



PLANNING PROPOSAL

Southern Growth Area – Zone 1, Wagga Wagga

Prepared for
ROWAN VILLAGE PTY LTD & SUNNYSIDE VENTURES PTY LTD
May 2026



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1. EXECUTIVE SUMMARY

This planning proposal request has been prepared by Urbis on behalf of Rowan Village Pty Ltd (DevCore Property Group Pty Ltd) and Sunnyside Ventures Pty Ltd (**the proponent group**) in support of a proposed amendment to the Wagga Wagga Local Environmental Plan 2010 as it relates to land at 7066 Holbrook Road, Rowan (**Rowan Village**) and 456 Plumpton Road, Rowan (**Sunnyside**).

The land that is subject to the planning proposal is the combined Rowan Village and Sunnyside site (**the site**), which forms **Zone 1** of the broader Wagga Wagga Southern Growth Area.

At the request of the Department of Planning and Environment, this planning proposal supersedes the previously lodged site-specific planning proposals for Rowan Village (PP-2022-1642) and Sunnyside (PP-2022-4114).

Whilst both projects have previously been supported by separate reporting as part of the individual planning proposal submissions, this planning proposal package is supported by a comprehensive set of baseline analysis and reporting for each site, as well as precinct level assessments of key services infrastructure need, traffic network performance, social infrastructure demand, residential and retail demand to support the growth of the wider Wagga Wagga Southern Growth Area (SGA).

The planning proposal will unlock the orderly urban development of Zone 1 for a total of circa 2,900 dwellings of varying typologies, across the 340.98-hectare site while setting the services infrastructure framework for the delivery of a total of circa 4,812 dwellings across the SGA.

The vision for the site is to create an exemplar new community development with diverse housing choices, within the regional city of Wagga that is supported by investment in new infrastructure, services and amenity and where both the natural and built environments are seamlessly integrated with the socio-cultural history of the site.

The planning proposal will enable the staged and integrated delivery of the necessary enabling infrastructure, including, social, cultural and transport infrastructure, stormwater management infrastructure, and public utilities, all of which will be initially required to establish the Zone 1 precinct, and further catalyse the development of the broader SGA. The proposal will create a highly connected community where residents live in healthy and walkable neighbourhoods served by well-maintained public spaces, retail and health, education and social infrastructure, and are more broadly, integrated with the regional centre of Wagga Wagga.

The planning proposal seeks to achieve this vision by amending the planning controls that apply to Zone 1 under the WWLEP as follows:

- Rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:
 - R1 General Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - E1 Local Centre
 - RE1 Public Recreation
 - SP2 Infrastructure (Educational Establishment)
 - C2 Environmental Conservation
- Amend the minimum lot size requirement from 200 hectares and 2 hectares, and introduce a minimum lot size of 2,000m² for the proposed R5 Large Lot Residential zone, with no minimum lot size for the other proposed zones.
- Amend the Urban Release Area Map to include the site.
- Amend Clause 5.1 and the Land Reservation Acquisition Map to identify the potential future education facility, zoned SP2 Infrastructure for acquisition by the Minister for Education and Early Learning.

- Introduce a site-specific additional local provision that requires the delivery of a minimum net dwellings per hectare in Zone 1 (except for R5, C2, RE1, E1, and SP2 zoned land).

BACKGROUND

As noted, the planning proposal follows two previous planning proposals that addressed the individual sites. The Sunnyside Planning Proposal received gateway determination on 12 May 2023, whereby DPE determined the planning proposal should not proceed. Following the Sunnyside gateway refusal, and in response to DPE feedback, the proponents for Rowan Village and Sunnyside have worked together to consolidate their respective planning proposals into a combined planning proposal covering the land that is now referred to as the Zone 1 precinct.

The proponent group and the project team have undertaken extensive consultation with the relevant department officers from DPE and Wagga Wagga City Council and a number of other key stakeholders including the Department of Education, Transport for NSW, Riverina Water, Essential Energy, Transgrid, NBN Co throughout the preparation of this Planning Proposal.

A summary of the engagement with the Council and other agencies is provided in **Section 3**.

SITE CONTEXT

The site has historically been used for agricultural activities and comprises a mix of cropped lands and grazing lands for livestock. Current development on the Rowan Village site consists of a single storey storage shed along the western side of the site. Sunnyside is occupied by rural structures, including a rural dwelling, a number of ancillary outbuildings, a detached studio, barn and stables as well as a derelict worker's dwelling and woolshed. These buildings and structures are generally clustered in the northeast portion of the site.

The site is located a short drive from the Wagga Wagga city centre located 7.5km north of the site, which is a key industry cluster and activity area comprising prominent health and education cluster including research, training and as well as housing.

