

Planning Services

Gateway Determination Report

LGA	Wagga Wagga City Council
RPA	Wagga Wagga City Council
NAME	Wagga Wagga City Council Additional Use in Land Use Table, Minor Mapping Amendments and Schedule 5 Environmental Heritage Amendments (0 homes, 0 jobs)
NUMBER	PP_2017_WAGGA_001_00
LEP TO BE AMENDED	Wagga Wagga Local Environmental Plan 2010
ADDRESS	Multiple
DESCRIPTION	Multiple – Table provided below
RECEIVED	3 August 2017
FILE NO.	17/09400
QA NUMBER	qA414814
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this.

INTRODUCTION

Description of Planning Proposal

The planning proposal seeks to undertake a range of minor and housekeeping amendments, including:

1. Amendment to B4 Mixed Use Zone Land Use Table to include Tourist and Visitor Accommodation
2. 28 minor amendments to zoning maps that do not reflect current or appropriate zones
3. 12 minor amendments to Minimum Lots Size Maps that do not reflect current zones
4. Three minor amendments to Maximum Height of Building Maps that do not reflect current zones
5. Four minor amendments to the Floor Space Ratio Maps that do not reflect current zones
6. Two minor amendments to the heritage maps and Schedule 5 Environmental Heritage
7. Amendments to map sheet numbering

A detailed description of amendments 2-6 listed above is provided at Attachment 1.

Site Description

The planning proposal effects a number of different lots which are identified in Attachment 1, all are within the Wagga Wagga City Council Local Government area.

Summary of Recommendation

Proceed with Conditions – The planning proposal intends to rectify a number of minor matters and errors in the Wagga Wagga Local Environmental Plan (WWLEP) 2010.

Item no. 23 in Table 1 proposes to rezone land from RE1 Public Recreation to RU1 Primary Production. No amendment to the lots size map has been proposed to reflect the proposed zoning. It is recommended as part of the Gateway Determination and before exhibition, Wagga Wagga City Council prepare an amendment to the minimum lot size map for the properties affected by the amendment.

Item 23 in Table 1 propose to rezone land from RE1 Public Recreation to RU1 Primary Production. The Planning Proposal does not state whether the land is privately owned, although this has been confirmed by Council. A condition is recommended to ensure that the planning proposal clearly articulates the mapping error of privately owned land.

Amend the Planning Proposal to include Lot 1 DP 805276 in Table 2, Item 1. The LEP maps identify Lot 1 DP 805276, however the Lot has not been included in Table 2 in error.

PROPOSAL

Objectives or Intended Outcomes

Wagga Wagga City Council seek to add an additional use (Tourist and Visitor Accommodation) in the B4 Mixed Use Zone Land Use Table and rectify minor matters and errors in the zoning, minimum lot size, maximum height, maximum floor space ratio and heritage maps and in Schedule 5 – Environmental Heritage in the WWLEP 2010.

The proposal also seeks to amend a number of the map sheet reference numbers to ensure ease of reference.

The objectives of the planning proposal have been made clear in the report provided to the Department.

Explanation of Provisions

The Land Use Table will be amended to include Tourist and Visitor Accommodation as permitted with consent in a B4 Mixed Use Zone.

A total of twenty-eight (28) land zoning map errors, twelve (12) minimum lot size map errors, three (3) maximum height of building map errors and four (4) maximum floor space ratio map errors have been identified after reviewing the WWLEP 2010.

The explanation of provisions clearly describes the intended changes appropriate for public exhibition.

A detailed assessment of the explanation of each provision has also been included in more detail at Attachment 1.

Mapping

The mapping is adequate for public exhibition. A condition is recommended to ensure a Lot Size Map is prepared for Amendment no. 23 in Table 1 prior to public exhibition.

Final Maps consistent with the Department's Technical Guidelines will need to be prepared prior to finalising the LEP.

