

Wagga Wagga City Council

Planning Proposal

Amendment to the Wagga Wagga Local Environmental Plan 2010

**LEP20/0002 – River Road & Old Narrandera Road,
Gobbagombalin**

Date of Planning Proposal:

16 September 2020

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ADDENDUM

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan. The application is provided in appendix 1.

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

Council endorses the planning proposal with the following addendums:

- Explanation of provisions
- State and commonwealth interests
- Mapping
- Community consultation
- Project timeline

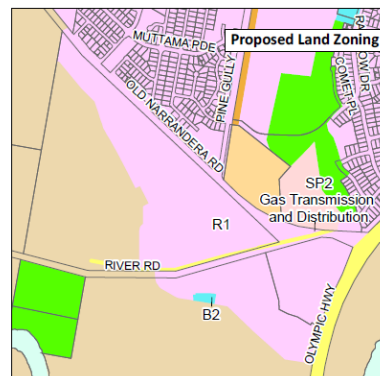
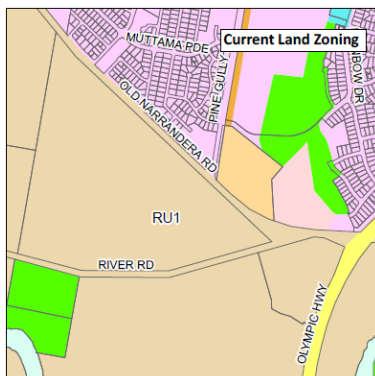
A copy of the report and minutes is provided with the planning proposal.

Council is seeking delegations to make this plan as the matters contained in the Planning Proposal are of local significance. The evaluation criteria for the delegation of plan making functions checklist is provided. In addition, the completed Information Checklist is provided with this proposal.

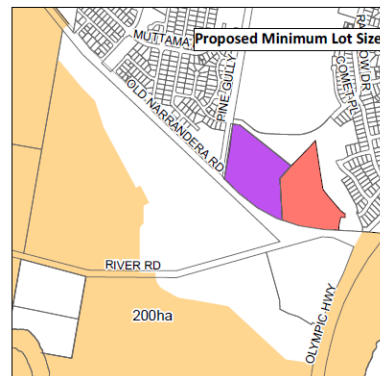
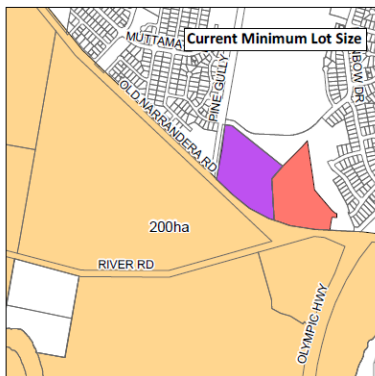
PART 2 – EXPLANATION OF THE PROVISIONS

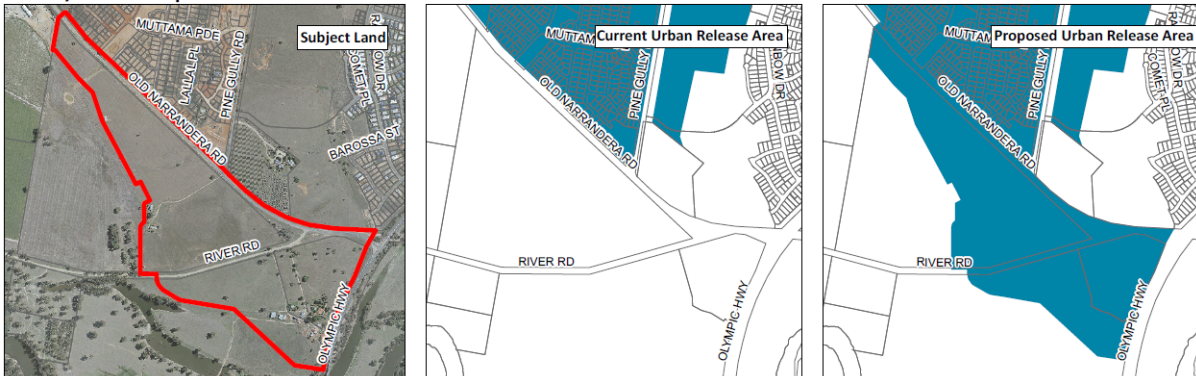
The outcomes are intended to be achieved by amending map sheets LZN_003C, LSZ_003C and URA_003B as shown below:

LEP20/0002 - Proposed Land Zoning



LEP20/0002 - Proposed Minimum Lot Size





Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

An internal infrastructure report has been developed to consider infrastructure provision requirements. This report is attached.

- Stormwater

Stormwater management will be required to be designed to cater for 1 in 10-year average recurrence interval (ARI). Overland flow paths will be required to be designed to cater for the 1 in 100-year ARI. No on-site detention is anticipated with the sites ability to discharge directly into natural watercourses.

The natural creek line located on the western portion of the site will form part of stormwater infrastructure to manage over land flow from developments north and east of the creek.

The natural creek line located on the western portion of the site will form part of stormwater infrastructure to manage over land flow from developments north and east of the creek.

Full hydrology and hydraulic calculations relating to the site must be provided to ensure new drainage infrastructure being proposed is adequate to ensure downstream areas will not be adversely affected by increasing development and overland flows.

Appropriate treatments are to be proposed at stormwater outlets to ensure downstream protection of existing watercourses or storage facilities.

- Sewer

A sewer pump station is currently located within the subject land, toward the western end of the site. The pump station has capacity for 400 lots within this proposal area. A sewer pump station located at the intersection of Old Narrandera Road and Colin Knott Drive has capacity for approximately 100-150 lots within this proposal area. Additional capacity is proposed to drain via gravity main system to a new pump station.

Another sewerage pump station will be required for the development, to be confirmed when more design information is available. A rising main will be required from the sewer pump station and a suitable discharge connection point is available to existing infrastructure.



- Utilities

Water:

The existing water supply infrastructure is not adequate to supply the proposed area, Riverina Water County Council have indicated water supply infrastructure can be provided at a cost to the developer.

Electricity:

Electricity is available via a nearby electricity lines with location to be determined at time of subdivision.

Telecommunications:

Telecommunications can be provided at the developers cost by extending the network from Gardiner Street.

- Traffic

A general assessment of traffic impacts and requirements has been provided as part of the *Service Feasibility Report* provided with the planning proposal. The assessment indicates a potential for 750 residential lots that will generate approximately 5,550 traffic movements per day with 555 of those movements occurring during peak periods.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

There is a transmission gas pipeline located within a 16-metre-wide easement along the southern boundary of Lot 51 DP 1106511. The easement is to be free of inappropriate vegetation and structures, include warning signs at various mandated points along the pipeline route, maintain constant light of sight between warning signs and be available for physical patrols and inspections of the easement. Any works within the easement must be approved by APA and crossings of the pipeline should be at 90 degrees and minimised as much as possible.

The management of the pipeline requires consideration of land use within a 450-metre distance of the pipeline and ensuring community safety by excluding 'sensitive uses' within a 450-metre distance of the pipeline. This is known as the measurement length (ML).

When land use changes within the ML, a safety management strategy (SMS) is required to assess risk associated with the change in use, including construction risks and ongoing land use risks. The SMS will develop appropriate controls to reduce risks to 'as low as reasonably practicable'. This won't preclude development from occurring but ensures mitigation measures are undertaken by the proponent. The process will need to be undertaken by a preferred SMS facilitator and ensure APA attend workshops to validate the SMS.

APA's preferred approach to the easement treatment is for a linear open space reserve in a single title with limited embellishment. The preferred approach is for the easement is to be zoned SP2 Infrastructure to provide the greatest protection to the pipeline whilst providing significant open space, attractive landscaping (within easement guidelines) and active travel.

