

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

Proposal Title : **Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

Proposal Summary : **Council seeks to rezone approximately 24 hectares of private land located north and south of the Sturt Highway at Gumly Gumly, Wagga Wagga, from RE1 Public Recreation Zone (No minimum lot size(MLS)), B1 Neighbourhood Centre Zone (No MLS) and RU1 Primary Production Zone (200 hectare MLS) to B6 Enterprise Corridor Zone (No MLS).**

PP Number : **PP\_2013\_WAGGA\_004\_00**      Dop File No : **13/09062**

**Proposal Details**

Date Planning Proposal Received : **13-Jun-2013**      LGA covered : **Wagga Wagga**

Region : **Southern**      RPA : **Wagga Wagga City Council**

State Electorate : **WAGGA WAGGA**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

**Location Details**

Street : **Sturt Highway**

Suburb : **Gumly Gumly**      City : **Wagga Wagga**      Postcode : **2650**

Land Parcel : **Lots 18-31 DP 28561, Lot 1 DP 28633, Lots 161, 228-233 DP 757232, Lot B DP 397723, Lots 1-2 DP 541531, Lot 1 DP 701947, Lot 21 DP 1122318, Lot 2 and Part Lot 1 DP 746019**

**DoP Planning Officer Contact Details**

Contact Name : **Graham Judge**

Contact Number : **0262297906**

Contact Email : **graham.judge@planning.nsw.gov.au**

**RPA Contact Details**

Contact Name : **Nicole Dunkinfield**

Contact Number : **0269269199**

Contact Email : **Dunkinfield.Nicole@wagga.nsw.gov.au**

**DoP Project Manager Contact Details**

Contact Name : **Mark Parker**

Contact Number : **0242249468**

Contact Email : **mark.parker@planning.nsw.gov.au**

**Land Release Data**

Growth Centre : **N/A**      Release Area Name : **N/A**

Regional / Sub Regional Strategy : **N/A**      Consistent with Strategy : **N/A**

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

|                        |                  |  |                        |
|------------------------|------------------|--|------------------------|
| MDP Number :           |                  | Date of Release :                                    |                        |
| Area of Release (Ha) : | <b>24.00</b>     | Type of Release (eg Residential / Employment land) : | <b>Employment Land</b> |
| No. of Lots :          | <b>0</b>         | No. of Dwellings (where relevant) :                  | <b>0</b>               |
| Gross Floor Area :     | <b>50,000.00</b> | No of Jobs Created :                                 | <b>500</b>             |

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**  
 If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**  
 If Yes, comment :

**Supporting notes**

Internal Supporting Notes : **DEVELOPMENT YIELD**  
**500 is the estimate of the number of jobs created based on 30% of the land currently developed, 30% site coverage (floor area) on the remaining 70% area of land and 1 job created for every 100 square metres of floor area.**

**FLOOD MATTERS**  
**A Gateway determination was issued on the 2 November 2012 for a similar planning proposal (PP\_2012\_WAGGA\_007\_00) to rezone 43 hectares of land north of the Sturt Highway to B6 Enterprise Corridor Zone. This land adjoins land affected by this PP.**  
**Council received a submission on PP\_2012\_WAGGA\_007\_00 from the Office of Environment and Heritage advising Council that it did not support the proposal due to a number of outstanding issues relating to flood modelling and cumulative impacts of development on the Gumly Gumly floodplain. A copy of the submission from the OEH on PP\_2012\_WAGGA\_007 is attached. See also the section on s117 Direction 4.3 Flood Prone Land for further details.**

**DELEGATION**  
**1. Council has requested that it be provided with an Authorisation to use its delegation to make the plan.**  
**2. The proposal is not consistent with a local strategy adopted by the Director General and Council has not provided sufficient information to justify an inconsistency with s117 Direction 4.3 Flood Prone.**  
**3. Council has not been given delegation for a similar Planning Proposal PP\_2012\_WAGGA\_007\_00 that has similar issues associated with flood prone land.**  
**It is recommended that Council's request for Authorisation to use its delegation is declined.**

External Supporting Notes : **The land is identified as flood prone land under the Wagga Wagga Flood Risk Management Plan dated May 2009.**  
**The planning proposal (PP) is accompanied by a flood assessment report undertaken for the site prepared by WMA Water dated 13 November 2012.**

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

The PP is also accompanied by report on a habitat assessment of the site for the bush-stone curlew prepared by ngh environmental consultants dated August 2012.