The site is also located approximately 15km south-west of Bomen, the location of the Wagga Wagga Special Activation Precinct. Significant State and Local government and private investment is being put into the development of the Activation Precinct which will be centred around the Riverina Intermodal Freight and Logistics Hub (RIFL). It is estimated that the precinct will create up to 6,000 new jobs and therefore it is important to ensure there is a strong and well-planned nexus between job creation and residential living opportunities to support the growth, investment and attraction to Wagga Wagga.

The site is well-serviced by educational facilities, recreational facilities, social infrastructure and healthcare facilities, all within a short driving distance. These will be supplemented by the additional facilities to be delivered within the masterplan.

PLANNING CONTEXT

The site is located within the 'southern fringe' of the city, at the interface with large lot residential lands. Council's Local Strategic Planning Statement (**LSPS**) identifies, in particular with reference to the 'southern fringe' that the historic style of large lot residential forms of development within an urban area impacts and 'complicates' the coordinated and ordered delivery of utilities, transport planning and future development patterns.

The site as well as parts of surrounding area has been identified as 'residential land' in Council's LSPS. Progression of the previous Rowan Village and Sunnyside planning proposals has prompted Council to consider the future urban development and capabilities of the southern fringe as a whole.

The planning proposal presents a residential development structure that best maximises the efficient use of infrastructure and land that is responsive to the active residential demand that Wagga Wagga needs. It provides an opportunity for a large scale new residential community development to provide a platform for the efficient delivery of housing, as well as funding and delivery of associated infrastructure upgrades. Subject to the rezoning timing, housing could be delivered as early as late 2025.

As stated in Council's LSPS the population growth target is up to 100,000 residents presenting a demand for housing within the Wagga Wagga Local Government Area. While the identified growth areas have the **capacity** to deliver ~12,680 additional dwellings, uncertainty around the availability of infrastructure-ready

land will likely result in delays to the delivery of shovel-ready dwellings in these areas. To make a meaningful contribution towards the ambition to become a city that could accommodate a population of 100,000, there is a need to unlock service-ready land (or land that has a commitment to infrastructure fundings and delivery), and that is not compromised by land fragmentation.

This planning proposal recognises the importance that an active supply of suitable zoned residential land is delivered (i.e. unencumbered by environmental constraints, fragmentation and infrastructure servicing) so that dwellings can be brought to the market immediately in order to support the per annum targets for rapid population growth in Wagga Wagga.

PROJECT VISION

The vision for the planning proposal is to create the latest best practice example for new community development for a regional city location where both natural and built environments are seamlessly integrated with the socio-cultural values of the past and present.

The planning proposal seeks to enable the development of a new amenity-led neighbourhood that will provide an opportunity for a variety of housing options through a range of residential lot sizes, supported by sustainable infrastructure delivery in the southern part of Wagga Wagga that is highly accessible and close to various regional connecting roads such as Sturt Highway and Olympic Highway.

The planning proposal will help create a thriving community where residents live in healthy and walkable neighbourhoods served by well-maintained public spaces and facilities, such as parks, a local village centre, childcare centre, general medical services.

The overarching intention of the planning proposal is to unlock the potential of a strategically located landholding that is not impacted by land fragmentation, is located within the southern fringe of Wagga Wagga, and has the capability to flexibly support and deliver a diverse mix of affordable, well designed and adaptive housing choice that is commensurate to infrastructure capacity and supports local growth.

The planning proposal site and the broader SGA will be supported by the staged and integrated delivery of infrastructure, including the necessary social and local everyday retail speciality needs to serve a new residential community of the proposed scale.

INDICATIVE LAYOUT PLAN

An Indicative Layout Plan (ILP) illustrating the type of development facilitated by the planning proposal has been prepared by the proponent group. The ILP has been prepared through collaboration with the expert technical team assembled by the proponent group to help develop and inform the delivery of the vision for Zone 1.

The ILP has taken into consideration the potential residential infill growth opportunities within the broader SGA to the north and north-east of the site. The ILP road network, open space strategy and lot layout have been prepared to maximise potential for future integration so Council can manage the unlocking of the southern fringe in an integrated, efficient and coordinated manner, led by the rezoning of Zone 1.

A Draft Site-Specific Development Control Plan (draft DCP) has been prepared in support of the planning proposal. The draft DCP provides detailed site-specific controls and guidance to support the high level LEP development standards. It provides development controls for the future development of Zone 1. The draft site-specific DCP distils the principal design and development parameters of the masterplan that has been prepared to support the planning proposal to ensure future development achieves the urban design outcomes as set out in the Urban Design Report pack. The draft DCP is currently under assessment and will be implemented under a separate process to the planning proposal.