The application proposes to rezone the pipeline corridor to R1 General Residential. To protect the corridor in the future during any development proposals, a more appropriate zone for the corridor would be SP2 Infrastructure to provide ongoing protection and safety.



Preliminary consultation has occurred with APA Group, Infrastructure Planning and Approvals for the purposes of determining appropriate zoning treatment of the APA Gas Pipeline easement. As a result, the zoning configuration has been adjusted from what was proposed by the applicant to propose and SP2 zoning of the gas pipeline.

The views of State and Commonwealth public authorities will be sought once the Gateway Determination has been issued.

PART 4 – MAPPING

The planning proposal seeks to amend the following maps:

Land Zoning Map:

- LZN_003C

Lot Size Map:

- LSZ_003C

Urban Release Area Map:

- URA_003C

Council requests the ability to lodge the template maps at S3.36 stage rather than prior to exhibition. The maps provided as part of the planning proposal are detailed enough for public exhibition purposes.

PART 5 – COMMUNITY CONSULTATION

A 28-day public exhibition is suitable for this proposal.

The requirement to notify affected and adjoining land owners within the planning proposal will be met.

PART 6 – PROJECT TIMELINE

Task	Anticipated timeframe
Anticipated date of Gateway Determination	October 2020
Anticipated timeframe for completion of required technical information	N/A
Timeframe for Government agency consultation	December 2020
Commencement and completion dates for public exhibition.	December - February 2020
Dates for public hearing	N/A
Timeframe for consideration of submissions	March 2020
Timeframe for the consideration of a proposal post exhibition	April 2020
Date of submission to the Department to finalise the LEP	May 2020
Anticipated date RPA will make the plan	June 2020
Anticipated date RPA will forward to the Department for notification	July 2020



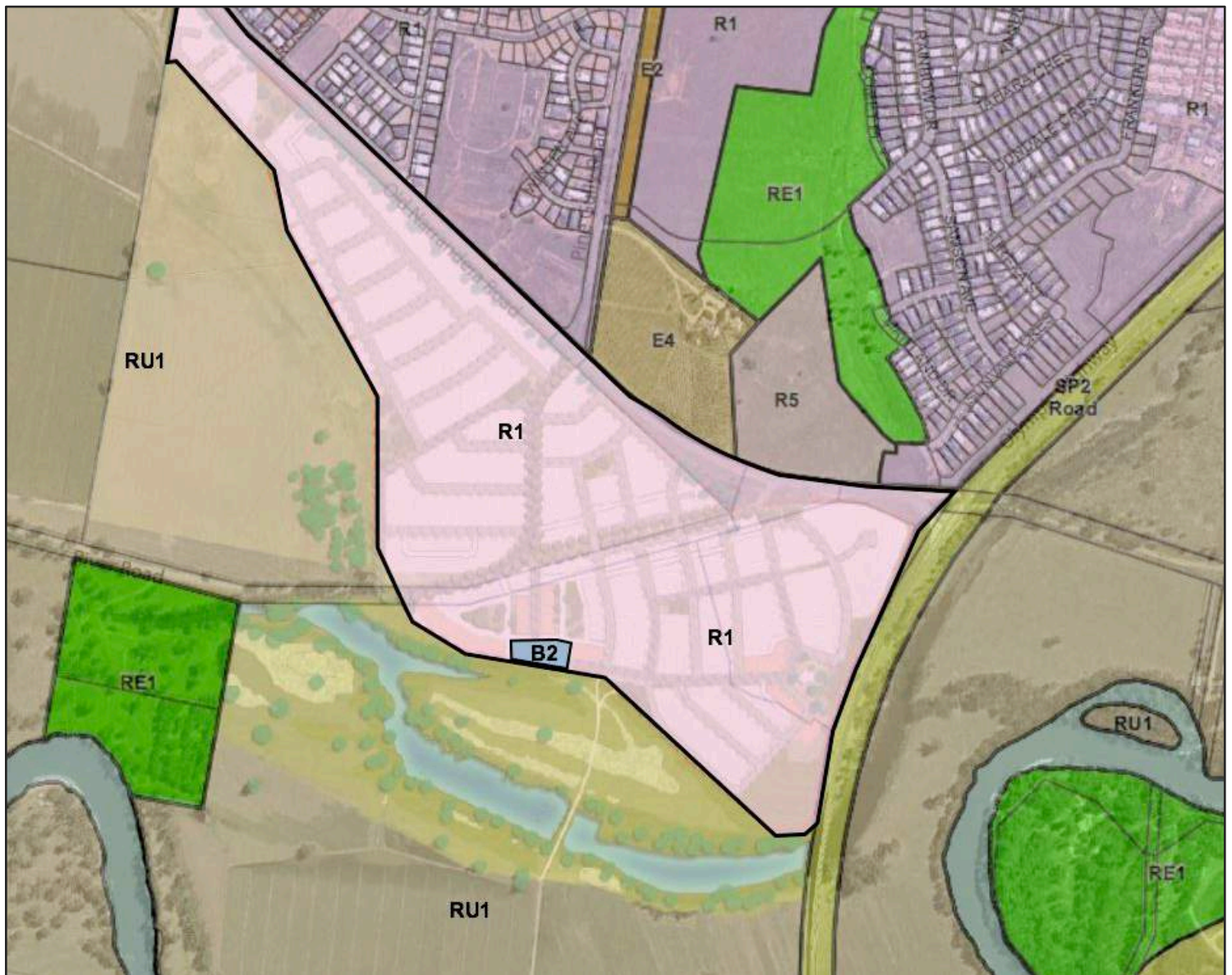
Appendix 1: Application to amend Wagga Wagga Local Environmental Plan.



PLANNING PROPOSAL



Proposed Local Environmental Plan Amendment OLD NARRANDERA ROAD/RIVER ROAD GOBBAGOMBALIN



Prepared for Day-Fleming
Rev 2.2 – Feb2020



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Proposed Local Environmental Plan Amendment

OLD NARRANDERA ROAD/RIVER ROAD

GOBBAGOMBALIN

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Proposed Local Environmental Plan Amendment

OLD NARRANDERA ROAD/RIVER ROAD

GOBBAGOMBALIN

1 INTRODUCTION

The following planning proposal is to be read in conjunction with the accompanying reports and maps. It has been prepared in respect of land located at Old Narrandera Road and River Road, Gobbagombalin NSW, as identified in the figure below.