The area to be rezoned adjoins land to the north west that also fronts the Sturt Highway that is currently proposed to be rezoned to B6 Enterprise Corridor Zone (approximately 43 ha) under a separate planning proposal PP\_2012\_WAGGA\_007\_00.

The combined area of land proposed to be rezoned B6 Enterprise Corridor Zone under both PPs is approximately 67 hectares.

Council initially sought to rezone both sites under the one PP but this PP (23 hectares) was delayed until a flood assessment of the site had been completed to address flood issues and S117 Direction 4.3 Flood Prone Land.

**Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

Comment : The statement clearly indicates that the intention of the PP is to rezone private land north and south of the Sturt Highway, Gumly Gumly, from RU1 Primary Production Zone, B1 Neighbourhood Centre Zone and RE1 Public Recreation Zone to B6 Enterprise Corridor Zone and apply no minimum lot size.

**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? **Yes**

Comment : The PP states that it will amend the Wagga Wagga LEP 2010 Land Zoning Map and Lot Size Map as shown in Attachment A and B provided with the PP. These diagrams are consistent with amending the Wagga Wagga LEP 2010 to rezone the subject land to B6 Enterprise Corridor Zone with no minimum lot size.

**B6 LAND USE TABLE**

The Wagga Wagga LEP 2010 currently does not include a B6 Enterprise Corridor Zone.

This PP does not include the B6 Enterprise Corridor Zone land use table because the table is proposed to be inserted into the Wagga Wagga LEP 2010 under PP\_2012\_WAGGA\_007\_00.

PP\_2012\_WAGGA\_007\_00 may not proceed or may be delayed therefore a B6 Enterprise Corridor Zone land use table should be included as part of this PP.

**Recommendation**

It is recommended that the PP be amended to include the proposed B6 Enterprise Corridor Zone land use table as proposed under PP\_2012\_WAGGA\_007\_00.

**MAPS**

The PP does not include draft LEP Maps prepared in accordance with the "Standard technical requirements for LEP maps".

**Recommendation**

That the PP be revised to include LEP Maps prepared in accordance with the "Standard technical requirements for LEP maps" for community consultation.

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

**1.1 Business and Industrial Zones**

**1.2 Rural Zones**

\* May need the Director General's agreement

**1.5 Rural Lands**

**3.4 Integrating Land Use and Transport**

**4.3 Flood Prone Land**

**4.4 Planning for Bushfire Protection**

**6.2 Reserving Land for Public Purposes**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 55—Remediation of Land**

**SEPP (Rural Lands) 2008**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

**S117 DIRECTION 1.1 BUSINESS AND INDUSTRIAL ZONES**

The PP is inconsistent with s117 Direction 1.1 because the proposed new employment area is not identified in a strategy that has been approved by the Director General.

The PP indicates that the inconsistency is justified by the Wagga Wagga Industrial Land Use Study 2006 and a Market Needs Assessment study prepared for the rezoning of land to a B6 Zone in close proximity to the subject site. These studies identify a demand for wholesale and other service related businesses and that under-utilized land in east Wagga Wagga along the Sturt Highway has good visual exposure between the airport and CBD.

**Recommendation**

That the Director General can be satisfied that the inconsistency with s117 Direction 1.1 Business and Industrial Zones is justified by existing studies and information that support increasing the supply of an enterprise corridor precinct in East Wagga Wagga along the Sturt Highway .

**S117 DIRECTION 1.2 RURAL ZONES AND 1.5 RURAL LANDS**

The PP is inconsistent with s117 Direction 1.2 and s117 Direction 1.5 because it proposes rezoning land from a rural zone to a business zone and increases the permissible density of development of the land.