In Appendix A – Urban Design Report, high level design principles have also been developed in consultation with Council, for Zone 1. The design principles provide an overarching and guiding framework to enable development across Zone 1 in accordance with the proposed ILP and Council's intended outcomes for the site.

To give effect to the commitment of the proponent group and to expedite the delivery of housing on the ground, it is the intention of the proponent group to lodge a Stage 1 or Concept DA shortly after gateway is received such that when the LEP amendment is gazetted, the Stage 1 or Concept DA can be determined.

PLANNING PROPOSAL

This Planning Proposal request has prepared in accordance with DPHI's August 2023 guidelines and is considered appropriate for the following reasons:

Strategic Merit

- The Planning Proposal gives effect to the *Riverina Murray Regional Plan 2041* by unlocking active, available and unfragmented land on the periphery of the existing urban area.
- The Planning Proposal is consistent with Wagga Wagga Community Strategic Plan 2040 and the Local Strategic Planning Statement – Planning for the Future: Wagga Wagga 2040.
- The site, whilst not specifically identified in the LSPS, does form part of the referenced 'southern fringe'. The LSPS provides avenues for consideration of growth outside of the Northern Growth Area.
- Principle 7 states that growth in areas not identified for growth will be considered based on the principles of the LSPS, specifically service provision, connectivity, and accessibility.
- A Southern Growth Area (SGA) Context Paper was reported to Council on 13 May 2024. It provides an overview of the history of the SGA and the relevant planning proposals as well as an analysis and interpretation of recent changes to Wagga Wagga's housing market. Following the finalisation of this Context Paper, Council resolved on 13 May 2024, to "*consider and assess planning proposals within Zone 1 of the SGA, where they meet the existing strategic merit identified in the 'Southern Growth Area Strategic Context Paper'*". This planning proposal responds to and addresses the strategic merit established in the Context Paper.
- In support of Principle 7, the proponent group, its technical advisory Team and Council have all collectively worked to develop a development contributions and infrastructure funding and delivery framework that can be implemented for the SGA.

The two (2) primary objectives for contributions planning in relation to this planning proposal are:

1. Understand the infrastructure threshold triggers to enable a serviced and orderly for of development for the wider SGA, and
2. Establish a reasonable and equitable contributions framework for the lands within Zone 1, comprising Rowan Village and Sunnyside.

In order to meet the objectives, as noted in this Planning Proposal, the proponent group commissioned the preparation of the Infrastructure Services and Delivery Plan (ISDP). Ultimately, the ISDP has informed the early draft letter of offer put forward by the proponent group.

With respect to the offer to enter into a planning agreement, Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. However, at the time of gateway submission, these discussions had not reached a resolution, so Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure. The local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000, unless the contributions plan is approved by the Independent and Pricing Regulatory Tribunal (IPART)

Section 64 sewer and stormwater contributions for SGA Zone 1 will be collected based on the current rates of the adjacent areas as identified in the development servicing plans.

Section 7.11 contributions for SGA Zone 1 for the principal subdivision is proposed to be collected under an addendum to the current LICP.

It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels.

- In addition to the ISDP and the contributions plan, the planning proposal successfully addresses Principle 7 through the following:

- **Technical Studies to support growth in the SGA:** Significant investment has been made in preparing a robust set of technical studies and analyses as part of the planning proposal to confirm infrastructure capacity and provision requirements for the Southern Growth Area, including:
 - Infrastructure Services Delivery Plan
 - Transport Impact Assessment and network analysis
 - Stormwater Management Strategy
 - Social Infrastructure Assessment – recreation, open space, community facilities etc.
 - Ecological Assessment
 - Residential and Retail Market Demand Assessment
 - Aboriginal Cultural Heritage Assessment
 - Bushfire Assessment
 - Heritage Impact

The studies confirm that adequate services infrastructure and facilities can be provided and managed effectively to support development in the SGA and ensure connectivity of Zone 1 to the remaining SGA and the broader Wagga Wagga urban area.

- **Site specific DCP:** The Planning Proposal is also supported by a DCP that contains provisions to ensure:
 - Open space, habitat corridors
 - Open space within 500 m catchment of housing
 - Village centre
 - Perimeter/boundary road network to ensure frontage to collector roads
 - Connectivity through to infill areas to the north
 - East west and north-south collector road connections
 - Shared path network connecting to existing active travel path connections
 - Co-location of natural waterways, stormwater management and linear open spaces
 - Restriction of access to Rowan Road to ensure a logical and defined boundary to the urban release area and discourage further spread of development to the south.

The draft DCP is currently under assessment and will be publicly exhibited prior to the finalisation of the Planning Proposal.

