

Planning Proposal LEP20/0007

Fact sheet

What is the planning proposal seeking to do?

Council is preparing for new development that will complete the suburb of Estella. This will involve the vacant land located between Pine Gully Road in the west and the existing parts of Estella in the east.

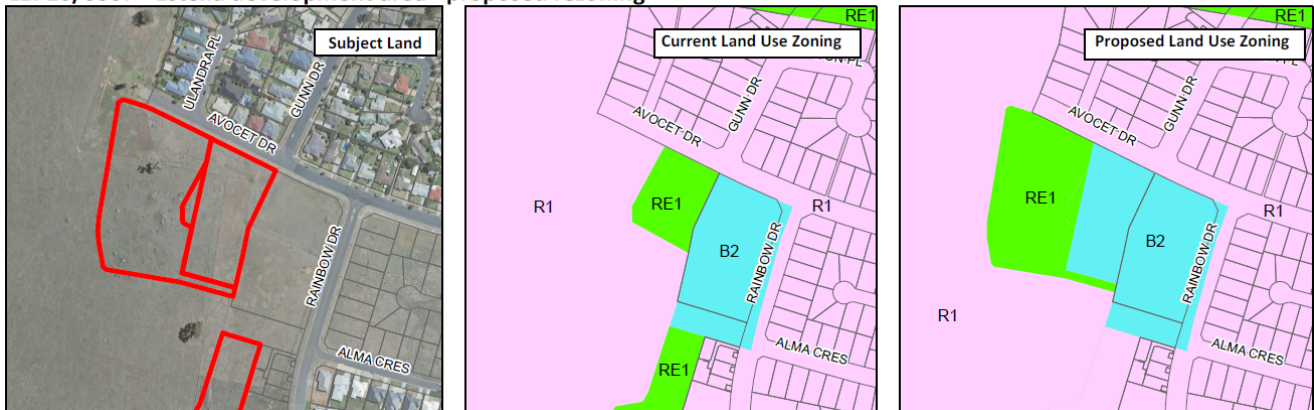
The development of this area will provide new housing opportunities, complete Avocet Drive through to Pine Gully Road, create active travel links that connect the northern suburbs, as well as provide open space and a local shopping location.

The planning proposal makes a number of adjustments to the Wagga Wagga Local Environmental Plan zoning in parts of the vacant land. These changes mean the zoning will allow a neighbourhood design that matches Council's current strategies for the growth of the city.

Near the corner of Avocet Drive and Rainbow Drive:

- B2 Local Business zoning will increase in size. This zone allows for a shopping centre. The change should provide better design outcomes for the site and trading opportunities in future.
- Directly west of the business site a larger area of RE1 Public Recreation zone is planned. This replaces two smaller sections of open space next to the future shops, creating one larger open space.
- This layout avoids putting open space directly next to rear fences of residential properties, with houses to look out across the open spaces from across the streets.

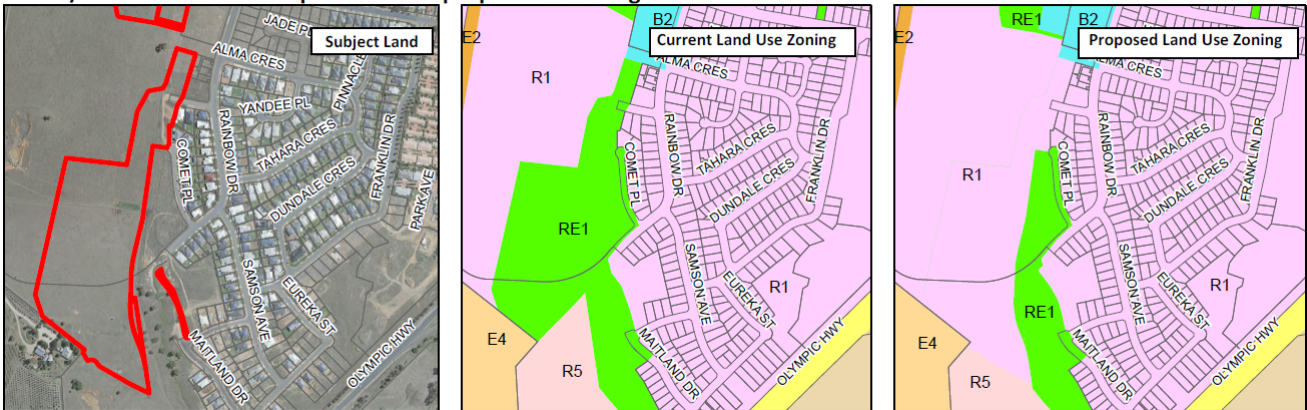
LEP20/0007 - Estella development area - proposed rezoning