The inconsistency is justified on basis that the land is not used for agriculture, part of the land is already used for residential and business uses, and the remaining vacant lots are too small to be used for commercial agriculture.

**Recommendation**

That the Director General can be satisfied that inconsistencies with s117 Direction 1.2 Rural Zones and 1.5 Rural Lands are of minor significance.

**S117 DIRECTION 3.4 INTEGRATING LAND USE AND TRANSPORT**

The objectives of this Direction focus on improving accessibility between destinations and sources by increasing the opportunity for different modes of transport.

The site is located on the outskirts of Wagga Wagga City and has frontage to the Sturt Highway. The site has high accessibility by a variety of road transport forms including motor vehicles and bicycles.

The PP indicates that the proposal is inconsistent with s117 Direction 3.4. The inconsistencies have been justified because the proposal satisfies some of the principles and aims of "Improving Transport Choice -Guidelines for planning and development" (DUAP 2001) and "The Right Place for Business and Services-Planning Policy (DUAP 2001).

**Recommendation**

That the Director General can be satisfied that the inconsistencies with s117 Direction 3.4 Integrating Land Use and Transport are of minor significance. However, as the site requires access to the Sturt Highway consultation should be undertaken with Transport Roads and Maritime Services.

**S117 DIRECTION 4.3 FLOOD PRONE LAND**

The PP is inconsistent with s117 Direction 4.3 Flood Prone Land because it seeks to rezone flood prone land from a rural zone to a B6 Enterprise Corridor Zone. Council has stated in the PP that the inconsistency is of minor significance based on the Flood Impact Assessment prepared by WMA Water (Flood consultants) submitted with the PP. The PP states that that "land raising would result in only minor flood impacts and only minor changes to flood risk" consistent with Option 2 in the flood assessment.

**Comment**

A Gateway determination was issued on the 2 November 2012 for a similar planning proposal (PP\_2012\_WAGGA\_007\_00) to rezone 43 hectares of land north of the Sturt Highway to B6 Enterprise Corridor Zone. This land adjoins land affected by this PP.

Council received a submission on PP\_2012\_WAGGA\_007\_00 from the Office of Environment and Heritage advising Council that it did not support the proposal due to a number of outstanding issues relating to flood modelling and cumulative impacts of development on the Gumly Gumly floodplain. See section on s117 Direction 4.3 Flood Prone Land for further details.

The OEH further advised Council that the updated data is likely to significantly raise the 1% and 5% AEP flood level for Wagga Wagga and that PP\_2012\_WAGGA\_007\_00 should be deferred pending the results of remodelling the flood impacts using the updated data.

Council has delayed submitting PP\_2012\_WAGGA\_007\_00 with the Department until the results of a revised flood assessment are available in response to updated modelling data from the Office of Environment and Heritage.

In their covering letter Council has indicated that this PP is much less likely to be affected by the updated data from the OEH than for the land being rezoned under PP\_2012\_WAGGA\_007\_00.

Council, however, has not yet consulted the OEH on this PP. Council has also confirmed that at the time of preparing this PP the flood model had not been revised to include the new data from the OEH.

Consultation with the OEH prior to community consultation will confirm if it has any objection to the PP based on flood modelling and flood impacts and provide Council with an opportunity to review and/or revise the PP.

**Recommendation**

1. That Council consult with the Flood Unit from the Office of Environment and Heritage and provide a copy of the OEH submission prior to community consultation.
2. The Department defer consideration of Council's response to s117 Direction 4.3 Flood

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

Prone Land pending the outcome of Council's consultation with the OEH.

**s117 DIRECTION 6.2 RESERVING LAND FOR PUBLIC PURPOSES**

The PP seeks to rezone land from RE1 Public Recreation Zone to B6 Enterprise Corridor Zone. The PP states that the proposal is consistent with this Direction because it does not seek to create, alter or reduce existing land reserved for public purposes.

**Comment**

The PP will reduce existing land reserved for public purposes and is inconsistent with s117 Direction 6.2. The land, however, is privately owned and is not identified for acquisition on the Land Reservation Acquisition Map. It is recommended that the inconsistency with s117 Direction 6.2 Reserving Land for Public Purposes is of minor significance.