- **Consolidated land ownership:** the proponent group has successfully managed to address land ownership issues and brought together a large parcel of land for future development. A similar process will likely take significant effort and time within the Northern Growth Area which is currently under fragmented land ownership.
- **Land free of environmental constraints:** Based on the technical studies that have been undertaken for the site, including **Ecological Assessment, Aboriginal Cultural Heritage Assessment, Bushfire Assessment, Heritage Impact**, the land is relatively free of environmental constraints and is ready for development.
- With a long-term population target of 100,000 people for Wagga Wagga, the planning proposal recognises the importance of ensuring that an active supply of suitable zoned residential land is delivered (i.e. unencumbered by environmental constraints, fragmentation and infrastructure servicing). The planning proposal will enable dwellings to be brought to the market in a timely and orderly way, which will subsequently support the per annum targets for population growth in Wagga Wagga.
- The expected population growth is supported by significant government and private investment in job opportunities within Wagga, linked to the Bomen Special Activation Precinct, Charles Sturt University, the Health and Knowledge Precinct, etc. Concurrent with job growth opportunities is the need to ensure that residential living opportunities, that are diverse and flexible, are also provided in a timely way. The planning proposal is able to actively support this need.
- The planning proposal will accommodate circa 2,900 residential dwellings that have been characterised into various lot typologies including Rural Transition Residential Lots, Neighbourhood Residential Lots, Village Residential Lots, and Seniors Living (potential for retirement living options). This is consistent with identified migration patterns, with 60% of residents moving into the Wagga Wagga South Region from within Wagga Wagga and surrounding regions in Lockhart and Coolamon Shire Councils, and interstate and overseas migration migrants into the Wagga Wagga South region.

- The planning proposal will enable increased diversity of housing to meet demographic and cultural change. In particular, the provision of Seniors Living in an area characterised by a variety of social, commercial and health care facilities which are easily accessible. The Seniors Living housing is consistent with the expected increase in lone person households from 22% to 24%, likely reflecting the ageing population in Wagga Wagga.

Site Specific Merit

- The planning proposal will unlock a substantial unfragmented land holding to alleviate the housing pressure that the region is currently facing. The planning proposal is consistent with Council's vision for delivering a greater diversity of housing choice within its urban areas that maximise the efficient use of infrastructure. The planning proposal will deliver housing supply, affordability and diversity and associated funding for infrastructure upgrades in line with Wagga Wagga City Council growth objectives.
- The planning proposal will unlock the orderly urban development of Zone 1 for a total of 2,900 dwellings across the 340.98-hectare site while setting the services infrastructure framework for the delivery of a total of circa 4,812 dwellings across the SGA.
- The planning proposal will provide a local Village Centre of 1.88ha hectares which will provide the opportunity to potentially contain a childcare centre and local medical facilities that will provide health care and social assistance to the future community. The Village Centre will also contain retail premises, ensuring the community's everyday needs are met, but without detracting from the role and function of the Wagga Wagga CBD.
- The draft masterplan has made an allowance of a 3ha investigation area for a future educational facility.
- The requirement of public education facilities will be further investigated with Schools Infrastructure as part of the post Gateway process.
- The planning proposal will enable the delivery of approximately 43.76 hectares in open space, with more than 50% being usable open space spread across the sites and along the riparian corridor. The riparian corridor is a valuable and key component of the masterplan, providing key community and leisure opportunities at the interface.
- Consistent with the aims of the Wagga Wagga Transport Plan, Rowan Village and Sunnyside will enable delivery of active walking and cycle paths that are connected within the broader framework, providing residents with transport and lifestyle choices. This infrastructure will be delivered by the developer and will line main streets and connect into the open space network.
- Rowan Village and Sunnyside have the potential to positively contribute toward the sustainable source of treated water inflow to Lake Albert through stormwater management as part of the urban development. Other sustainable WSUD outcomes to be further explored in conjunction with the increased inflow to Lake Albert include rainwater and stormwater harvesting for irrigation of parks and open spaces and a best practice Stormwater Management Strategy to minimise contaminant outflows.
- The Planning Proposals will provide an opportunity for increased sustainability in terms of the ability to walk, cycle or use potential public transport to access the range of commercial activities and services available, and passive and active recreational areas.
- The structure plan for the site has been informed by a suite of technical studies that have provided advice and guidance on the location of future development so as to protect, retain and manage the natural features of the site. The technical studies confirm that the site is suitable for the land use strategy set out in the Planning Proposal and the features of the site do not prohibit development occurring in a staged and coordinated manner in line with the structure plan.
- The structure plan provides flexibility with the future detailed design to accommodate a variety of lot typologies and residential uses that can respond to incoming market demands. The planning proposal will help establish a new low density residential community supported by integrated open space, community services and facilities, all within a permeable and accessible public domain network.
- Delivery of a connected network of active transport routes along the future Collector Road, Primary Local Street and Park Street to support off-road dedicated pedestrian pathways and cycleways as active transport paths.