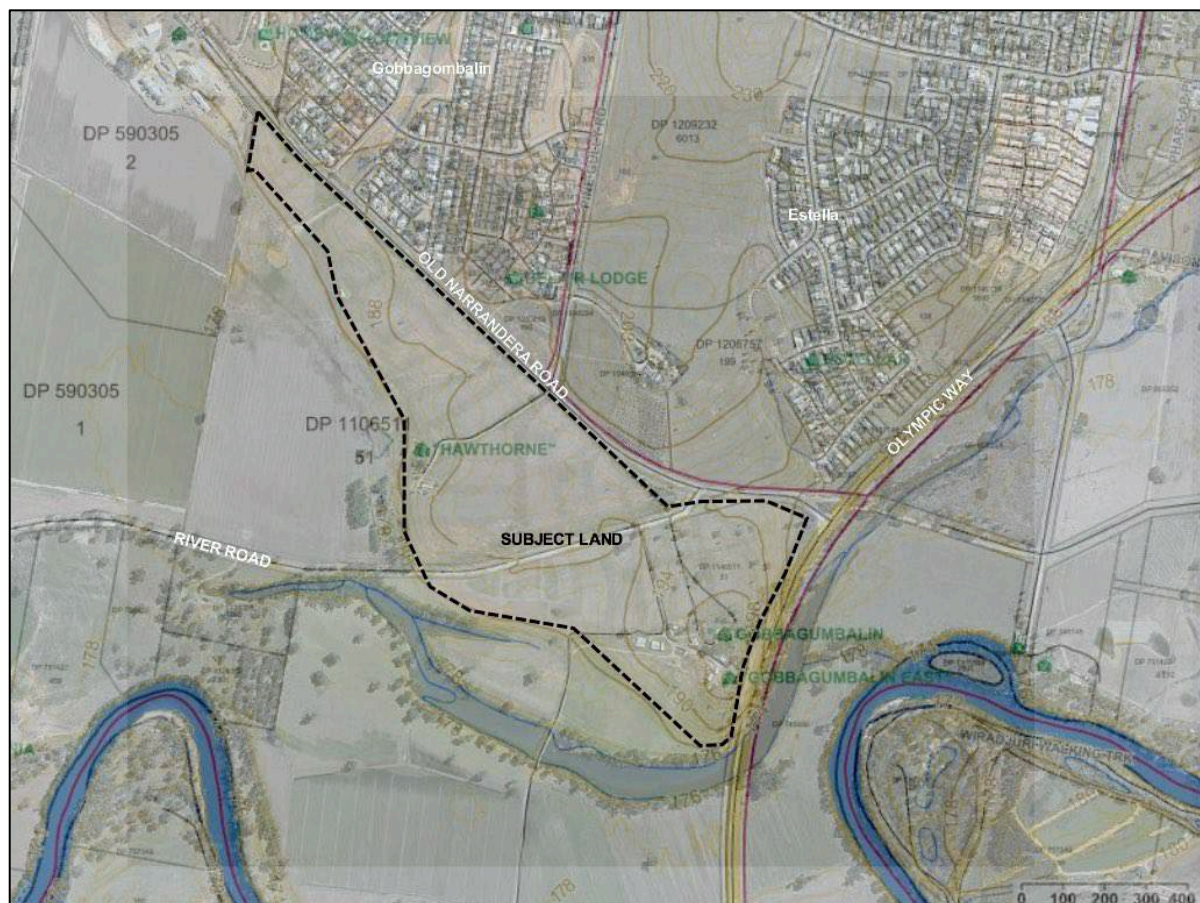


Figure 1: Subject Land (Source: WWCC GIS 2019)

Table 1: Subject Land Details

Legal Description	Street Address
Pt Lot 51 DP1106511	9 River Road, Gobbagombalin
Pt Lot 3 DP740219	17 River Road, Gobbagombalin

The planning proposal is intended to facilitate the establishment of a new residential neighbourhood adjacent to the existing Estella and Gobbagombalin neighbourhoods. The subject land comprises approximately 60 hectares of land that will potentially allow the creation of up to 750 dwelling tenements/lots to accommodate a future population of around 2000 residents.

Supporting documents that accompany this proposal include those relating to urban design, site constraints and opportunities, ecological impact analysis, site and soil health, cultural heritage, infrastructure servicing, access and transportation, and flooding impact analysis.

The proposal is underpinned by a place-based design solution modelled for 21st century communities and framed around the principles of healthy communities and ecological

urbanism. The future neighbourhood is intended to create diverse lifestyle opportunities within a walkable, connected community located adjacent to a natural riverine landscape. An indicative masterplan envisages a potential neighbourhood layout with key open space connections throughout the future residential areas, and linking existing northern neighbourhoods to the natural riverside landscape.

A variety of housing choices is proposed including traditional detached houses, large lifestyle lots interfaced with lower flood affected land, large lots interfaced with Old Narrandera Road, medium density housing surrounding a local business and community centre and destination commercial/recreational activities overlooking the lagoon area.

The Urban Design Report and indicative Masterplan provides an overall view of the potential development of the subject land and immediate surrounding lands including the lagoon area and flood prone rural land adjoining to the south and west respectively. This planning proposal is focused on the required planning instrument amendments to facilitate residential development of the subject land. Potential development opportunities of the lagoon area and flood prone rural land adjoining to the south and west will be pursued separate to this planning proposal.

2 OBJECTIVES OR INTENDED OUTCOMES

To amend the Wagga Wagga Local Environmental Plan 2010 to facilitate additional residential development.

3 EXPLANATION OF PROVISIONS

The proposed outcomes of this planning proposal will be achieved by introducing the following amending provisions that apply to the subject land.

- Urban Release Area - to include the land as an urban land release area;
- Rezoning of Land – Pt Lot 51 DP1106511 and Pt Lot 3 DP740219 to be rezoned from RU1 Primary Production to R1 General Residential and B2 Local Centre, as shown on the proposed Land Zoning Map.
- Lot Size – to remove the 200ha minimum lot size applying to the subject land, as shown on the proposed Lot Size Map.

3.1 Urban Release Area

The subject land is currently not identified as an urban release area. To ensure that development occurs in a logical and cost-effective manner, and that adequate arrangements are made for the provision of essential public utility infrastructure, the land is proposed to be identified as an urban release area.

A Development Control Plan is to be prepared for the land prior to development that provides for matters including:

- Staging
- Overall transport movement
- Overall landscaping strategy
- Network of passive and active recreation areas
- Stormwater and water quality management controls
- Amelioration of natural and environmental hazards
- Detailed urban design controls for significant development sites
- Higher density living measures
- Control of appropriate neighbourhood commercial activities
- Location of public facilities and services

The proposed amendment will be achieved by amending the Urban Release Area Map Sheet URA_003B in the manner shown below:

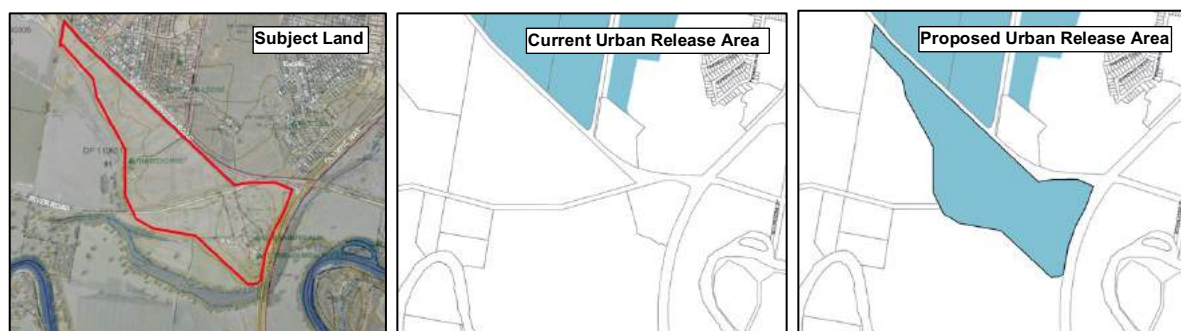


Figure 2: Urban Release Area Map (Source: WWCC & SP 2019)

3.2 Zoning

The land is currently zoned RU1 Primary Production. To enable the proposal to be achieved, the land will need to be rezoned to R1 General Residential and B2 Local Centre, by amending Land Zoning Map – Sheet LZN_003C as shown below:

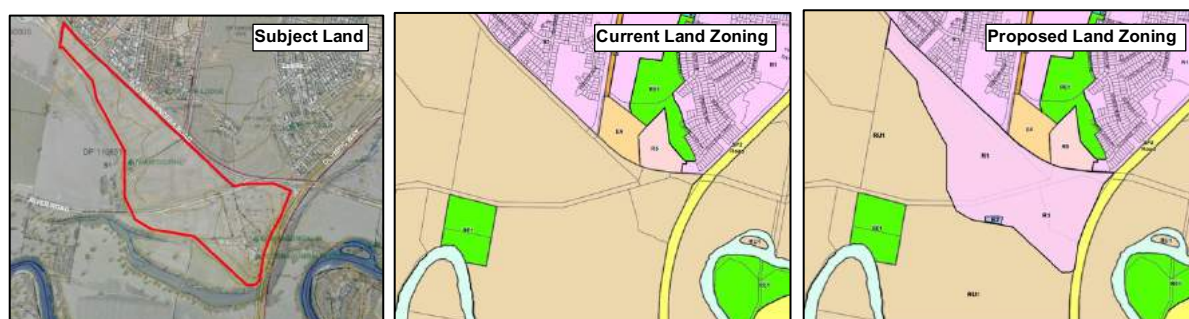


Figure 3: Land Zoning Map (Source: WWCC & SP 2019)

R1 General Residential

The R1 zoning provides the greatest flexibility for residential development in enabling the creation of a variety of dwelling lot sizes and density to achieve the intended outcomes of the proposal. Once a final detailed masterplan has been prepared prior to the commencement of development, any areas for community or open space use may be set aside accordingly. Any further zoning adjustments may be carried out by a subsequent amending LEP as required, including the identification of community and operational land. This would be the most efficient means to facilitate development whilst delivering desired outcomes for the local community.