**Recommendation**

That the Director General can be satisfied that the inconsistencies with s117 Direction 6.2 Reserving Land for Public Purposes are of minor significance.

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment : **The maps provided with the PP are not consistent with the "Standard technical requirements for LEP maps".**

**Recommendation**

**That a condition of the Gateway determination require preparation of draft LEP Maps that are consistent with the "Standard technical requirements for LEP maps" for community consultation.**

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : **The PP recommends that community consultation be undertaken for a minimum of 28 days.**

**RECOMMENDATION**

**That community consultation be undertaken for 28 days and that landowners within close proximity to the site or affected by flood impacts be advised of the public exhibition of the planning proposal.**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The PP provides adequate information to proceed to consultation with state agencies and the community.**

**It is recommended, however, that the PP proceed on the condition that Council consult with the OEH and Transport RMS and provide a copy of any submission to the Department, prior to community consultation. This will provide Council with an opportunity to decide if the PP requires revision in response to consultation with these agencies.**

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

**Proposal Assessment**

**Principal LEP:**

Due Date :

Comments in relation to Principal LEP : **Wagga Wagga Standard Instrument LEP was notified in July 2010.**

**Assessment Criteria**

Need for planning proposal :

**1. The proposed rezoning is generally consistent with existing business and light industrial use in the locality and along the Sturt Highway. The PP will also complement the proposed rezoning of land on the northern side of the Sturt Highway to a B6 Enterprise Corridor Zone under PP\_2012\_WAGGA\_007\_00 (business corridor precinct).**

**2. The rezoning under both PP\_2012\_WAGGA\_007\_00 and PP\_2013\_WAGGA\_004\_00 will provide an opportunity for a high quality built form and entry point into Wagga Wagga**

**3. The current RE1 Public Recreation Zone is privately owned land and Council has no intention of acquiring this land.**

**Comment**

**1. The land is flood prone land. In the section responding to s117 Direction 4.3 Flood Prone Land it was recommended that Council consult with the Inland Flood Unit of the Office of Environment and Heritage prior to community consultation to determine if the flood assessment report adequately addresses flood impacts.**

**Consultation with the OEH will clarify if it is appropriate to rezone flood prone land in this locality to a B6 Enterprise Corridor Zone.**

**2. The land fronts the Sturt Highway and there is no information in the PP regarding the likely cumulative traffic impacts of developing this site and adjoining land to a B6 Enterprise Corridor Zone. Council has not undertaken any consultation with the Transport Roads and Maritime Services (RMS) regarding potential traffic impacts on the Sturt Highway as a result of developing the B6 Enterprise Corridor Zone.**

**Recommendation**

**It is recommended that Council consult with the OEH and Transport RMS and provide a copy of any submission to the Department prior to community consultation.**

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

Consistency with strategic planning framework :

1. The PP indicates that the proposed rezoning is consistent with the Wagga Wagga Industrial Land Use Study 2006, a Market Needs Assessment study (prepared for the rezoning of land to a B6 Enterprise Corridor Zone that is adjacent to the subject site) and the draft Wagga Wagga Spatial Plan 2013-43 (currently on exhibition). These studies identify a demand for wholesale and other service related businesses and that there is under-utilized land in east Wagga Wagga along the Sturt Highway that has good visual exposure between the airport and CBD. A map accompanying the draft Spatial Plan entitled "URBAN" identifies the subject site as "Potential Employment Land".
2. The PP also recognises that the land is affected by Wagga Wagga Floodplain Risk Management Plan. The PP therefore includes a site specific flood assessment report prepared by WMA Water that indicates that the site is suitable for development. Discussion on this matter is contained in the section on "Adequacy" under consistency with s117 Direction 4.3 Flood Prone Land where it is recommended that Council consult with the OEH prior to community consultation.
3. The land fronts the Sturt Highway and there is no traffic impact analysis submitted with the PP.

One of the actions of the draft Wagga Wagga Spatial Plan 2013-43 recommends reviewing the impact prior to development by using the Wagga Wagga Traffic Model to identify upgrades prior to development.

