

**RP-5 PLANNING PROPOSAL TO AMEND THE WAGGA WAGGA
LOCAL ENVIRONMENTAL PLAN 2010 - ANOMALIES**

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Analysis: The purpose of this Planning Proposal is to correct the minor land use table, zoning, minimum lot size, maximum height of building, maximum floor space ratio mapping and heritage mapping and Schedule 5 errors in the Wagga Wagga Local Environmental Plan 2010. If Council resolves to support the planning proposal and there are no submissions post Gateway Determination, the planning proposal will be adopted as exhibited.

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 Environment 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 and submission period:
 - i addressing any submission 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

Key Reasons

This planning proposal is the first correction to anomalies within Wagga Wagga Local Environmental Plan 2010 since its gazettal. The errors that have been identified within this proposal are straight forward to resolve. A more complex planning proposal will likely occur at a later date. Dealing with the anomalies presented in this report together will ensure a streamlined process that will not be held up by more complex matters.

This planning proposal corrects an inconsistency in the land use table, minor mapping errors and an error to Schedule 5 that have occurred during the implementation of the Wagga Wagga Local Environmental Plan 2010.

The amendment to the land use table ensures consistency with the provision of tourist and visitor accommodation in Local Centre B2, Commercial Core B3 and B4 Mixed Use Zone. Tourist and visitor accommodation is currently prohibited in B4 Mixed Use Zone. The amendment will encourage the construction of service apartments in Wagga Wagga.

Mapping errors have occurred where the zone does not correspond with the land use or where the zone does not align with the property boundary. Other errors have occurred where the minimum lot size, maximum height of building and maximum floor space ratio is inconsistent with the zoning. A further error has occurred where a heritage item has been omitted from the heritage overlay map and where the wording of an item in Schedule 5 Environmental Heritage needs to be revised.

The planning proposal contains twenty-eight land zoning mapping amendments, thirteen minimum lot size map amendments, three maximum height of building amendments and four maximum floor space ratio map amendments. One heritage item needs to be included on the overlay map and in Schedule 5 Environmental Heritage in the Wagga Wagga Local Environmental Plan 2010. A further heritage item needs to be revised in Schedule 5.

The planning proposal also contains revised map numbering for several land zoning, minimum lot size, and maximum height of building and maximum floor space ratio maps. This will allow for ease of reference when searching for maps.

A copy of the planning proposal is attached under separate cover.

Financial Implications

N/A

Policy

- 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

If the planning proposal is not supported, there will continue to be inconsistencies in the Wagga Wagga Local Environmental Plan 2010 which causes confusion for Council officers, developers and the community.

Internal / External Consultation

Consultation with Council's internal LEP DCP Working Group occurred on 12 May 2017. There were no comments.

Attachments

1. Planning Proposal

