

RP-2 PLANNING PROPOSAL - LEP21/0004 - 46 CLEEK STREET, CURRAWARNA - REDUCE MINIMUM LOT SIZE

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Summary:

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 to reduce the minimum lot size from 200 hectares to 2 hectares for land located at 46 Cleek Street, Currawarna.

The recommendation is to expand the area proposed for a reduction in minimum lot size, support the planning proposal and submit to the NSW Department of Planning and Environment for Gateway Determination.

Recommendation

That Council:

- a support planning proposal LEP21/0004 to amend the Wagga Wagga Local Environmental Plan 2010 minimum lot size
- b submit the planning proposal with Council's addendum to the NSW Department of Planning and Environment
- c receive a further report after the exhibition period addressing any submissions made in respect of the planning proposal

Application details

Submitted planning proposal	Council is in receipt of a planning proposal (LEP21/0004) to reduce the minimum lot size from 200 hectares to 2 hectares for land located at 46 Cleek Street, Currawarna.
Applicant	Kristen Roberts
Landowners	Refer to confidential attachment

Proposal

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to reduce the minimum lot size from 200 hectares to 2 hectares.

The purpose of the planning proposal is to allow a dwelling to be approved on site.

Changes proposed in the application would be achieved by amending the minimum lot size map to reflect the outcomes shown in figure 1.

LEP21/0004 - Application - Proposed reduction in minimum lot size

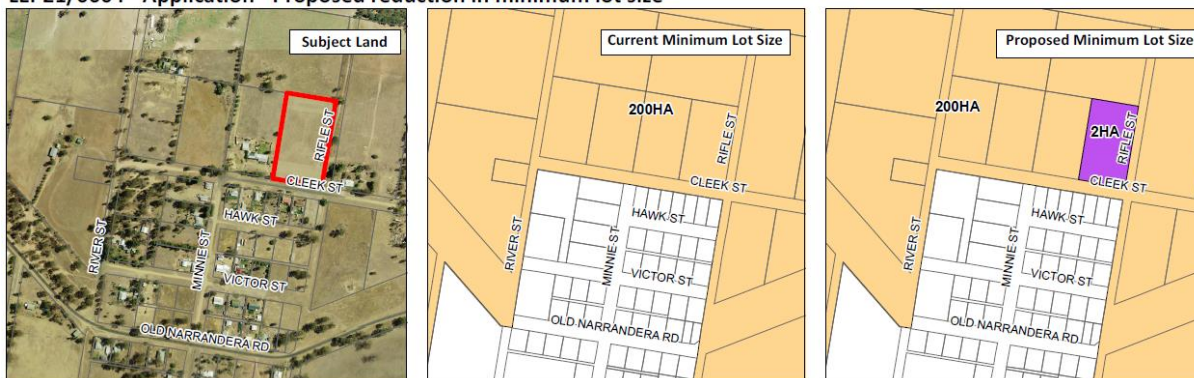


Figure 1: Application – proposed changes

Site and Locality

The site is located immediately north of the existing Currawarna Village. The site is currently 2.01 hectares and used for agricultural purposes. The site is a direct extension of the existing village.

Recommended Amendments

An addendum is proposed based on an assessment of the existing lot size pattern of Cleek Street, Currawarna. Three lots on the immediate northern boundary of the existing Currawarna Village are around 2 hectares in size. The assessment report is provided as Attachment 2.

Figure 2 shows the lot size pattern immediately north of the village and identifies that Lots 144, 145 and 146 are 2 hectares with Lot 145 being the only lot with an existing dwelling. The proposed extension will acknowledge the existing dwelling on Lot 145 and enable a dwelling to be considered on Lots 144 and 146. The proposed changes could result in an additional two dwellings being developed.