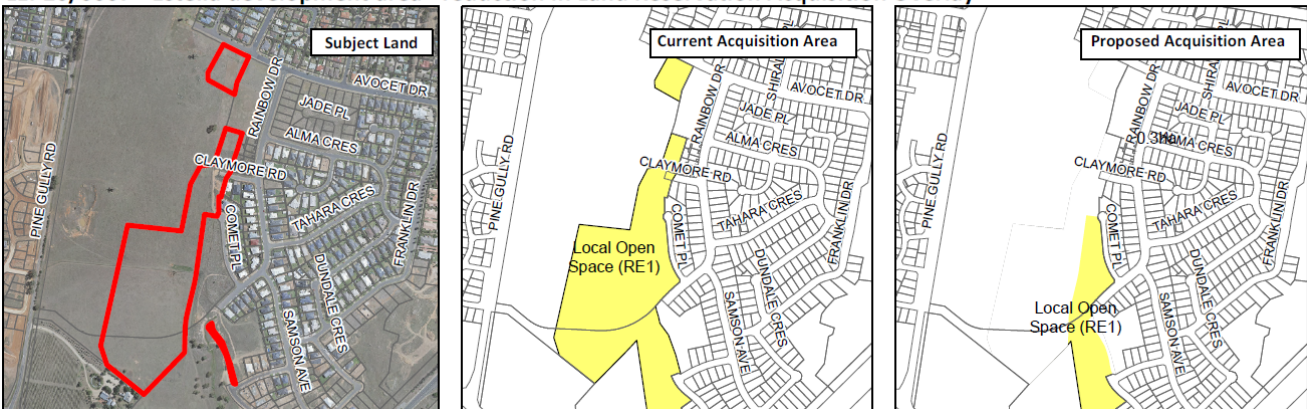
In the southern part of Estella:

- Council will use its resources take over and manage the university playing field on Estella Road, located next to the new school. A site previously meant for a playing field in the south of Estella, which is not practical for this development, is replaced by doing this. The land is rezoned from RE1 Public Recreation to R1 General Residential as below, with a parkland area running north-south to remain in place.
- A small area of land west of the open space corridor is rezoned from R5 Large Lot Residential to R1 General Residential also, with some further zoning adjustments to match the correct location of future local roads.
- Other LEP Maps will change to match the zoning changes (see below).

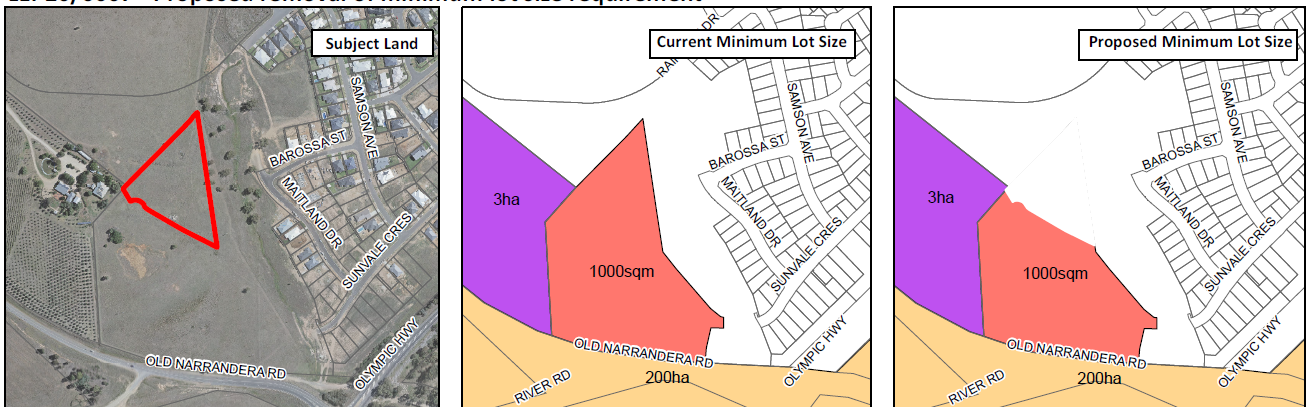
LEP20/0007 - Estella development area - proposed rezoning



LEP20/0007 - Estella development area - reduction in Land Reservation Acquisition Overlay



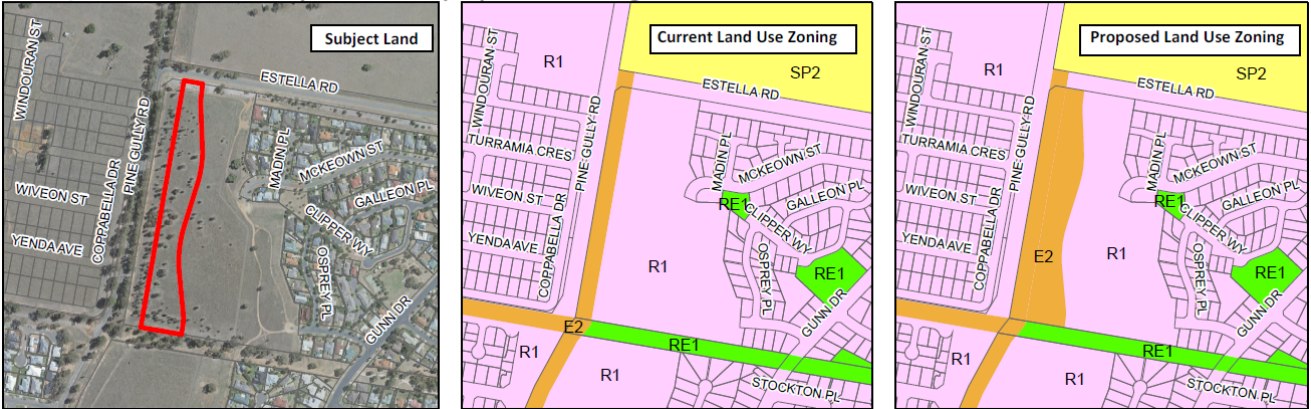
LEP20/0007 - Proposed removal of minimum lot size requirement