B2 Local Centre

The B2 zone is proposed over land contained within the southern community and recreational precinct overlooking the existing lagoon. This is an appropriate area that will serve the local neighbourhood business needs of new residents as well as providing opportunities for destination commercial and recreation activities due to the location's natural environmental characteristics. The subject land is the only new residential precinct in the northern growth area of the City that will enable a direct active interface with the Murrumbidgee River environment for the benefit of local residents and the wider City community.

The range of B2 zone permissible uses within the current LEP are sufficiently flexible to accommodate the range anticipated activities, including food and drink premises (pub), shops and business premises to serve local needs, child-care facilities, medical centres and shop-top housing. The area indicated is relatively minor and will have minimal impact on other existing business zones in the northern precinct area. The primacy of the CBD will also continue to be protected as no major retailing or other commercial floor space is involved with this proposal.

The northern suburbs of Wagga Wagga are experiencing significant growth and this is anticipated to continue into the foreseeable future. The neighbourhood business needs of future

residents in the subject area will be met by the inclusion of this business zone without detrimentally impacting existing B2 and B3 zones within the City. Council is in the process of developing a Northern Growth Area Structure Plan that will identify additional housing opportunities including the area identified in this proposal. The inclusion of this business zone is consistent with Council's strategic land use objectives.

Open Space

The proposal includes various opportunities for public open space areas including linear park, embellished drainage corridor and lagoon area. A major design principle will include active travel paths that promote healthy living, connecting the northern suburb areas of Estella and Gobbagombalin through the new southern neighbourhood area to the Murrumbidgee River and City centre, as outlined in the accompanying Urban Design Report.

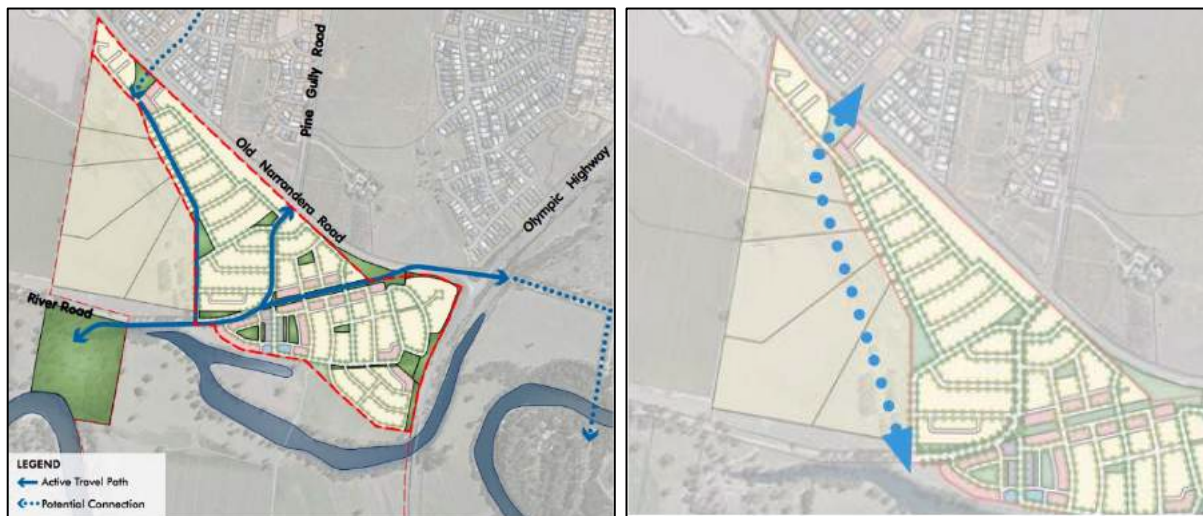


Figure 4: Open Space Links (Source: RD & SP 2019)

The indicative masterplan for the subject land allows for the creation of approximately 5.7 hectares of local open space, in the form of a linear park, active and passive recreation areas. This exceeds the expectations of the Recreation, Open Space and Community Strategy 2040 (ROSC), which suggests a minimum 5.0 of local open space for a proposed neighbourhood of up to 2000 population.

For the northern neighbourhood precincts of Boorooma-Estella-Gobbagombalin, ROSC is recommending a provision of 4ha per 1000 people for open space allocation. This includes 2.5 ha for outdoor recreation facilities and 1.5 ha for sporting fields. Sporting fields are identified within the Estella neighbourhood, which satisfy the local needs for this form of district open space across all the northern neighbourhoods. The outdoor recreation facilities proposed in the indicative masterplan satisfy the ROSC open space targets for the subject land.

The amount of open space proposed by the planning proposal totals 7.21ha.

A range of open space management options exist including dedication to Council, developer establishes and maintains for 5 years prior to dedication, community title arrangements or a Trust management system where land is owned and maintained by an independent environmental trust entity. A separate Voluntary Planning Agreement will be prepared in conjunction with the planning proposal to ensure an equitable means for establishment and ongoing management of the open space network is achieved.

RU1 Primary Production

The existing RU1 zoning is proposed to remain over land shown as flood prone. The range or permissible uses and current lot size standard will adequately manage future proposals over this land in conjunction with the progressive development of the neighbourhood. The existing

agricultural use of this land will continue to operate efficiently as the land has sufficient access options, including the western end of River Road and existing frontage to Gardiner Street (eastern side of the Olympic Way). The Gardiner Street access will ensure that agricultural vehicles and stock movements through the future residential neighbourhood are avoided.

Other rural properties west of the subject land will continue to have options for access to Old Narrandera Road via Siselys Road or the western end of River Road. This will avoid the need for farm vehicles to traverse the new neighbourhood area and reduce potential impact of rural activities on the developing urban environment.

3.3 Lot Size

The 200ha minimum lot size currently applying to the subject land will no longer be relevant under a R1 General Residential Zoning and is proposed to be removed to enable the proposal to be achieved. Lot Size Map – Sheet LSZ_003C is to be amended in the manner shown below:

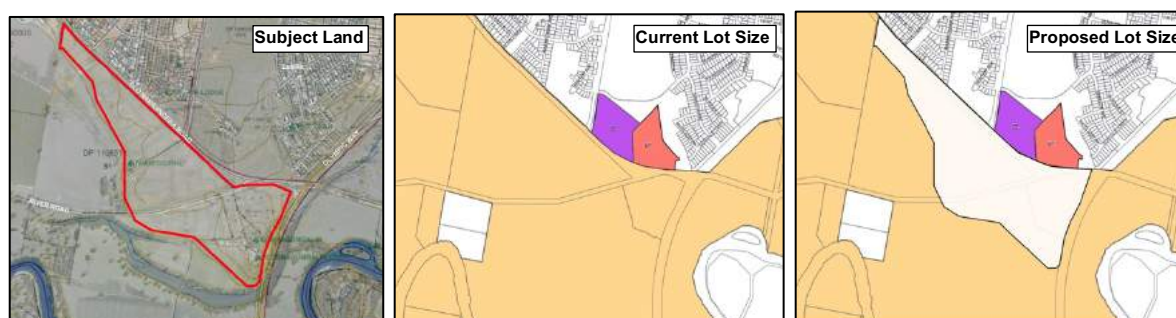


Figure 5: Lot Size Map (Source: WWCC & SP 2019)

4 JUSTIFICATION

Justification for the proposal, including its strategic relevance, is outlined in the sections below.