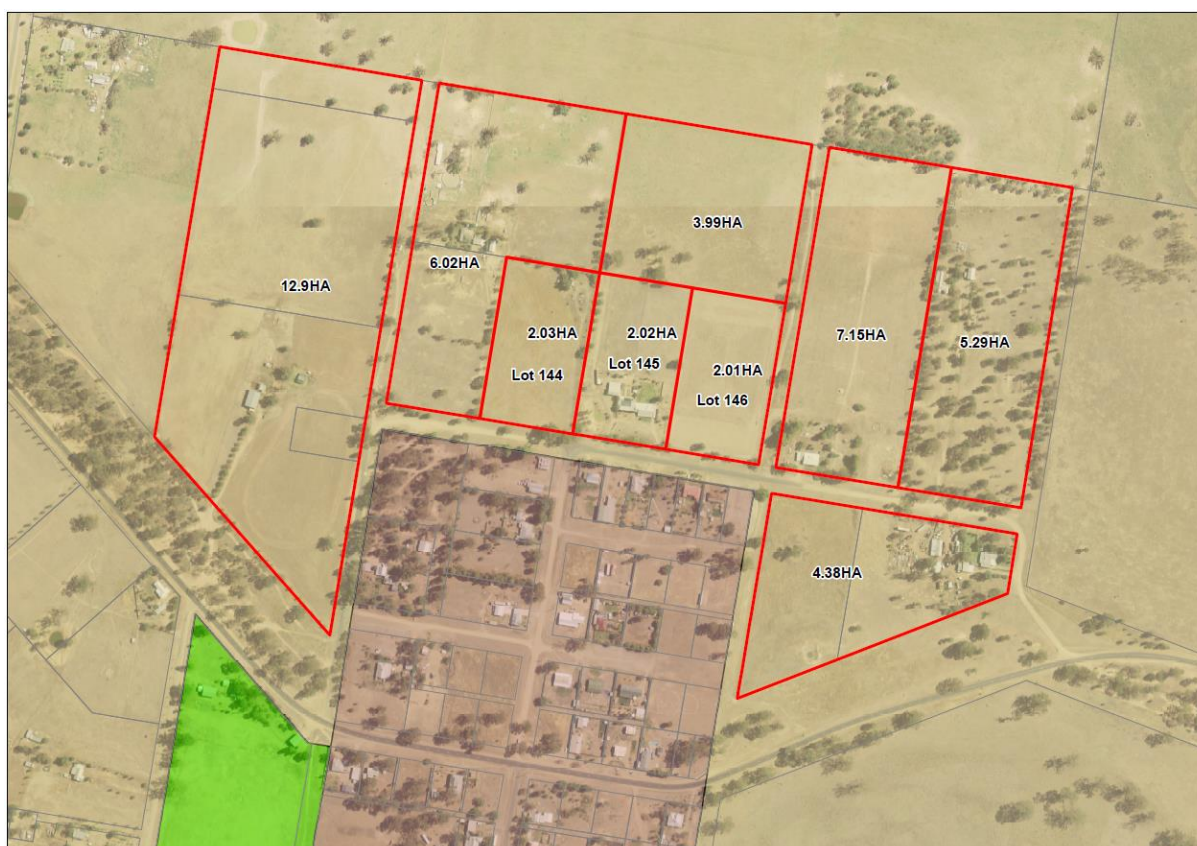


Figure 2: Lot Size Assessment

Whilst there is merit in considering an expansion of the village zoning and removal of minimum lot size provisions, it is not proposed at this stage due to the need for further intensification to be supported with a village structure plan. The proposal will facilitate interim development that will be encouraged to choose a dwelling location that can facilitate further intensification in the medium term.

The proposed extension will achieve the changes proposed but would apply the changes to a larger area than proposed by the applicant. The changes will be achieved by amending the minimum lot size map to reflect the outcomes shown in figure 3.

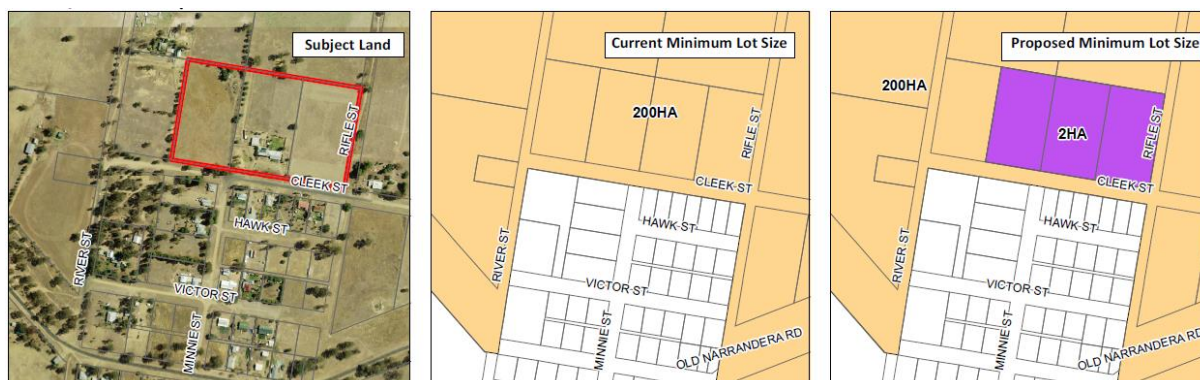


Figure 3: Proposed changes - extended

The expansion will incorporate two additional lots on Cleek Street, Currawarna to recognise the current subdivision pattern and lot configuration of the area. The two additional lots to be included are:

- Lot 145 DP750832, 60 Cleek Street, Currawarna
- Lot 144 DP750832, 15 Thomas Street, Currawarna

Key Considerations

The planning proposal has been assessed against Council's strategies, policies and guidelines, the NSW Department of Planning and Environment *Guideline to preparing planning proposals* and the Ministerial Directions. The key considerations are identified below, and the full assessment report is provided as Attachment 2.