- Opportunity for an east-west public transport link along the Collector Road through provision of new well located bust stops, offering high quality transport choices to support the residential community as well as improve site's connection to its broader context.
- The proposal will result in direct and indirect jobs in the construction and operation phase of the project.

2. INTRODUCTION

2.1. OVERVIEW

This planning proposal request has been prepared by Urbis on behalf of Rowan Village Pty Ltd and Sunnyside Ventures Pty Ltd (**the proponent group**) to initiate an amendment of *Wagga Wagga Local Environmental Plan 2010 (WWLEP)* in relation to land at 7066 Holbrook Road, Rowan (**Rowan Village**) and 456 Plumptre Road, Rowan (**Sunnyside**).

This planning proposal represents a 'coming together' of two strategically positioned landholdings within Wagga Wagga, who are the sole landholders within 'Zone 1' (**the Zone 1 Precinct or the Site**) of Wagga Wagga's 'Southern Growth Area' (SGA). Both are committed to delivering a consolidated land use approach that delivers, housing and infrastructure and service capacity for Zone 1 and the broader SGA.

The planning proposal will facilitate the orderly urban development of Zone 1, for a total of circa 2,900 homes of varying typologies across the 340.98-hectare site. The vision for the Zone 1 Precinct is to create an exemplar new community development of diverse housing choices within the regional city of Wagga that is supported by investment in new infrastructure, services and amenity and where both the natural and built environments are seamlessly integrated with the socio-cultural history of the site.

The planning proposal will create a thriving community where residents live in healthy and walkable neighbourhoods served by well-maintained public spaces and facilities, such as open space, retail, health, education and social infrastructure.

The Zone 1 Precinct will include the staged and integrated delivery of the necessary enabling infrastructure, including, social, cultural and transport infrastructure, stormwater management infrastructure, and public utilities, all of which will be initially required to establish the Zone 1 precinct, and further catalyse the development of the broader SGA. The proposal will create a highly connected community where residents live within walking distance to public spaces, retail and health, education and social infrastructure, and are more broadly, integrated with the regional centre of Wagga Wagga.

The planning proposal seeks to achieve this vision by amending the planning controls that apply to the site under the WWLEP 2010 as follows:

- Rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:
 - R1 General Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - E1 Local Centre
 - RE1 Public Recreation
 - SP2 Education Facility (Investigation Area)
 - C2 Environmental Conservation
- Amend the minimum lot size development from 200 hectares and 2 hectares to a minimum lot size of 2,000m² for the proposed R5 Large Lot Residential zone and no minimum lot sizes for the other proposed zones.
- Amend the Urban Release Area Map to include the site.
- Amend Clause 5.1 and the Land Reservation Acquisition Map to identify the potential education facility site, zoned SP2, for acquisition by the Minister for Education and Early Learning.

- Introduce a site-specific additional local provision that requires the delivery of a minimum net dwellings per hectare in Zone 1 (except for R5, C2, RE1, E1, and SP2 zoned land).

As discussed in **Section 4**, the planning proposal is underpinned by an indicative masterplan (or Indicative Layout Plan - **ILP**), which has been prepared through collaboration with the project team assembled by the proponent group.

Given this Planning Proposal relates to a precinct, referred to historically and separately as 'Rowan Village' and 'Sunnyside', reference to these respective communities will be made from time to time throughout this Planning Proposal, where necessary. As discussed above, in the broader strategic and policy context of Wagga Wagga's urban development, the sites have more contemporarily been referred to as 'Zone 1' (Or the Zone 1 Precinct). Therefore, reference to the sites collectively, as the Zone 1 Precinct, will be made throughout the Planning Proposal where required.

Technical investigations for the Zone 1 Precinct, have in some cases, been prepared individually for Rowan Village or Sunnyside. The reason for this is because there has been extensive preliminary planning work that has been completed for both sites, and which preceded the formation of the proponent group. A summary of the various technical investigations that support the planning proposal is provided further below in **Section 1.5**.

2.2. PROJECT HISTORY

Prior to the consolidation of the Rowan Village and Sunnyside sites under a single planning proposal, separate standalone planning proposals were submitted for each site as below:

- **Sunnyside Planning Proposal** - 456 & 474 Plumpton Road (lodged on 25 November 2021) - PP-2022-4114
- **Rowan Village Planning Proposal** – 7066 Holbrook Road (lodged 22 April 2022) - PP-2022-1462

The Sunnyside Planning Proposal sought to deliver 700 dwellings by:

- Rezoning the land from RU1 Primary Production to R1 General Residential and RE1 Public Recreation;
- Removing the 200ha minimum lot size, to have in effect, no minimum lot size.
- Amending the Urban Release Area Map to include the site.