4.1 Need for the planning proposal

4.1.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is a result of acting upon the outcomes from the Wagga Wagga 2013-2043 Spatial Plan. The fact sheet relating to this area states:

"The area is identified as 'Potential Urban Land', as having potential to be rezoned from a rural zoning to a residential zone to allow for residential development in the area"

The proposal also responds to the recent drafting of the Northern Growth Area Structure Plan which identifies this land as a potential residential neighbourhood. The conceptual layout plans are a guide to the potential land use structure for the area. The Structure Plan provides greater detail to the land use directions identified in the Spatial Plan. Whilst currently not an adopted Council document, the Structure Plan provides further justification for the making of this planning proposal.

Recent changes to the provision of essential infrastructure along Old Narrandera Road, especially sewer and stormwater, have provided further impetus for this proposal. A new sewer pump station has been established on Lot 51 that will allow servicing of the proposed residential land.

Recent issues with stormwater drainage from Estella Rise require immediate attention. This has accelerated the necessity for a strategic approach to infrastructure planning and establishment of key infrastructure corridors through the subject lands. Part of this strategic approach includes the rezoning and ultimate master-planning of the subject land to ensure a coordinated approach to the development of Gobbagombalin.

To compliment the strategic directions of the Spatial Plan and draft Northern Growth Area Structure Plan, an urban design report has been prepared, including an indicative masterplan, that has informed the making of this planning proposal. The urban design report, together with relevant supporting specialist reports, accompany this proposal and are to be included in its consideration.

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is considered the best and most cost-efficient means to achieving the intended outcomes. Rezoning of the land will provide a necessary and desirable land resource to supply the housing and sustainable lifestyle needs of the city.

Other alternative means were not considered relevant to achieving the objectives of this proposal.

4.2 Relationship to strategic planning framework

4.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The proposal is consistent with the directions of relevant plans, including the *NSW State Plan, Premiers Priorities and Riverina Murray Regional Plan 2036*.

In particular, the relevant goals and directions outlined in the Riverina Murray Regional Plan 2036 relevant to the proposal include:

Table 2: Relevant goals and directions of Riverina Murray Regional Plan 2036

Goal / Direction	Comment
<i>Goal 1: A growing and diverse economy</i>	The proposal is consistent with this direction. The inclusion of the land as an urban release area, as well as change in zoning and lot size standards, will enable additional residential and associated sustainable development generally in accordance with the indicative Masterplan and Urban Design Report. Greater business activity will occur as a result of construction and ongoing land use. The proposal will assist in creating serviceable residential land to accommodate a growing population and achieve the City's target of 100,000 residents by 2038.
<i>Direction 1: Protect the region's diverse and productive agricultural land.</i>	The subject land is fragmented rural land adjoining other developing neighbourhoods. Productive agricultural land located in the river flood plain will remain in use, preserving the local rural setting. Separation to the productive rural land is achieved with the inclusion of stewardship large lots and use of natural environmental features of the site. Relevant Actions addressed: 1.2 & 1.3.
<i>Direction 7: Promote tourism opportunities</i>	The proposal involves unique opportunities to include destination neighbourhood activities overlooking natural environmental riverine features that will be also attractive to tourists. Relevant Actions addressed: 7.1-7.4
<i>Direction 10: Sustainably manage water resources for economic opportunities</i>	The proposal will sustainably manage overland water flows that will have a direct input to the wider water resource management of the Murrumbidgee River environment. Relevant Actions addressed: 10.1
<i>Goal 2: A healthy environment with pristine waterways</i>	The subject land overlooks the Murrumbidgee River system, with direct frontage to the existing Gobbagombalin Lagoon. The proposal has respect to the unique features of this location, as outlined in the urban design report. The indicative masterplan responds in a sustainable manner to the special

	features of this location to ensure the health of the waterways are protected and enhanced.
<i>Direction 13: Manage and conserve water resources for the environment</i>	The proposal includes strategies to ensure water resources are managed in an environmentally sustainable manner. The lagoon receives inflows from local natural creek systems and stormwater reticulation of upper neighbourhoods. A comprehensive stormwater management system will be developed and augmented with other existing systems. Relevant Actions addressed: 13.1-13.3
<i>Direction 14: Manage land uses along key river corridors</i>	The settlement strategy outlined in the urban design report responds to the waterfront features of the site, having respect to its sensitivity and ensure integration of land use activities to limit any potential impacts. The indicative masterplan ensures residential development and other sensitive land uses are restricted to land above the flood planning level. Relevant Actions addressed: 14.3
<i>Direction 15: Protect and manage the region's many environmental assets</i>	The subject land involves areas of unique environmental value. Specialist reports that accompany the proposal address the potential impact of rezoning and developing the land, noting that there are no significant areas that would prohibit consideration of the land for further development. Areas for further analysis prior to development area outlined and will be undertaken as part of the next phase of development assessment. Relevant Actions addressed: 15.1-15.4
<i>Direction 16: Increase resilience to natural hazards and climate change</i>	The proposal has addressed the initial assessment requirements in relation to natural hazards. Development will primarily be above the flood planning level. The urban design report has had regard to sustainable living standards and addressing the potential impact of climate change. Other specialist reports, in particular SEPP55 PSI, have addressed other potential hazards and risks. Relevant Actions addressed: 16.1-16.8
<i>Goal 3: Efficient transport and infrastructure network</i>	The proposal is connected to existing transport and essential infrastructure networks that have capacity to accommodate the additional residential development activity.
<i>Direction 21: Align and protect utility infrastructure investment</i>	A servicing capacity analysis accompanies this proposal. The future development of this land will have access to existing infrastructure networks and future capacity will be protected in accordance with current local and state policies. Relevant Actions addressed: 21.1
<i>Goal 4: Strong, Connected and Healthy Communities</i>	The proposal involves land that has strong connectivity to existing neighbourhoods, infrastructure networks and the central business precinct. Establishment of additional networks as a result of this proposal will facilitate alternative modes of transport, sustainable neighbourhood living environments and stronger community well-being. The site has unique natural features that will become accessible to both the local and wider community.
<i>Direction 22: Promote the growth of regional cities and local centres</i>	Wagga Wagga is an important regional centre and has been identified in recent state strategies as a centre for accelerated growth. The proposal is a response to these strategies and is supported by local infrastructure delivery targeted at economic growth. Relevant Actions addressed: 22.1 & 22.2
<i>Direction 25: Build housing capacity to meet demand</i>	Additional residential land will address the need for additional housing for a growing population. The City is targeted to increase population growth over the next 20 years to meet recently announced local and regional economic development strategies. Relevant Actions addressed: 25.2-25.4
<i>Direction 26: Provide greater housing choice</i>	The proposal will provide alternative housing choice and lifestyle experiences as outlined in the indicative masterplan.

	Relevant Actions addressed: 26.7
<i>Direction 27: Manage rural residential development</i>	The proposal involves the creation of stewardship large lots to protect the interface with surrounding rural land and natural rural setting. This is part of the settlement strategy for the site and facilitates a unique urban setting and living experience in close proximity to existing urban settlements and services. Relevant Actions addressed: 27.2 & 27.3
<i>Direction 28: Deliver healthy built environments and improved urban design</i>	The proposal has been developed from a comprehensive urban design report that integrates housing, the environment and lifestyle choice. There is a strong emphasis on connectivity with natural open space areas and community networks to ensure a healthy living environment for future residents and other local neighbourhoods. Relevant Actions addressed: 28.2-28.4
<i>Direction 29: Protect the region's Aboriginal and historic heritage</i>	The proposal is accompanied by a preliminary cultural heritage assessment to ensure potential areas of impact are identified and further appropriate analysis conducted prior to development. Relevant Actions addressed: 29.1-29.5

In relation to Wagga Wagga City in general, the regional plan notes as a priority, amongst other matters, to:

- Establish an environment conducive to entrepreneurship and start-up businesses, with the aim of inspiring innovation and advances in technology.
- Contribute to a sustainable environment for future generations through proactive waste management and responsible sustainable practices.
- Increase the range of housing options within the existing urban area.