1. Precinct considerations

When considering changes to planning provisions, consideration is to be given to applying the changes to a larger precinct rather than applying at a smaller scale achieving site specific outcomes only.

There are no specific precinct size requirements, and each precinct is determined by looking at the existing development patterns and land constraints and opportunities.

For this planning proposal, the precinct is determined based on the existing lot size pattern of Cleek Street, Currawarna.

2. Council's Vision or Strategic Intent

There is general support for the planning proposal in both local and regional policies.

- Riverina Murray Regional Plan

The Riverina Murray Regional Plan 2036 (RMRP) identifies the need to build resilience in towns and villages as a goal. The aim is to help towns and villages to become more robust and dynamic places that will increase their appeal for residents to contribute to their growth and prosperity.

The planning proposal will promote short term growth with the aim to plan for more intensification in the medium term.

- Wagga Wagga Local Strategic Planning Statement – Wagga Wagga 2040

The Wagga Wagga Local Strategic Planning Statement – Wagga Wagga 2040 (LSPS) was adopted on 8 February 2021 and provides a blueprint for how and where Wagga Wagga will grow into the future. It sets out Council's 20-year vision for land use planning under key themes and principles. A key principle is to have *Strong and resilient rural and village communities*.

The LSPS identifies growth potential for Currawarna Village in areas free from natural hazards and constraints. Development potential is to ensure it complements the village character and consider impacts on rural enterprises.

The planning proposal is consistent with the key principles of the LSPS as it will facilitate additional dwellings in the potential growth area identified for Currawarna.

3. Infrastructure

With minimal development opportunities resulting from the proposed changes, the existing infrastructure arrangements are considered adequate. Once a village structure plan is developed and further growth opportunities are identified, infrastructure requirements will be identified and planned for to support growth.

4. LEP Provisions

- Existing provisions

The site is currently zoned RU1 Primary Production with a minimum lot size of 200 hectares. The land is rural lifestyle in nature.

- Proposed provisions

The proposed changes to the LEP will enable consideration of a dwelling on each of the existing lots that do not already have a dwelling.

5. Development Control Plan

Development of the subject land will be undertaken in accordance with the Currawarna Village provisions of the Wagga Wagga Development Control Plan 2010 (DCP).

Financial Implications

In accordance with Council's 2021/2022 Fees and Charges, a Standard LEP Amendment Fee of \$16,000.00 applied at the time of the application being submitted. The proponent has paid these fees.

It is anticipated that the LEP amendment will result in an additional two dwelling applications in the future. Council's contribution plans and development servicing plans enable Council to levy contributions and developer charges based on the likely increased demands that the new development will have.

Policy and Legislation

Environmental Planning and Assessment Act 1979
Wagga Wagga Local Strategic Planning Statement – Wagga Wagga 2040
Wagga Wagga Local Environmental Plan 2010

Link to Strategic Plan

The Environment

Objective: We plan for the growth of the city

Outcome: We have sustainable urban development

Risk Management Issues for Council

The planning proposal has been assessed and it is recommended it be submitted to NSW Department of Planning and Environment for Gateway Determination. If issued, the determination will require public and agency consultation. Consultation may highlight issues not evident during the assessment.

Internal / External Consultation

Formal public consultation with agencies, adjoining landowners and the public will occur if Gateway Determination is received.

Proposed consultation methods are indicated in the table below:

	Mail			Media				Community Engagement					Digital				
	Rates notices insert	Direct mail	Letterbox drop	Council news story	Council News advert	Media releases	TV/radio advertising	One-on-one meetings	Your Say website	Community meetings	Stakeholder workshops	Drop-in sessions	Surveys and feedback forms	Social media	Email newsletters	Website	Digital advertising
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Consult		☑			☑				☑				☑			☑	

Attachments

1. LEP21/0004 - Application - Provided under separate cover



2. LEP21/0004 - Assessment Report - Provided under separate cover



3. LEP21/0004 - Landowners

This matter is considered to be confidential under Section 10A(2) of the Local Government Act 1993, as it deals with: personnel matters concerning particular individuals.