NEED FOR THE PLANNING PROPOSAL

The planning proposal will rectify some errors and minor issues with the WWLEP 2010. It is also an opportunity to add a new land use to the B4 Mixed Use Zone.

There are no other options to achieve the rezoning and rectify the issues and errors as proposed in the planning proposal.

STRATEGIC ASSESSMENT

Regional – Riverina Murray Regional Plan 2036

The Riverina Murray Regional Plan (the Plan) provides the strategic policy, planning and decision-making framework to guide the region to sustainable growth over the next 20 years. It is considered that the planning proposal is consistent with the Plan. Specifically, the following amendments directly relate to the Plan:

- The Plan enables opportunities for tourism development and associated land use in local plans. The additional land use in the B4 Mixed Use zone is consistent with Direction 7 in the Plan.
- Direction 15 in the Plan aims to protect high environmental assets through local plans. Council proposes minor amendments to protect a number of high environmental assets.
- Direction 28 in the Plan aims to promote high quality open space that supports physical activity. A number of amendments in the planning proposal aim to maintain existing recreation and open space land uses.
- Direction 29 in the Plan aims to recognise and conserve both Aboriginal and European cultural heritage. Rezoning item 21 will rezone land from RE1 Public Recreation to E2 Environmental Conservation to conserve a significant cultural heritage Aboriginal area. The additional items and error corrections to the heritage maps and Schedule 5 – Environmental Heritage will ensure European heritage is properly recognised.

Local

The Planning Proposal outcomes are considered to be minor and as such, are considered consistent with the Local strategic planning framework. Council have identified both the Community Strategic Plan 2040 – Wagga View and the Wagga Wagga Spatial Plan 2013-2043 and have adequately demonstrated the Planning Proposal's consistency, with these documents.

Section 117(2) Ministerial Directions

1.1 BUSINESS AND INDUSTRIAL ZONES: This Direction does apply to the planning proposal as it will affect land within an existing or proposed business or industrial zone. The proposal is considered to be CONSISTENT with this Direction as the amendments rectify a number of minor inconsistencies with land uses and errors in the zoning maps. Whilst Council have identified that there are minor inconsistencies, they are considered to be insignificant.

1.2 RURAL ZONES: This Direction does apply to the planning proposal as it will affect land within an existing and proposed rural zone.
The proposal is considered to be CONSISTENT with this Direction.

1.5 RURAL LANDS: This Direction does apply to the planning proposal as it will affect land within existing rural and environmental protection zones. There are proposed changes to the existing minimum lot size on land within a rural and environmental protection zone.
The proposal is considered to be CONSISTENT with this Direction.

2.1 ENVIRONMENT PROTECTION ZONES: This Direction does apply to the planning proposal as it will affect land within an environment protection zone or land otherwise identified for environment protection purposes.
The proposal is considered to be CONSISTENT with this Direction as the amendments are considered to rectify a number of minor inconsistencies with land uses and errors in the zoning maps. Whilst Council have identified that there are minor inconsistencies, they are considered to be insignificant.

2.3 HERITAGE CONSERVATION: This Direction does apply to the planning proposal as it affects items, places, buildings, works, relics moveable objects or precincts of environmental heritage significance.
The proposal is considered to be CONSISTENT with this Direction.

3.1 RESIDENTIAL ZONES: This Direction does apply to the planning proposal as it will affect land within an existing or proposed residential zone or any other zone in which significant residential development is permitted or proposed to be permitted.
The proposal is considered to be CONSISTENT with this Direction.

3.4 INTEGRATING LAND USE AND TRANSPORT: This Direction does apply to the planning proposal as it will alter zones relating to urban land.
The proposal is considered to be CONSISTENT with this Direction.

6.2 RESERVING LAND FOR PUBLIC PURPOSES: This Direction does apply to the planning proposal as it will alter existing zonings or reservations of land for public purposes and requires the approval of the relevant public authority and the Secretary of the Department.
The proposal is considered to be CONSISTENT with this Direction as the Gateway determination will issue the necessary approval. The amendments are considered to rectify a number of minor inconsistencies with land uses and errors in the zoning maps. Whilst Council have identified that there are minor inconsistencies, they are considered to be insignificant.