The subject land is located within the existing urban area.

4.2.2 Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

The proposal is consistent with Council's local strategies as outlined below.

Spatial Plan 2013-2043

The purpose of Wagga Wagga Spatial Plan 2013-2043 is:

"..... to provide clear strategic indicators for the development of Wagga Wagga over the next 30 years and beyond, but with the flexibility required to respond to change. It is the key strategic planning document for informing and managing urban growth and change."

The subject area is identified in the Spatial Plan as "Area 2 – River Road, Gobbagombalin". It is identified as potential urban land for rezoning to residential. Prior to rezoning, constraints of the site must be identified and avoided to ensure any constrained land remains as a rural zone.

The subject land is also identified in the draft Northern Growth Area Structure Plan that has been prepared by Council to better inform the expected outcomes of the Spatial Plan land use directions. The proposal is consistent with this plan.

The accompanying urban design report and specialist studies assist in identifying the overall constraints and settlement opportunities of the site. The indicative masterplan provides an appropriate response that has informed the content of this planning proposal. Progress of development of this area is within the timeframes outlined in the Spatial Plan and more detailed plans shown in the draft Structure Plan.

The spatial land use areas identified in the indicative masterplan comprise cover approximately 60 hectares of developable land for residential neighbourhood purposes. The breakdown of land use areas include the following:

Table 3: Subject Land - Land Use Allocation

Land Use	Site Area(ha)
Business - Local Centre	0.3
Residential	
- General/Standard	20.9
- Medium Density	4.7
- Steep lots - low density	6.0
- Large Lot - Lifestyle	3.8
- Homestead	0.6
Total Residential	36
Open Space	
- Lineal Park/Easement	1.3
- Active	1.1
- Passive	3.6
- Buffer	1.2
Total Open Space	7.2
Road Reserve	15.0
Total Developable Area	58.4

The planning proposal is consistent with the Spatial Plan by addressing key goals and directions including:

Goals: • We have opportunities and places for connection. • We are a community that is informed and involved in decisions impacting us. • We live in a safe community • We look after and enhance our natural environment. • We are happy with our standard of living. • Our community grows. • We plan for resilient and sustainable built environments.

Directions: • We use sports, recreation, arts and leisure as ways of staying connected. • We protect our heritage to keep what was. • We have a variety of transport options. • We are provided the opportunity to be involved with decisions impacting us. • We improve the quality of our environment. • We plan for a growing community. • We maintain our current and future infrastructure. • Arrangements are in place to respond to and recover from natural disasters. • We have access to affordable housing options. • There is growing business investment in our community.

Specifically, the proposal satisfies objectives of key components and initiatives outlined under the headings of 'Resilient and Sustainable Built Environments', 'Plan for a Growing Community', 'Our Standard of Living' and 'Our Community Grows'.

Table 4: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043

Wagga Wagga Spatial Plan 2013-2043 Extracts		
Initiative	Objective	Consistency
RESILIENT & SUSTAINABLE BUILT ENVIRONMENTS	<i>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</i>	The proposal is consistent with these strategic objectives by providing addition supply of residential land in an appropriate location to facilitate housing choice within an area that has access to essential urban services.
	<i>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</i>	The proposal addresses various short, medium, long term and ongoing action timeframes as listed in the strategy, including those specifically related to this urban precinct.

PLAN FOR A GROWING COMMUNITY	<p><i>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</i></p> <p><i>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications</i></p>	The proposal is consistent with these strategic objectives by ensuring that existing infrastructure is accessed to ensure efficiency and sustainability.
OUR STANDARD OF LIVING	<p><i>Ongoing commitment to promotion of affordable housing in locations with access to services.</i></p>	The proposal is consistent with this strategic objective by promoting housing choice in an appropriate location and aiming to achieve specific action items of the plan including those that ensure our standard of living is embellished.
OUR COMMUNITY GROWS	<p><i>Facilitate the development of a prosperous city.</i></p> <p><i>Support viable neighbourhood centres.</i></p> <p><i>Provide flexible opportunities and appropriate locations for establishing and growing business.</i></p> <p><i>Provide opportunities for key businesses established in Wagga Wagga to grow further.</i></p>	The proposal is consistent with these strategic objectives by facilitating development and aiming to achieve specific action items of the plan including those that increase flexibility of planning controls for better living outcomes.

Recreation, Open Space and Community Strategy 2040

The ROSC Strategy 2040 identifies key community infrastructure that will be required to meet the anticipated growth within the city. The proposal is consistent with the top 5 strategic priorities identified in the strategy.

Table 5: ROSC Strategy 2040 – Top Five Strategic Priorities

Strategic Priority	Consistency
<p>Increase the activation of public spaces</p> <p><i>Providing appropriate infrastructure, public spaces and community facilities will enable a wide variety of events and activities to be held.</i></p>	Consistent: Active public open space areas are identified in the indicative masterplan.
<p>Improve accessibility and connection</p> <p><i>Accessibility and connection will be improved across the city and will become a key consideration in all future developments/redevelopments of public spaces.</i></p>	Consistent: The proposal identifies several areas where accessibility and connection within the proposal neighbourhood and externally to other areas of the City will be facilitated.
<p>Improve existing assets to maximise utilisation</p> <p><i>Improvements in existing assets will enable better utilisation by the community. In many cases these improvements will negate the need for the development of additional assets.</i></p>	Generally consistent: The proposal will create a new neighbourhood that will also utilise other existing public assets.
<p>Improve community health</p> <p><i>Community infrastructure and public spaces will be designed in order to improve community health outcomes.</i></p>	Consistent: A high priority of the proposed new neighbourhood is to create public infrastructure and places that promote improved community health.

<i>Collaborate where possible</i> <i>Partnerships will be sought to ensure the efficient provision of community infrastructure and public spaces.</i>	Consistent: Several options exist for the establishment and management of community infrastructure and public spaces. These options will be explored and discussed with respective stakeholders to ensure an equitable outcome.
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The ROSC Strategy has adopted a provision ratio of four hectares (ha) per 1,000 people. This ratio is divided into:

- 2.5 ha for outdoor recreation facilities
- 1.5 ha for sporting facilities in the Wagga Wagga urban area, 1.0 ha for outdoor recreation; 3.0 ha for sporting facilities in rural areas.

The indicative masterplan and accompanying urban design report, allows for the creation of approximately 5.7 hectares of local open space, in the form of linear park, active and passive recreation areas. This exceeds the expectations of the Recreation, Open Space and Community Strategy 2040 (ROSC), which suggests a minimum 5.0 of local open space for a proposed neighbourhood of up to 2000 population.

For the northern neighbourhood precincts of Boorooma-Estella-Gobagombalin, sporting fields are identified within the Estella neighbourhood, which satisfy the local needs for this form of district open space across all the northern neighbourhoods. The outdoor recreation facilities proposed in the indicative masterplan satisfy the ROSC open space targets for the subject land.

A total of 7.21ha of open space is provided as part of the planning proposal.