The Sunnyside Planning Proposal received gateway determination on 12 May 2023, whereby DPE determined the planning proposal should not proceed. The reasons for refusal are discussed in **Section 5.1** below.

In parallel, the Rowan Village Planning Proposal was being prepared for a Council meeting followed by submission for gateway.

The Rowan Village Planning Proposal sought to deliver 2,100 dwellings by:

- Rezoning the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:
 - R1 General Residential
 - R5 Large Lot Residential
 - B2 Local Centre
 - RE1 Public Recreation
- Amending the minimum lot size requirement from 200 hectares and 2 hectares to no minimum lot size in the R1 Residential zone, and a minimum lot size of 4,000m² for the proposed R5 Large Lot Residential zone.
- Amending the Urban Release Area Map to include the site.

However, following the Sunnyside gateway refusal, and in response to DPE feedback discussed in **Section 5.1**, the proponents for Rowan Village and Sunnyside have worked together to consolidate their respective

planning proposals into a combined planning proposal covering the land that is now referred to as the Zone 1 precinct.

As part of preparation of this Planning Proposal, the proponent group and project team have undertaken consultation with the relevant department officers from DPE and Wagga Wagga City Council and a number of other key stakeholders including the Department of Education, Transport for NSW, Riverina Water, Essential Energy, Transgrid, NBN Co throughout the preparation of this Planning Proposal.

A summary of the agency engagement and consultation that has informed this planning proposal is provided in **Section 3**. The planning proposal, the ILP and the draft site-specific DCP, have been refined and amended in response to the feedback received through the stakeholder engagement, as summarised in **Section 4**.

2.3. REPORT STRUCTURE

The Planning Proposal request has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP& Act)* and the Department of Planning and Environment (DPE) guidelines 'Local Environmental Plan Making Guideline' dated August 2023.

The relevant sections of the report are listed below:

- **Section 2:** detailed description of the site, the existing development and local and regional context.
- **Section 3:** pre-lodgement and planning proposal scoping background
- **Section 4:** key features of the proposed Indicative Layout Plan which is intended to be delivered as an outcome of the planning proposal.
- **Section 5:** the existing statutory context of the site.
- **Section 6:** comprehensive description and assessment of the requested planning proposal in accordance with the DPE guidelines.
- **Section 7:** conclusion.

2.4. PROJECT TEAM

This Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

As outlined above the project team have conducted a number of preliminary technical and planning investigations over Rowan Village and Sunnyside, prior to their consolidation as the Zone 1 Precinct.

Since their consolidation under the proponent group, further precinct wide studies have been undertaken to confirm infrastructure capacity and requirements to support the development of the SGA. The studies confirm that adequate services infrastructure and facilities can be provided and managed effectively to support development in the SGA and ensure connectivity of the subject site to the remainder of the SGA and the broader Wagga Wagga urban area.

For clarity, a breakdown of the technical inputs and how they apply to the Planning Proposal package is provided below.

Table 1 Planning Proposal Project Team

Planning Proposal Pack	Appendix Reference	Consultant	Does the reporting address the SGA?
Urban Design Report	Appendix A	Urbis & SIVA Projects	SGA Structure Plan addresses SGA at a high level, the Rowan Village and Sunnyside site. Also provides high level design principles to guide development in Zone 1.
Draft Site-specific DCP	Zone 1 Site-Specific DCP: Appendix B	Urbis	Site-specific DCPs for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
Site Survey	Rowan Village Survey Plan: Appendix C1	Wagga Surveyors	Site Surveys for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
	Sunnyside Survey Plan: Appendix C2	Scott C McNiven & Associates	
ACHA	Rowan Village Aboriginal Cultural Heritage Assessment: Appendix D1	Urbis	ACHA for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
	Sunnyside Estate Aboriginal Cultural Heritage and Archaeological Report: Appendix D2	Past Traces	
Cultural Values Assessment	Rowan Village CVA: Appendix E	Kate Waters	CVA to be finalised prior to any future DAs on the site. CVAs for Zone 2, 3, and 4 to be addressed as part of future rezonings or DAs.
Geotechnical Investigation	Rowan Village Desktop Geotechnical Assessment: Appendix F1	Douglas Partners	Geotechnical Investigations for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
	Sunnyside Preliminary Geotechnical Investigation Report: Appendix F2	ACT Geotechnical Engineers	
Preliminary Site Investigation	Rowan Village Preliminary Site Investigation (Contamination): Appendix G1	Douglas Partners	Contamination assessments for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
	Sunnyside Preliminary Assessment Report: Appendix G2	NGH	
	Rowan Village: Appendix H1	Urbis	

