

Addendum to Planning Proposal

Reference

LEP18/0006

SITE DETAILS

Subject Land:

Lots 1 – 3 DP 818428, Lots 1 – 12 DP 860586, Lots 1 – 7 DP 1110942

15, 17 and 19 Lloyd Drive, all addresses Plane Tree Drive, all addresses Stringybark Place, Springvale 2650

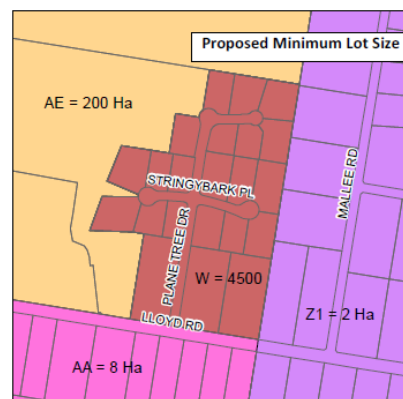
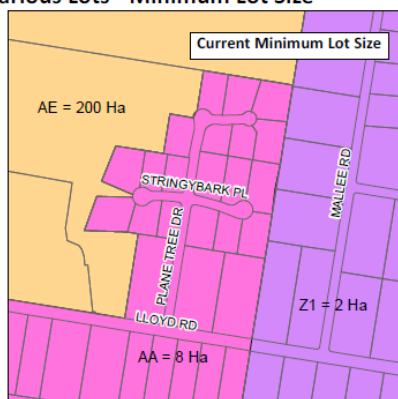
PART 2 EXPLANATION OF PROVISIONS

Council has received a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to reduce the minimum lot size provisions applicable to Lot 1 – 3 DP 818428 from from 8 hectares to 4000m² (0.4 hectares).

Assessment of the planning proposal has found pursuit of a precinct-based approach to the planning proposal would deliver a superior outcome.

Council shall seek a “Gateway Determination” from the Department of Planning and Environment to the effect that the Planning Proposal may proceed with a condition that a 4500m² (0.45 hectare) minimum lot size be applied to Lots 1 – 12 DP 860586, Lots 1 – 7 DP 1110942 and Lots 1 – 3 DP 818428. This responds to the existing subdivision pattern of the area as per the illustration below.

LEP18/0006 - Plane Tree Drive precinct - Various Lots - Minimum Lot Size



PART 3 JUSTIFICATION

Council is currently in the process of reviewing and developing new land use strategies for the city. One of the key priorities is to consider the location of future growth areas and to identify areas in the city that may be intensified through subdivision.

In terms of current strategies, the Wagga Wagga Spatial Plan 2013 indicates that the reduction of minimum lot sizes in the locality may be considered as part of a future residential study.

Noting that it will take some time to complete the above strategic work, landowners may as an interim arrangement lodge planning proposals to increase the development opportunities for their properties prior to the finalisation of the strategic work.

The area is characterised by large residential lots. Lots addressing Plane Tree Drive and Stringybark Place range in size from approximately 4750m² to approximately 8500m².

The proposed minimum lot size of 4500m² is compatible with the existing neighbourhood character, subdivision pattern and range of lot sizes whilst allowing for the efficient use of lands within the existing urban boundary of Wagga Wagga. It mitigates the risk of development of lands in excess of current service capacity relative to the originally submitted proposal for a 4000m² minimum lot size.

This will provide for the efficient use of land and marginally reduce the demand for additional residential land beyond the current zoned urban area of the city. It also makes clear that this minimum lot size is applicable to the character of the Plane Tree Drive precinct and is not necessarily provide a precedent to be replicated in other locations along Lloyd Drive or other locations within the R5 – Large Lot Residential zone.

PART 6 PROJECT TIMEFRAME

TASK	Anticipated timeframe
Anticipated date of Gateway Determination	March 2019
Anticipated timeframe for completion of required technical information	April 2019
Timeframe for Government agency consultation	May 2019
Commencement and completion dates for public exhibition.	June 2019
Dates for public hearing	
Timeframe for consideration of submissions	N/A
Timeframe for the consideration of a proposal post exhibition	July 2019
Date of submission to the Department to finalise the LEP	August 2019
Anticipated date RPA will make the plan	September 2019
Anticipated date RPA will forward to the Department for notification	September 2019