4.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal is consistent with applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 6: Applicable SEPPs

SEPPs Applicable to the Planning Proposal	
SEPP Title	Consistency
SEPP55 – Remediation of Land	Consistent. The proposal addresses relevant provisions of this SEPP, in particular Clause 6. A preliminary site investigation (PSI) has been undertaken over the site and a specialist report accompanies this proposal. The PSI concludes that the site is suitable for rezoning to residential and that areas identified as potential contamination sources can be readily remediated to an acceptable level of risk.
SEPP – (Infrastructure) 2007	Consistent. There are no provisions in this planning proposal that would conflict with the objectives, standards and procedures required under this SEPP. The subject land is identified as containing, or within proximity to, essential infrastructure. Applicable requirements under respective clauses of this SEPP are to be addressed prior to development including the preparation of a Safety Management Study in relation to the APA gas pipeline.
SEPP - (Vegetation in Non-Rural Areas) 2017	Consistent. The planning proposal does not contain any provisions that would conflict with the intent of this SEPP. An ecological constraints analysis has been prepared for the purposes of this proposal that has considered any potential impact on biodiversity values of trees and other vegetation over the subject land. The recommendations have been taken into consideration in preparing the indicative masterplan.

4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The following table outlines relevant s9.1 Ministerial Directions and the level of consistency of this planning proposal to each.

Table 7: s9.1 Directions

Ministerial Directions applicable to the development		
Direction title	Direction Objectives	Consistency
1.1 Business and Industrial Zones	<i>The objectives of this direction are to:</i>	Consistent. The direction applies as the proposal introduces a new B1 zone to the local area which may

Ministerial Directions applicable to the development		
Direction title	Direction Objectives	Consistency
	<p>(a) encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and</p> <p>(c) support the viability of identified strategic centres.</p>	<p>have an effect on existing or proposed business zones, in particular the existing B3 Commercial Core (CBD) and B2 Local Centre business zones (Estella & Boorooma).</p> <p>Consistency is confirmed, where:</p> <ul style="list-style-type: none"> a) the proposal will encourage employment growth; b) the site of the B1 zone has been suitably identified on the indicative master plan to service the needs of the future local neighbourhood; c) the location of the B1 zone is of adequate distance to protect the future business activities and viability of the surrounding B2 zones; d) any potential adverse impact to the existing B2 and B3 zones would be of minor significance; and e) the local strategy has identified the subject land as potential residential urban land and is of sufficient size to accommodate residential density that would create local demand for business services generated by a B1 zoning. <p>The creation of a B1 zone is justified as the proposed business activity will serve local needs and also be a unique destination community/recreation activity area due to its natural environmental characteristics. The primacy of the CBD and the role of future Local Centres will be protected and enhanced by this proposal through the generation of additional population to the local area.</p> <p>The northern suburbs of Wagga Wagga are experiencing significant growth and this is anticipated to continue into the foreseeable future. The neighbourhood business needs of future residents will be met by the inclusion of this zoned area without detrimentally impacting existing B2 and B3 zones.</p>
1.2 Rural Zones	<i>The objective of this direction is to protect the agricultural production value of rural land.</i>	<p>Inconsistent. The direction applies as the proposal will involve land currently zoned rural. The inconsistency is triggered as the proposal involves rezoning land from rural to residential and business zones.</p> <p>The inconsistency is justified through:</p> <ul style="list-style-type: none"> a) the land being identified within a local strategy document as a legitimate resource for the expansion of urban land activities including residential development (see Spatial Plan and draft Northern Suburbs Structure Plan); b) the preparation of an urban design report that has considered the objectives of this direction; c) the proposal being consistent with the Riverina Regional Strategy; and d) the loss to agricultural production will be minimal and of minor significance due to the natural environmental characteristics of the land and consideration of suitable interface land use activities as identified in the accompanying urban design report. <p>The amount of agricultural land to be lost to residential development is relatively minor when considered in relation to the total land under agricultural production across the city. Part of the land is already fragmented from other productive agricultural lands, whilst other higher land involves lesser quality agricultural land that cannot be actively cultivated because of terrain and shallow topsoil constraints. Existing agricultural</p>

Ministerial Directions applicable to the development		
Direction title	Direction Objectives	Consistency
		infrastructure will be relocated to other available adjoining land to enable continued grazing and cropping activities on residue land located on the floodplain. Access to the remaining agricultural land will continue to be available from the property's eastern boundary with Gardiner Street.
1.5 Rural Lands	<p>The objectives of this direction are to:</p> <p>(a) protect the agricultural production value of rural land,</p> <p>(b) facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</p> <p>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</p> <p>(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land</p> <p>(f) support the delivery of the actions outlined in the New South Wales Right to Farm Policy</p>	<p>Inconsistent. The direction applies as the proposal will affect land within an existing rural zone. The inconsistency is triggered where the proposal will fragment existing rural land and alter the current operation of existing rural land uses.</p> <p>The inconsistency is justified through:</p> <ul style="list-style-type: none"> a) the land being identified within a local strategy document as a legitimate resource for the expansion of urban land activities including residential development (see Spatial Plan and draft Northern Suburbs Structure Plan); b) the proposed land use settlement strategy including adequate separation distances to existing agricultural lands to avoid any significant conflict; and c) the inconsistency being of minor significance. <p>The subject land is already fragmented from other productive agricultural lands, whilst other higher land involves lesser quality agricultural land that cannot be actively cultivated because of terrain and shallow topsoil constraints. The land is immediately adjacent existing residential neighbourhoods to the north.</p> <p>Existing agricultural infrastructure will be relocated to other available adjoining land to enable continued grazing and cropping activities on residue land located on the floodplain. Access to the remaining agricultural land will continue to be available from the property's eastern boundary with Gardiner Street.</p> <p>Adequate separation will be available between the continuing rural activities and further residential development, particularly through the embellishment of open space corridors and the existing lagoon area. This will assist in minimising land use conflict and promote the enjoyment of the unique urban/rural and river interface environment that the site offers.</p>
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction and will avoid currently identified environmentally sensitive areas.</p> <p>Consistency is confirmed by:</p> <ul style="list-style-type: none"> a) the preparation of supporting specialist studies that ensure environmental protection standards are maintained and in certain areas enhanced; and b) a proposed settlement strategy where any interface with natural environment features will include appropriate management plans to ensure any sensitive areas are protected.
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing heritage conservation policies will be maintained.

Ministerial Directions applicable to the development		
Direction title	Direction Objectives	Consistency
	<i>significance and indigenous heritage significance.</i>	A preliminary cultural heritage assessment has been undertaken in the preparation of this proposal. There are no significant areas identified in the specialist report that would preclude consideration of this proposal. Further due diligence assessment will be undertaken prior to a development application being prepared in accordance with existing provisions.
2.3 Recreation Vehicle Areas	<i>The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
3.1 Residential Zones	<p><i>The objectives of this direction are:</i></p> <p><i>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</i></p> <p><i>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i></p> <p><i>(c) to minimise the impact of residential development on the environment and resource lands.</i></p>	<p>Consistent. The direction applies as a planning proposal is being prepared that will include residential zones.</p> <p>Consistency is confirmed by:</p> <ul style="list-style-type: none"> a) the proposal involving a detailed urban design assessment that promotes a variety of housing choice whilst minimising impact on the local environment; and b) proposing residential development within existing essential urban infrastructure reticulation catchments.
3.2 Caravan Parks and Manufactured Home Estates	<p><i>The objectives of this direction are:</i></p> <p><i>(a) to provide for a variety of housing types, and</i></p> <p><i>(b) to provide opportunities for caravan parks and manufactured home estates.</i></p>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
3.3 Home Occupations	<i>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
3.4 Integrating Land Use and Transport	<p><i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <p><i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i></p> <p><i>(b) increasing the choice of available transport and</i></p>	<p>Consistent. The direction applies as a planning proposal is being prepared that will include zones relating to urban land including land for residential and business purposes.</p> <p>Consistency is confirmed by:</p> <ul style="list-style-type: none"> a) proposing urban development which is consistent with current guidelines, strategies and principles that promote choice in modes of transport within accessible locations of City; b) including relevant specialist reports that support the location of new urban land within existing transport system networks; and