State Environmental Planning Policies

The Planning Proposal outcomes are considered to be minor. Council have indicated that no SEPP's apply to the planning proposal.

SITE SPECIFIC ASSESSMENT

Environmental, Social and Economic impacts:

There are no significant environmental, social or economic impacts as a result of this proposal.

The amendment to the land use table aims to correct an inconsistency with the objectives of the B4 Mixed Use Zone. The amendment also aligns with Council's Community Strategic Plan 2040 and the Wagga Wagga Spatial Plan 2013-2043. There are no detrimental impacts on environmental, social and economic matters within the Local Government Area.

The proposed zoning, minimum lot size, maximum height of building, maximum floor space ratio and heritage item amendments are generally of a minor nature rectifying errors or proposing a change to reflect existing land uses. It is therefore considered that the planning proposal will not have a significant impact on environmental, social or economic matters.

CONSULTATION

Community

Council has advised that the planning proposal is to be publicly exhibited for 28 days. Public notification will include local newspaper notifications, notice on Council's website, hard copies will be available at Council's administration buildings and notification letters to surrounding property owners. This is considered appropriate.

Agencies

Council has not proposed any consultation with any agencies.

TIMEFRAME

Council has prepared a six month project timeframe to complete the rezoning process. It is considered appropriate to allow a 12 month timeframe given additional conditions are recommended as part of the Gateway Determination which require the preparation of LEP maps and a minor amendment to the planning proposal.

DELEGATION

Council has requested Council Officer Delegation to prepare the draft LEP under Section 59 of the Act. Appendix 4 – Evaluation Criteria for the Delegation of Plan making Functions was submitted.

Due to the planning proposal rectifying a number of minor matters it is considered appropriate that delegations are given to Council.

CONCLUSION

- Preparation of the planning proposal is supported to proceed with conditions.
- The planning proposal addresses the Department's 'A guide to preparing planning proposals'.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. Agree the proposal is generally consistent with Section 117 Directions, 1.1 Business and Industrial Zones, 1.2 Rural Zones, 1.5 Rural Lands, 2.1 Environment Protection Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 6.2 Reserving Land For Public Purposes.

It is recommended that the delegate of the Minister for Planning, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to undertaking community consultation, the Planning Proposal is to be revised as follows:
 - (a) Prepare a LEP Minimum Lot Size Map amendment to identify a minimum lot size for Lots 228, 230 - 233 DP 757232.
 - (b) Amend the Planning Proposal to identify that Lots 228, 230 - 233 DP 757232 are privately owned land.
 - (c) Amend the Planning Proposal to include Lot 1 DP 805276 in Table 2, Item 1.
2. Community consultation is required under Section 56(2)(c) and 57 of the Act as follows:
 - (a) The planning proposal should be made available for community consultation for a minimum of 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 Environment 2016)*".
3. No consultation is required with public authorities/organisations under section 56(2)(d) of the Act.
4. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.
5. Given the nature of the planning proposal, Council should be authorised to exercise delegation to make this plan.

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ATTACHMENT 1 – Detailed description of amendments

