

Wagga Wagga City Council

Planning Proposal

Amendment to the Wagga Wagga Local Environmental Plan 2010

LEP21.0005 – 77 Gurwood Street, Wagga Wagga

Date of Planning Proposal:

17 December 2021

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PART 1 - JUSTIFICATION

Additional information - 6.1 Need for Planning Proposal (Appendix 1) – *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Alternative options have been considered and the proposed change of permitted use is considered the most appropriate option in order to best achieve the objectives of the proposal.

The site is currently zoned RE2 – Private Recreation. The RE2 zone objectives are listed as follows:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

Retention of the RE2 zone is considered appropriate for the existing use and the proposed use. The additional proposed use will allow for employment opportunities whilst also retaining the future potential of the site to be used in its existing form as a club. Furthermore, the activation of the site will enhance neighbourhood safety and security during the day, which produces a beneficial effect for the community.

Clause 7.9 of WLEP Primacy of zone B3 Commercial core states the following:

- (1) *The objectives of this clause are as follows—*
 - *(a) to maintain the primacy of Zone B3 Commercial Core as the principal business, office and retail hub of the Wagga Wagga city centre and to ensure that development does not conflict with the hierarchy of commercial centres,*
 - *(b) to strengthen Wagga Wagga’s position as an eminent regional centre by creating employment opportunities for tourism, commerce, education, health care, culture and the arts.*
- *(2) Development consent must not be granted to development on any land unless the consent authority is satisfied that the development maintains the primacy of Zone B3 Commercial Core as the principal business, office and retail hub of Wagga Wagga.*

Given the proposed use could be considered appropriate for a B3 zone, and considering the proposal is not generally consistent with this clause, this inconsistency is considered minor.

The LSPS identifies that the city will be led by, and dependent on additional employment or industry to drive expansion and growth. The site falls outside of key sites for employment and investment such as Bomen Special Activation Precinct (SAP), Charles Sturt University (CSU), Kapooka Army Barracks, RAAF Base and Airport and the City Centre, however, it is within close proximity to the City Centre.

Although the protection of the primacy of the CBD and its associated B3 Commercial Core zoning is desirable, rather than changing the land zone and thereby encouraging a range of additional permitted uses, the approach of adding only one permitted use will help to limit the impact development may have.

If the proposal were to consider rezoning the site, the intended use of the site would fundamentally change, creating a higher potential for impacts on the Primacy of the CBD by allowing a variety of

permissible uses. This approach also avoids the unnecessary loss of recreational zoned land in the LGA, and any associated potential the land has in the future.

Additionally, the site is approximately a 6-minute walk to the high street. If the maximum potential of office space was utilised on the site (approximately 2,200m²), footfall will be increased as a result of the proximity of the office site to town. This will help to ensure that retail, hospitality, and amenity on the main street is utilised, consequently adding to the economic prosperity of Wagga Wagga. Additionally, the suitable use of this site by the tenant, especially in terms of utilising the large building size, will ensure alternative options are available for other businesses in the CBD. Connectivity and walkability will be enhanced as the location of the site is considered suitable for access by the public. The proposal may also facilitate people choosing to live close to their work thereby contributing to increased density in the CBD area through compact living.

The NSW Government is in the process of implementing a reform to its employment zones. Despite these changes, the option of rezoning against new or existing employment zones is not desirable for the above reasons.

Therefore, the proposed amendment to the Wagga Wagga LEP is considered the most effective way of achieving the objectives and intended outcomes of the proposal.

PART 2 – PROJECT TIMELINE

Task	Anticipated timeframe
Anticipated date of Gateway Determination	May 2022
Anticipated timeframe for completion of required technical information	N/A
Timeframe for Government agency consultation	N/A
Commencement and completion dates for public exhibition	June 2022
Dates for public hearing	N/A
Timeframe for consideration of submissions	July 2022
Timeframe for the consideration of a proposal post exhibition	September 2022
Date of submission to the Department to finalise the LEP	January 2023
Anticipated date to make the plan	February 2023
Anticipated date to forward to the Department for notification	February 2023

Appendix 1: Revised Planning Proposal – 77 Gurwood Street, Wagga Wagga