourhood shopping centre site (Lot 6012 DP 1209232), located on the corner of Avocet Drive and Rainbow Drive, Estella.

The proposal seeks to rezone approximately 2500sqm of land on Lot 6013 DP 1209232 from RE1 Public Recreation to B2 Local Centre and also to remove the Land Reservation Acquisition Layer applicable to the same portion of land.

Further details of the proposal with supporting information is attached under Annexure 1.

At its meeting of 26 August 2019, Council indicated its support for the planning proposals to proceed. The addendum to the planning proposals has been prepared in accordance with the NSW Department of Planning and Environment's Guideline '*A guide to preparing planning proposals*'.

A Gateway determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* is requested.

PART 3 – JUSTIFICATION

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for implementation.

Section A – Need for the planning proposal

1. Demand

The northern suburbs of Wagga Wagga (those being Boorooma, Estella, Gobbagombalin) are bounded by the Olympic Highway to the east, Coolamon Road to the north, Old Narrandera Road to the south and Charles Sturt University to the west. This area is among the fastest growing residential areas within the city and is planned to receive significant growth in the future. It is also the second fastest growing suburb in the State. Even though there are two zoned business sites, the sites remain vacant, and there are no centre to serve the needs of the community living in Boorooma, Estella, Gobbagombalin. The proposal intends to facilitate a larger development site to increase the feasibility of establishing a neighbourhood centre in the locality.

2. Land use strategies underway

Council is currently in the process of reviewing and developing new land use strategies for the city. One of the key documents being developed is the Wagga Wagga Local Strategic Planning Statement (LSPS). This document considers the communities aspirations and provides a blueprint for how and where we want Wagga Wagga to grow into the future.

Council is also in the process of developing a Northern Growth Area Structure Plan. The Plan will support the LSPS and will identify areas suitable for additional housing. The plan will direct improvements to the existing neighbourhoods of Boorooma, Estella and Gobbagombalin. This includes items such as the realignment of roads,

open space networks and zoning to ensure improved urban and environmental outcomes. It will provide additional housing opportunities within zoned residential lands in the existing neighbourhoods. The plan will also encourage a larger development site to increase the feasibility of establishing a neighbourhood centre in the locality to serve the needs of the community living in Boorooma, Estella, Gobbagombalin.

The proposal is consistent with the objectives of the LSPS and Northern Growth Area Structure Plan currently being drafted and will facilitate development through providing the opportunity of a larger neighbourhood center on an existing business site to address specific needs of the community.

3. Consistency with endorsed strategic directions

The planning proposal is consistent with the objectives the Wagga Wagga Spatial Plan 2013/2043 *to facilitate development of a prosperous city and to support viable neighbourhood centres*. The planning proposal is also consistent with Council's Wagga Wagga Retail Growth Strategy for 2007 which advocated for the establishment of a local centre in the Estella and Boorooma neighbourhoods based on the demand generated by the projected population of the area.

The proposal is also consistent with the recommendations of the Riverina Murray Regional Plan 2036, Section 9.1 Ministerial Directions as well as all relevant State Environmental Planning Policies.

PART 5 – COMMUNITY CONSULTATION

This planning proposal will be exhibited for at least 28 days with an opportunity to make submissions within a 42 day period as per the community engagement table below.

	Mail			Media			Community Engagement					Digital					
	Rates notices insert	Direct mail	Letterbox drop	Council news story	Council News advert	Media releases	TV/radio advertising	One-on-one meetings	Your Say website	Community meetings	Stakeholder workshops	Drop-in sessions	Surveys and feedback forms	Social media	Email newsletters	Website	Digital advertising
TIER																	
Consult		x			x				x							x	

PART 6 – PROJECT TIMELINE

TASK	Anticipated timeframe
Anticipated date of Gateway Determination	October 2019
Anticipated timeframe for completion of required technical information	November 2019
Timeframe for Government agency consultation	November 2019
Commencement and completion dates for public exhibition.	November 2019
Dates for public hearing	November 2019
Timeframe for consideration of submissions	December 2019
Timeframe for the consideration of a proposal post exhibition	December 2019
Date of submission to the Department to finalise the LEP	January 2020
Anticipated date RPA will make the plan	February 2020
Anticipated date RPA will forward to the Department for notification	March 2020

PART 7 – ANNEXURES

1. Draft planning proposal as lodged by Habitat Planning, dated May 2019.