Planning Proposal Pack	Appendix Reference	Consultant	Does the reporting address the SGA?
Heritage Impact Statement	Sunnyside - addressed in the Sunnyside Preliminary Assessment Report: Appendix H2	NGH	Heritage Impact Assessments for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
Biodiversity Development Assessment Report	Rowan Village Draft Biodiversity Development Assessment Report: Appendix I1	Eco Logical Australia	BDAR for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
	Sunnyside Draft Biodiversity Development Assessment Report: Appendix I2	Capital Ecology	
	Plumpton Road Draft Biodiversity Development Assessment Report: Appendix I3	Capital Ecology	Addresses Plumpton Road widening works
Strategic Bushfire Study	Rowan Village Strategic Bushfire Study: Appendix J1	Eco Logical Australia	Bushfire assessment for Zone 2, 3, and 4 to be addressed as part of future rezonings for these zones.
	Sunnyside Bushfire Assessment Report: Appendix J2	EMBER Bushfire Consulting	
Infrastructure Contributions Letter	Appendix K	GLN	Addresses Zone 1 and the wider SGA
Site and Precinct Stormwater Management Strategy Review	Appendix L	IDC	Addresses Zone 1 and the wider SGA
Infrastructure and Services Delivery Plan	Appendix M	IDC	Addresses Zone 1 and the wider SGA
Residential and Retail Market Demand Assessment	Appendix N	Urbis	Addresses Zone 1 and the wider SGA

Planning Proposal Pack	Appendix Reference	Consultant	Does the reporting address the SGA?
Social Infrastructure and Open Space Assessment	Appendix O	Urbis	Addresses Zone 1 and the wider SGA
Transport Management and Access Plan	Appendix P	ASON	Addresses Zone 1 and the wider SGA
Sustainable Development Statement	Appendix Q	Urbis	Addresses Zone 1 and the wider SGA

3. SITE CONTEXT

3.1. SITE DESCRIPTION

The land to which this planning proposal relates to is 7066 Holbrook Road and 456 Plumpton Road, Rowan (**the site**). The site is located in south Wagga Wagga within Wagga Wagga City Local Government Area (**LGA**) and is approximately 7.5km from the Wagga Wagga city centre.

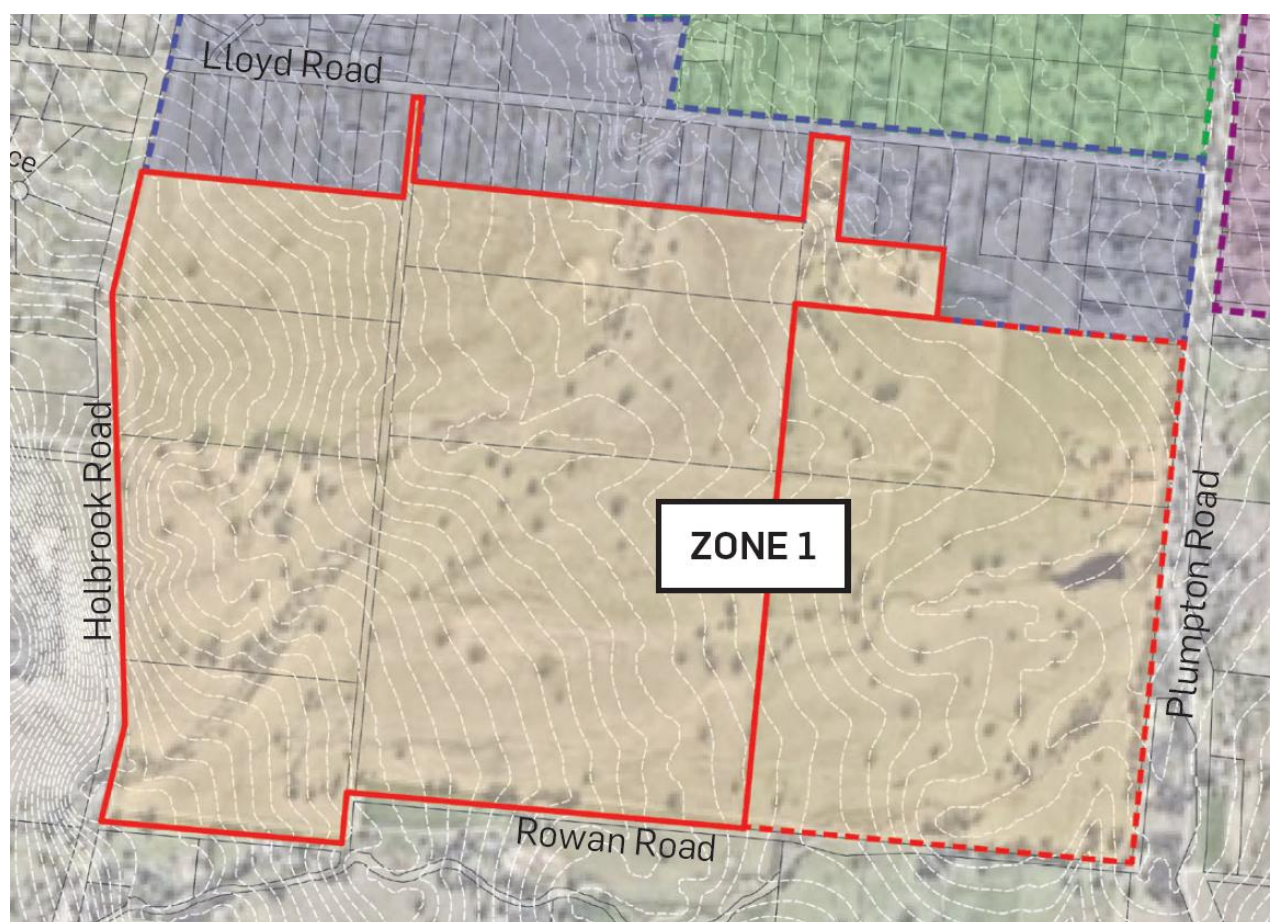
The site comprises 11 allotments as in an irregular configuration with a combined area of 340.98 hectares (approx.). The site is summarised in **Table 2**, while an aerial is provided in Figure 1 below.