In the northern part of Estella:

- An area of native vegetation will be protected by rezoning from R1 General Residential to E2 Environmental Conservation.
- This green space will also provide a corridor for pedestrian and cycle pathway between the new school on Estella Road and Gobbagombalin in the west.

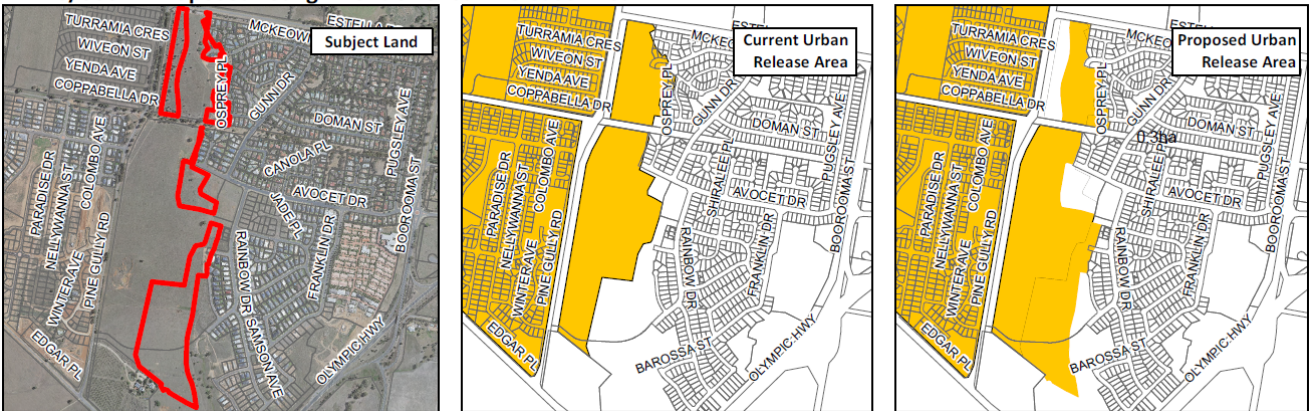
LEP20/0007 - Estella development area - proposed rezoning



Across all parts of the development area:

- Urban Release Area maps will change to match the same parts of the undeveloped land as the R1 General Residential zone.

LEP20/0007 - Proposed realignment of Urban Release Area



Where can I find more information on the planning proposal?

The planning proposal is on exhibition from 9 April 2021 to 21 May 2021.

The complete planning proposal materials can be viewed at the public exhibitions page on Council's website:

connect.wagga.nsw.gov.au/lep20-0007

Council's strategic planners are available to discuss the planning proposal by appointment, 8.30am – 5pm Monday to Friday. Alternatively, you can call 1300 292 442 and speak with an officer over the phone.

How and until when can I make a submission?

The planning proposal is open to comments until 21 May 2021.

Submissions must be made in writing (by letter or email to council@wagga.nsw.gov.au). Letters can be mailed to Council or hand-delivered to customer service at the Wagga Wagga City Council offices.

To ensure correct receipt, submissions must cite the planning proposal number, and be addressed to:

General Manager, Wagga Wagga City Council, PO Box 20, Wagga Wagga NSW 2650

What will happen with my submission?

You will receive an acknowledgement to indicate that your submission has been successfully received.

Your submission will be included as a part of Council's consideration of the planning proposal.

The issues your submission raises shall be noted, and responses provided as a part of the report to Council.

It should be noted that submissions can be made public, however in such instances personally identifying information that may be contained in a submission is not made public.

When will this go to Council and will I be informed?

The planning proposal, including the items raised in submissions, will be reported to Council after the close of the public exhibition period.

If you make a submission to the planning proposal, you will be advised of the meeting date where Council is to consider the planning proposal.

Submitters will also be notified after the Council meeting of the outcome of the planning proposal.

Can I attend and speak at the Council meeting?

Members of the public are able to attend the Council meeting and may speak to matters in the planning proposal.

Submitters to the planning proposal will be advised of the meeting date where the planning proposal will be considered by Council.

If you wish to publicly address the Council meeting, an application to the General Manager is required. To apply, a Public Address Form must be returned to Council by 2.00pm on the day of the meeting.

Full details of how to apply are provided at the following page of Council's website:

<https://wagga.nsw.gov.au/city-of-wagga-wagga/council/meetings/public-address-forms>