Transport Roads and Maritime Services (RMS) should be consulted prior to public exhibition so it has an opportunity to raise any traffic issues with Council prior to community consultation and to determine if the PP should be accompanied by a traffic impact analysis.

Environmental social economic impacts :

**FLOODING**

Council has stated in the PP that the development of the site will have minor significance based on the Flood Impact Assessment prepared by WMA Water (Flood consultants) submitted with the PP. The PP states that that "land raising would result in only minor flood impacts and only minor changes to flood risk" consistent with Option 2 in the flood assessment.

**Comment**

Another PP (PP\_2012\_WAGGA\_007\_00) to rezone land to a B6 Enterprise Corridor Zone is currently on hold while Council awaits the results of a revised flood assessment in response to updated data from the Inland Flood Unit of the Office of Environment and Heritage. The new data was derived from the December 2010 and March 2012 flood events (Murrumbidgee River).

The OEH have advised Council that the updated data is likely to significantly raise the 1% and 5% AEP flood level for Wagga Wagga and that PP\_2012\_WAGGA\_007\_00 should be deferred pending the results of remodelling the flood impacts.

Council has not consulted with the OEH on this PP and it has confirmed that at the time of preparing this PP the flood model had not been revised to include the new data from the OEH.

**Recommendation**

That Council consult with the Inland Flood Unit of the Office of Environment and Heritage prior to community consultation to determine the adequacy of the flood assessment report submitted with the PP.

**TRAFFIC**

The sites front the Sturt Highway and the PP does not include any comments on the possible cumulative traffic impacts associated with the development of this land and the adjoining land under a B6 Enterprise Corridor Zone.

One of the actions of the draft Wagga Wagga Spatial Plan 2013-43 recommends reviewing



**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

the impact of development by using the Wagga Wagga Traffic Model to identify upgrades prior to development commencing.

RMS should be consulted prior to public exhibition so that it can raise any traffic issues with Council prior to exhibition and to determine if the PP requires further information on what may be required to mitigate any potential traffic impacts on the Sturt Highway.

**Recommendation**

That Council consult with RMS prior to community consultation.

**FAUNA**

The PP includes a Habitat Assessment on the Bush Stone- Curlew prepared by consultants ngh environmental. The report concluded that the site is unlikely to include habitat for the bush-stone curlew.

**ECONOMIC**

The B6 Enterprise Corridor Zone is applied to land to encourage industrial and commercial development along main roads. Retail activity is generally limited so as to not detract from the retail activity within the CBD.

Existing development along the Sturt Highway/Hammond Avenue generally meets these requirements.

The site has been identified by the PP as potential employment land and the B6 Enterprise Corridor Zone will provide an opportunity for high quality built form to create an entry statement into Wagga Wagga.

**Assessment Process**

|  |   |                                 |                |
|--|---|---------------------------------|----------------|
| Proposal type :                            | <b>Precinct</b>   | Community Consultation Period : | <b>28 Days</b> |
| Timeframe to make LEP :                    | <b>0 months</b>   | Delegation :                    | <b>DDG</b>     |
| Public Authority Consultation - 56(2)(d) : | <b>Office of Environment and Heritage<br/>Transport for NSW - Roads and Maritime Services</b> |                                 |                |

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **It is recommended that the PP proceed to to community consultation subject to consultation being undertaken with the RMS (access to Sturt Highway) and OEH (Flooding) prior to community consultation.**

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

**Documents**

| Document File Name                           | DocumentType Name        | Is Public |
|--|--------------------------|-----------|
| Cover_letter_and_checklists.pdf              | Proposal Covering Letter | Yes       |
| Planning Proposal Gumly Gumly 20130613.pdf   | Proposal                 | Yes       |
| Council report & resolution.pdf              | Proposal                 | Yes       |
| Flood_Impact_Assessment_13_Nov_2012.pdf      | Study                    | Yes       |
| Attachment_A_Zones_Attachment_B_Lot_Size.pdf | Proposal                 | Yes       |
| Gumly_Revised_20-11-2012.pdf                 | Study                    | Yes       |
| Lot_Descriptions_and_Areas.pdf               | Proposal                 | Yes       |
| OEH_response_PP_2012_WAGGA_007.pdf           | Study                    | Yes       |
| Authorisation Checklist.pdf                  | Proposal                 | Yes       |