Amendment No.1 – Additional use in the B4 Mixed Use Zone Land Use Table				
Council propose to amend the B4 Mixed Use Zone Land Use Table to include Tourist and Visitor Accommodation. Council have identified an inconsistency between the B2 Local Centre, B3 Commercial Core and the B4 Mixed Use zone. Being, Tourist and Visitor Accommodation is permissible in the B2 and B3 zones and not the B4 zone. The additional use aligns with the Wagga Wagga Community Strategic Plan 2040 encouraging tourist and visitor accommodation in close proximity to the Central Business District and public transport.				
Item No.	Property and Location	Description and Explanation	Existing Zoning	Proposed Zoning
Amendment No. 2 – Table 1: Land Zoning Map Amendments				
1.	Lot 50 DP 261008 - Estella	The existing use of the site is a dwelling house. A development application was approved in 2017 (DA17/0035) which involved the surrounding of an existing use as a neighbourhood shop.	B1 Neighbourhood Centre	R1 General Residential
2.	Lot 1 DP 703643 & Lot 1 - 3 DP 787203 – Wagga Wagga	Land has been incorrectly zoned SP2 Infrastructure and RU1 Primary Production. This amendment correct the mapping to ensure that the zones above reflect lot boundaries on both private and Council owned land.	SP2 Infrastructure RU1 Primary Production	RU1 Primary Production SP2 Infrastructure
3.	Lot 3 DP 1067409 – Wagga Wagga	This is a minor mapping error where RE2 Private Recreation Land has been zoned on private residential land. It is proposed that the entire Lot 3 is zoned R3 Medium Density.	RE2 Private Recreation & R3 Medium Density Residential.	R3 Medium Density Residential
4.	Part Lot 1, Lot 2, 39 DP 285373 and Lot 21 DP 285287 – Wagga Wagga	This is a minor mapping error where B3 Commercial Land has been zoned on private residential land. It is proposed that the entire lots identified are zoned R3 Medium Density.	B3 Commercial Core and R3 Medium Density Residential	R3 Medium Density Residential
5.	Dobney Avenue & Edward Street Road Reserve – Wagga Wagga	This is a minor mapping error where a road reserve is zoned IN2 Light Industrial & R1 General Residential. It is proposed that the land is zoned SP2 Road to reflect the Sturt Highway.	IN2 Light Industrial & R1 General Residential	SP2 Infrastructure
6.	Lot 23 DP1085826 - Bomen	A Council owned site that has known Aboriginal cultural significance. It is proposed to rezone the land from RE1 Public Recreation to E2 Environmental Conservation to preserve the site.	RE1 Public Recreation	E2 Environment Conservation
7.	Lot 420 DP1216112 Lot 65 DP 1193816 - Boorooma	This is a minor mapping error. It is proposed that the RE1 Public Recreation reflects the boundaries of Lot 65 and E4 Environmental Living reflects the boundaries of Lot 420.	RE1 Public Recreation, R1 General Residential & E4 Environmental Living	RE1 Public Recreation & E4 Environmental Living
8.	Lot 100 & 101 DP1095889 – North Wagga Wagga	This is a minor mapping error. It is proposed that the RU4 Primary Production Small Lots and RU1 Primary Production zones reflect the Lot boundaries.	RU1 Primary Production RU4 Primary Production Small Lots	RU4 Primary Production Small lots RU1 Primary Production