Ministerial Directions applicable to the development		
Direction title	Direction Objectives	Consistency
	<p>reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	<p>c) the proposal being consistent with the principles and directions contained in the Wagga Wagga Integrated Transport Strategy 2040.</p>
4.3 Flood Prone Land	<p>The objectives of this direction are:</p> <p>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Consistent. The direction applies as a planning proposal is being prepared that will include zones adjacent to flood prone land.</p> <p>Consistency is confirmed by:</p> <ul style="list-style-type: none"> a) proposing development that is consistent with NSW Flood Prone Land Policy; b) the proposal not involving development and settlement over flood prone land; c) including relevant specialist reports that confirm the relative likelihood of flood impact over the subject land; d) not proposing additional urban development on flood prone land to any significant degree; and e) proposing development that will not involve additional flood mitigation works and impact on emergency services.
5.10 Implementation of Regional Plans	<p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p>	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as the proposal is also consistent with the Riverina Murray Regional Plan 2036 (see Section 4.2.1 of this document).</p>
6.1 Approval and Referral Requirements	<p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.</p>
6.2 Reserving Land for Public Purposes	<p>The objectives of this direction are:</p> <p>(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as the creation of any land for public purposes will only be actioned with approval of the relevant public authority. Prior to development, a final masterplan will be prepared and endorsed by the local authority, which may or may not include reserving land for public purposes.</p>

4.3 Environmental, Social and Economic Impact

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

An ecological constraints analysis report has been prepared to assist in determining any potential impact on critical habitat or threatened species as a result of this proposal. The report accompanies this proposal. Preparation of the report included a desktop review of relevant biodiversity related databases and critical habitat registers, terrestrial flora and fauna field surveys, and relevant habitat assessment.

The subject site contains small areas of identified threatened ecological communities including White Box, Yellow Box, River Red Gum and associated potential habitat for bird and fauna species. Their location provides opportunities for integration into the overall landscape character and open space network of the future neighbourhood. Initial ecological constraints investigations indicate that the existing ecological communities would not be adversely affected as a result of the proposal.

The accompanying report concluded that:

The ecological constraints identified would not preclude the proposal site from being considered for residential development, subject to undertaking more detailed assessment, as outlined in this report.

In reaching this conclusion, the report outlined that:

The field assessment indicated that ecological constraints exist for the proposal site. The woodland habitat meets the classification criteria for the BC Act listed endangered ecological community of White Box Yellow Box Blakely's Red Gum woodland (Box-Gum Woodland). The proposal site also contains 18 hollow-bearing trees, which provide habitat for a number of fauna species, including the EPBC and NC Act listed vulnerable Superb Parrot (known to occur in the area).

Gobbagombalin Lagoon forms part of the endangered aquatic ecological community in the natural drainage system of the lower Murray River catchment (Lowland Murray River aquatic ecological community) and is potential habitat for a variety of aquatic bird and fauna species.

This ecological constraints analysis provides recommendations for the proposed rezoning of the site including the completion of more detailed assessment and to minimise clearing of native vegetation for future design options.

4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

In preparing this planning proposal, the following additional potential areas for environmental impact were analysed. Relevant supporting reports accompany this proposal.

Aboriginal Cultural Heritage

A Preliminary Aboriginal Heritage Review was undertaken over the subject and surrounding lands.

No Aboriginal sites have been recorded within the subject study area. The closest AHIMS site is located 610m east of the site and is recorded as a modified tree.

A visual inspection was conducted over the site, including a site officer from the Wagga Wagga Local Area Land Council. No Aboriginal sites were recorded during the visual inspection.

Overall, the review concluded that there are no significant cultural heritage constraints concerning the subject land and its potential for rezoning under this planning proposal from rural to residential. Notwithstanding the overall conclusions of preliminary report, due diligence assessment will be undertaken prior to development to ensure any potential environmental effects are managed and mitigated accordingly.

Riverine Flooding Assessment

An assessment was undertaken on potential impact from riverine flooding, based on design peak flood depths and flooding behaviour assuming the main city levee upgrade has been completed. Mapped flood results include 5%AEP (20yr ARI), 1%AEP (100yr ARI), 0.5%AEP (200yr ARI), 0.2%AEP (500yr ARI), Flood Planning Area (FPA – 1%AEP + 500mm freeboard) and Probable Maximum Flood (PMF) levels.

The assessment indicates that the subject land is largely free from riverine flooding in the 5%, 1%, 0.5% and 0.2% AEP events, with only the southern fringes of the sites impacted.

The FPA only reaches the southern edge of the site, with the remainder having ground levels above the FPA. Any proposed buildings within the FPA would be subject to existing flood related development controls contained in Council's current DCP.

The PMF event indicates that part of the western and southern portions of the site would be inundated, with the remainder above this level. Evacuation would continue to be available via Pine Gully Road which is not impacted by riverine flooding.

Traffic Impact and Management

Preliminary traffic impact analysis indicates that the proposal has the potential to generate 5500 vehicle movements per day, and approximately 555 vehicles per hour in peak periods, which is a significant increase for the local area. The existing transportation network has the capacity to manage this increased traffic, taking into consideration that alternative modes of transport, including cycleways and walkways, will be established as part of an overall integrated movement system.

The proposed realignment of River Road to connect with Pine Gully Road will assist in managing traffic flows and facilitating greater connectivity between the riverine land frontage and the northern suburbs.

Other

There are no other significant or adverse environmental effects anticipated as a result of the planning proposal.

4.3.3 Has the planning proposal adequately addressed any social and economic effects?

The proposal will provide positive economic and social outcomes for the city and local area through the provision of cost-effective and serviced residential land, housing and other support services.

The proposal will contribute to building community in the local area, building stronger connections within established infrastructure including open space, neighbourhood centres and transportation networks.

4.4 State and Commonwealth Interests

4.4.1 Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure to support the outcomes of the planning proposal, as outlined in the accompanying service capacity report. The nature of the development will result in more efficient use of existing infrastructure services currently installed adjacent to and nearby the site. Relevant authorities have indicated that there are no major impediments to augmenting public infrastructure to adequately service the subject land in accordance with the planning proposal objectives.

Other infrastructure networks and services, including public transport/school bus, roads, waste management/recycling, health, education, emergency, mail and other community services are accessible to the subject site.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

5 MAPPING

The planning proposal seeks to amend the following maps:

- Urban Release Map – Sheet URA_003B
- Land Zoning Map - Sheet LZN_003C
- Lot Size Map – Sheet LSZ_003C

6 COMMUNITY CONSULTATION DETAILS

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulations. In addition, the Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purposes of this proposal.

7 PROJECT TIMELINE

Following lodgement of the planning proposal, Council will develop a project timeline.

15037: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	30/10/17	Rohan Johnston Town Planner	RJ	For internal review
Rev 1.1 – Draft	07/12/17	Garry Salvestro Director	GS	For initial client review
Rev 1.2 – Draft	15/02/18	Garry Salvestro Director	GS	For initial Council review
Rev 1.3 – Edited Draft	03/10/19	Garry Salvestro Director	GS	Edits as result of specialist reports
Rev 1.4 – Revised Draft	10/10/19	Garry Salvestro Director	GS	Further identified edits addressed
Rev 2.0 Final	06/12/19	Garry Salvestro Director	GS	Issued for lodgement with Council
Rev 2.1 Final	31/1/20	Garry Salvestro Director	GS	Revised Final incorporating Council comments.
Rev 2.2 Final	05/02/20	Garry Salvestro Director	GS	Revised Final incorporating Council comments.

ACCOMPANYING REPORTS

1. Urban Design Report
 2. Indicative Masterplan
 3. Service Feasibility Report
 4. Riverine Flood Assessment
 5. Preliminary Site Investigation
 6. Ecological Constraints Analysis
 7. Preliminary Aboriginal Heritage Review
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