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions:
- 1.1 Business and Industrial Zones
  - 1.2 Rural Zones
  - 1.5 Rural Lands
  - 3.4 Integrating Land Use and Transport
  - 4.3 Flood Prone Land
  - 4.4 Planning for Bushfire Protection
  - 6.2 Reserving Land for Public Purposes

Additional Information : **The Deputy Director General Planning Operations and Regional Delivery, as delegate of the Minister for Planning and Infrastructure, determine under section 56(2) of the EP&A Act that an amendment to the Wagga Wagga Local Environmental Plan 2010 to rezone land along the Sturt Highway to B6 Enterprise Corridor Zone should proceed subject to the following conditions:**

**1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

- (a) the planning proposal must be made publicly available for 28 days;
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to preparing local environmental plans (Department of Planning and Infrastructure 2012); and
- (c) landowners within close proximity to the site or affected by flood impacts be advised of the public exhibition of the planning proposal.

**2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act prior to community consultation:**

- Office of Environment and Heritage (Inland Flood Unit)
- Transport for NSW - Roads and Maritime Services

**Any submissions from these State agencies received by Council are also to be provided to the Department prior to community consultation. Council should also provide advice how any additional flooding comments affect the planning proposal's consistency with s117. Direction 4.3 Flood Prone Land.**

**Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to**

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

comment on the proposal, or to indicate that it will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

5. The Council is to prepare draft LEP Maps that are consistent with the latest version of the "Standard technical requirements for LEP maps" and the draft maps are to be placed on public exhibition as part of community consultation.

6. The Council is to revise the planning proposal prior to community consultation to include a draft land use table for the B6 Enterprise Corridor Zone that is consistent with planning proposal PP\_2012\_WAGGA\_007\_00 issued with a Gateway determination on the 2 November 2012.

7. The Director General can be satisfied that the inconsistencies of the planning proposal with S117 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones, 1.5 Rural Lands, 3.4 Integrating Land Use and Transport and 6.2 Reserving Land for Public Purposes are of minor significance.

8. The Director General can be satisfied that the planning proposal is consistent with all other relevant s117 Directions, except for 4.3 Flood Prone Land, or that any inconsistencies are only of minor significance.

9. No further referral in relation to s117 Directions is required except for 4.3 Flood Prone Land.

10. A request by Council for Authorisation to use its delegation should be declined in light of the advice being sought from Office of Environment and Heritage and Transport Roads and Maritime Services.

**Supporting Reasons :**

1. The planning proposal should include draft LEP Maps consistent with the requirements of "A guide to preparing local environmental plans" (DPI April 2013) and the "Standard technical requirements for LEP maps" (November 2012).

2. The Wagga Wagga LEP 2010 currently does not have a B6 Enterprise Corridor Zone. The planning proposal should therefore include a land use table for the B6 Enterprise Corridor Zone that is consistent with the proposed B6 land use table in PP\_2012\_WAGGA\_007\_00.

3. To provide an opportunity for the Office of Environment and Heritage and Transport Roads and Maritime Services to provide feedback to Council on flooding (S117 Direction 4.3 Flood Prone Land) and traffic impacts on the Sturt Highway prior to community consultation.

4. Delegation of plan making functions should be declined because the Department has not yet approved the inconsistency with s117 Direction 4.3 Flood Prone Land and delegation was not provided for a similar planning proposal (PP\_2012\_WAGGA\_007\_00) on land adjacent to the subject site. In addition advice is being sought from Transport Roads and Maritime Services concerning potential access to the Sturt Highway.

**Amend Wagga Wagga LEP 2010 - Rezone land north and south of the Sturt Hwy, Gumly Gumly to B6 Enterprise Corridor Zone**

Signature:



Printed Name:

**MARK PARKER**  
**Local Planning Manager**

Date:

*25th June 2013*