9.	Lot 2 DP 540063 - East Wagga Wagga	Rezone a Water Treatment Facility from IN2 Light Industry to SP2 Infrastructure.	IN2 Light Industry	SP2 Infrastructure
10.	Lot 1 DP1049347 - Wagga Wagga	Minor mapping error. It is proposed to zone the whole of Lot 1, R3 Medium Density Residential.	R3 Medium Density Residential & RE1 Public Recreation	R3 Medium Density Residential
11.	Strata Plan 44777 - Wagga Wagga	Minor mapping error. It is proposed to zone the whole of Strata Plan 44777, R3 Medium Density Residential.	R3 Medium Density Residential & RE1 Public Recreation	R3 Medium Density Residential
12.	Lot 4 DP1087290 - Springvale	Minor mapping error. It is proposed to zone the whole of Lot 4, R5 Large Lot Residential.	E2 Environmental Conservation & R5 Large Lot Residential	R5 Large Lot Residential
13.	Lot 17 DP1138251 - Bourkelands	Minor mapping error. It is proposed to zone the whole of Lot 17, SP2 Infrastructure to accommodate the Essential Energy Sub Station.	RE1 Public Recreation & SP2 Infrastructure	SP2 Infrastructure
14.	Lot 10 DP1045885 - Tatton	Minor mapping error. It is proposed to zone the whole of Lot 10, B2 Local Centre to reflect the existing uses of a medical centre and child care facility.	SP1 Special Activities & E2 Environment Conservation	Part B2 Local Centre
15.	Lot 42 DP 1221978, Lot 12 DP 1209866 & Lot 14 DP 1196094 - Bourkelands	Minor mapping error. It is proposed to realign the zone boundaries to reflect the lot boundaries.	B2 Local Centre & RE1 Public Recreation	RE1 Public Recreation & B2 Local Centre
16.	Lot 54 - 59 DP1181931 Lot 13 - 16 DP1181223 - Kapooka	It is proposed to rezone lots to SP2 Infrastructure for the Kapooka Bridge and road corridor.	E2 Environmental Conservation & RU1 Primary Production	SP2 Infrastructure
17.	Lot 58 DP1177765 - Lloyd	It is proposed that Birramal Reserve to be rezoned from RE1 Public Recreation to E2 Environmental Conservation to protect the Aboriginal significance of the reserve.	RE1 Public Recreation & E2 Environment Conservation	E2 Environment Conservation
18.	Part of Lot 7073 DP94149 & Lot 284 DP757249 - Ashmont	It is proposed that the land be rezoned from E2 Environmental Conservation to R1 General Residential. DA14/0342 approved the refurbishment and expansion of the service station to the E2 Environmental Conservation zoned land.	E2 Environmental Conservation	R1 General Residential
19.	Lot 5 DP 802891 - Ashmont	It is proposed to rezone the land from RE1 Public Recreation to IN2 Light Industrial to reflect the existing uses of the land. It has been noted by Council that it is unlikely to be used as a park.	RE1 Public Recreation	IN2 Light Industrial
20.	Lot 1 DP1033927 -	It is proposed to rezone the lot from SP2 Infrastructure to RE1 Public	SP2 Infrastructure	RE1 Public Recreation

	Koorinal	Recreation to reflect the existing use of the site.		
21.	Lot 5 DP 632012 - Glenfield	It is proposed to rezone the land from RE1 Public Recreation to SP2 Infrastructure to accommodate a Council owned Depot.	RE1 Public Recreation & SP2 Infrastructure	SP2 Infrastructure
22.	Lot 14 DP 1136611 - Sprinvale	Minor mapping error. It is proposed to realign the zone boundaries to reflect the lot boundaries.	R5 Large Lot Residential & RU1 Primary Production	R5 Large Lot Residential
23.	Lot 228, 230 - 233 DP 757232 - Gumly Gumly	Mapping error. The land contains a single dwelling on each lot and has been incorrectly zoned RE1 Public Recreation. It is proposed to rezone the lots RU1 Primary Production to accommodate existing uses and reflect the surrounding area. Note: A minimum lot size has not been proposed as part of this amendment to reflect the new zone. It is recommended as part of the Gateway Determination and before exhibition, Wagga Wagga City Council prepare an amendment to the minimum lot size map for the properties affected by the amendment.	RE1 Public Recreation	RU1 Primary Production
24.	Lot 320 DP820817 - Turvey Park	It is proposed to rezone the land to reflect the use of the site as a Telecommunications Tower and associated buildings.	RE1 Public Recreation	SP2 Infrastructure
25.	Lot 22 - 24 DP811081 - Lake Albert	Minor mapping error. It is proposed to rezone the land to R1 General Residential to reflect the existing land uses.	RE1 Public Recreation & R1 General Residential	R1 General Residential
26.	Lot 2 DP733631 - Lake Albert	Minor mapping error. It is proposed to realign the zone boundaries to reflect the lot boundaries.	RU1 Primary Production & R5 Large Lot Residential	R5 Large Lot Residential
27.	Lot 16 DP 1132238, Hill Street - Turvey Park	It is proposed to rezone part of Lot 16 DP 1132238 from RE1 Public Recreation to SP2 Infrastructure as a Riverina Water storage facility & a community facility is located on the site.	RE1 Public Recreation & SP2 Infrastructure	SP2 Infrastructure
28.	Lot 15, 16 & 17 DP1163704 Lot 17 - 26, 29 - 31 DP1189207 Lot PT237 DP 757255 Part DP757255 Lot 68, 69 & 71 DP 1156813 Part Lot 70 DP1156813 Lot 4 DP226293 Lot 11	Rezone land from Ru1 Primary Production to SP2 Infrastructure to reflect the Hume Highway.	RU1 Primary Production	SP2 Infrastructure

	DP1164113 Lot 3, 5, 10 & 15 DP1182309 - Tarcutta			
Amendment No. 3 - Table 2 in the Planning Proposal Minimum Lot Size Amendments				
1.	Lot 2 DP1202669 – Cartwrights Hill	Minor mapping error. Part of the lots identified are zone RU6 Transitional Zone do not have any minimum lot size. It is proposed to have a 200 hectare minimum lot size.	200 hectares & nil	200 hectares
2.	Lot 420 DP1216112 Lot 65 DP1193816 - Boorooma	Minor mapping error. It is proposed to realign the minimum lot sizes to reflect the lot boundaries.	Nil & 0.2 hectare	Realign 0.2 hectare & nil minimum lot sizes
3.	Lot 460 DP 751422 - Gobbagombalin	Minor mapping error. No lot size currently exist for lot despite being zoned RU1 Primary Production.	Nil	200 hectares
4.	Lot 1 - 3 DP 787203 & Lot 1 DP 703643 – Wagga Wagga	Minor mapping error. It is proposed to realign the minimum lot sizes to reflect the lot boundaries.	Nil & 80 hectares	Nil & 80 hectares
5.	Lot 100 & 101 DP1095889 – North Wagga	Minor mapping error. It is proposed to realign the minimum lot sizes to reflect the lot boundaries.	2 Hectare & 200 hectare	200 hectare & 2 Hectare
6.	Lot 37 DP 1148020, Lot 2 DP1211962, Lot 1 DP741846, Lot 1 DP1203789, Lot 21 & 22 DP869161, Part Lot 11 DP1086349, Lot 35 & 234 DP757232, Lot 7007 DP1029599, Lot 7004 DP94145, Lot 2 DP612871, Lot 7301 DP1132512, Lot 1 & 2 DP191705 – Gumly Gumly	Mapping error. The lots are zone RU1 Primary Production and do not have any minimum lot size. It is proposed to have a 200 hectare minimum lot size.	Nil	200 hectares
7.	Lot 4 DP1087290 - Springvale	Minor mapping error. It is proposed to realign the minimum lot sizes to reflect the lot boundaries.	200 Hectares & 0.2 Hectare	0.2 Hectares
8.	Lot 225, 228, 229, 235, DP1162570 - Springvale	Minor mapping error. It is proposed to realign the minimum lot sizes to reflect the lot boundaries.	Nil & 0.2 Hectares	0.2 Hectares
9.	Lot 39 DP1096264, Lot 4 DP614793, Lot 8 & 9 DP846835, Lot 1 & 2 DP1208163, Lot 1 - 6 DP1161222, Lot	Mapping error. Currently the IN2 Light Industrial Land has a minimum lot size of 200 hectares. It is proposed to have no minimum lot size for industrial land.	200 Hectares	Nil

	1, 3, 4, DP878573 - Gumly Gumly			
10.	Lot 20 DP1172992, Lot 199 – 220 DP1210881, Lot 1 – 18 DP 1172992 & Lot 201 DP1178463 – Gumly Gumly	Mapping error. Lot size of 0.4 hectares is proposed to reflect the R5 Large Lot Residential Zone.	200 Hectares	0.4 Hectares
11.	Lot 5 DP1191483, Lot 1 & 2 DP 229033, Lot 1 DP161479 – East Wagga Wagga	Mapping error. Currently the IN2 Light Industrial Land has a minimum lot size of 200 hectares. It is proposed to have no minimum lot size for industrial land.	200 Hectares	Nil
12.	Part Tywong Street, Part Lot 177, Part Lot 182 & 183 DP 757253, Lot 177 DP 757253, part Gregadoo Street & part of Keajura Street – Ladysmith	Mapping error. It is proposed to amend the minimum lot sizes to reflect the relevant zones.	200 Hectares Nil	Nil 200 Hectares

Amendment No. 4 – Table 3: Maximum Height of Building Map Amendments

1.	Part of Lot 2 DP1138428 – Wagga Wagga	It is proposed to amend the height of building map to allow a maximum height of 25 to align with the B4 Mixed Use zone.	No height limit	25 metres
2.	Lot 17 DP1138251 - Bourkelands	A 10 metre maximum building height is propose to reflect the Essential Energy Sub Station.	10 metres & Part no height limit	10 metres
3.	Lot 61 & 62 DP1124132 – Glenfield Park	A 10 metre maximum building height is proposed to reflect the B2 Local Centre zone.	No height limit	10 metres

Amendment No. 5 – Table 4: Maximum Floor Space Ration Map Amendments

1.	Part of Lot 2 DP1138428 – Wagga Wagga	A 4:1 floor space ratio is proposed to align with the B4 Mixed Use zone.	No Floor Space Ratio	4:1
2.	Lot 7307 DP1132470 Lot 2 DP872266 – Wagga Wagga	It is proposed to have no floor space ratio over the State owned reserve.	4:1	No Floor Space Ratio
3	Lot 17 DP1138251 - Bourkelands	A floor space ratio of 1:1 is proposed over the Essential Energy Substation.	Part no floor space ratio & part 1: 1	1:1
4.	Lot 61 & 62 DP1124132 - Glenfield Park	A 1:1 floor space ratio is proposed to reflect the B2 Local Centre Zone.	No Floor Space Ratio	1:1

Amendment No. 6 – Table 5: Heritage Map and Schedule 5 Amendments

1.	Lot 1 DP750854 5749 Old Narrandera Road, Matong	The Berembed Division Weir and site has not been included on the heritage map and in Schedule 5. The Berembed Division Weir and site is listed on the NSW State Heritage Register (00957) as being located within the Narrandera Local Government Area (LGA), but is predominantly located within the Wagga Wagga LGA. The Berembed Division Weir and Site was built in 1909 / 1910 and controls water flow into the Main Canal to the Murrumbidgee Irrigation area and surrounding districts.	Not listed	List in Schedule 5 – Environmental Heritage and identify on Heritage Map
2.	Hampden Bridge (Timber Truss Bridge), 199 Fitzmaurice Street, Wagga Wagga	The Hampden Bridge has been demolished, but the supporting structure remains. The text in Schedule 5 needs to be reworded.	Currently listed and identified on heritage map	Reword the text as follows in Schedule 5 - Environmental Heritage: Hampden Bridge (remains) including metal pylons, bridge abutment and plaques.

Amendment No. 7 – Amendment to map sheet numbering

Council proposes to amend the map sheet numbering of five Height of Building Maps and five Floor Space Ratio maps to reflect the map numbering of the Land Zoning Map and Lot Size Map. This is to allow easier referencing and improve usability.

Existing LZN reference	Existing LSZ reference	Existing HOB reference	Proposed HOB reference	Existing FSR reference	Proposed FSR reference
LZN_003C	LSZ_003C	HOB_003A	HOB_003C	FSR_003A	FSR_003C
LZN_003F	LSZ_003F	HOB_003B	HOB_003F	FSR_003B	FSR_003F
LZN_004D	LSZ_004D	HOB_004A	HOB_004D	FSR_004A	FSR_004D
LZN_004F	LSZ_004F	HOB_004B	HOB_004F	FSR_004B	FSR_004F
LZN_004H	LSZ_004H	HOB_004D	HOB_004H	FSR_004D	FSR_004H