Table 2 Site Description

Feature	Description
Street Address	7066 Holbrook Road, Rowan NSW 2650 and 456 Plumpton Road, Rowan, NSW 2650
Legal Description	▪ Lot 18 DP 1054800 ▪ Lot 24, 26, 43, 65 and 66 DP 757246 ▪ Lot 23 DP 1063399 ▪ Lot 1 and 2 DP 1171894 ▪ Lot 23 DP 757246 ▪ Lot 25 DP 757246 ▪ Lot 1 DP870056
Site Area	340.98 hectares
Site Dimensions	▪ Northern boundary: 2.459 km (including 23.12m access handle fronting Lloyd Road) ▪ Eastern boundary: 1.219 km ▪ Southern boundary: 1,469.13 km ▪ Western boundary: 1,523.29 km
Easements and Restrictions	▪ Easement for electricity purposes within Lot 43 in DP 757246 and Lot 24 in DP 757246 and Lot 23 in DP 757246 ▪ Easement for drainage of sewage 2m wide in Lot 1 DP 1171894
Site Topography	On the Rowan Village portion of the site, it grades downward in a south-western to a north-eastern direction. The Sunnyside portion of the site has a relatively flat topography.
Vegetation	On the Rowan Village portion, the native vegetation has been mostly cleared for agricultural purposes with the exception of trees along roads and drainage lines, and minor remnant strands of vegetation within the

Feature	Description
	landholding. One modified ring tree is located along the south-western boundary of the Rowan Village site. Similarly, the Sunnyside portion of the land has had a history of agricultural use and land clearing. Areas in the northern and western paddocks at Sunnyside, which have a recent history of cropping during drought conditions, are dominated by exotic species in the ground layer.
Bushfire	Both sides are identified as Bushfire Prone Land.
Services and utilities	The scope of services and utilities on site is fairly limited considering the existing land rural and agricultural land use and extent of limited historic development on the site.
Hydrology	Informal drainage and creek lines are present around the riparian corridor that bisects the Rowan Village portion of the site. The Sunnyside is notably also traversed by a riparian corridor and waterways.
Heritage	The site is located 280m north of a local heritage item (I189) known as 'Rowan, dwelling' under the Wagga Wagga Local Environmental Plan 2010.

Figure 1 Location Plan



Source: Urbis

3.2. EXISTING LAND USES

The site has historically been used for low level agricultural activities and comprises a mix of cropped lands and grazing lands for livestock.

Current development on the Rowan Village site consists of a single storey storage shed along the western side of the site. Sunnyside is occupied by rural structures, including a rural dwelling, a number of ancillary outbuildings, a detached studio, barn and stables as well as a derelict worker's dwelling and woolshed. These buildings and structures are generally clustered in the northeast portion of the site.

A total of six farm dams are present in parallel to the riparian corridors and waterways present across the site. An electrical transmission line runs across the site's southern boundary.

The site occupies a prominent location on the corner of Holbrook, Rowan and Plumpton Road, Rowan Road and has the following frontages:

- **North:** Is lined by the rears of a number of rural properties followed by Lloyd Road. Lot 1 DP 1171894 connects to Lloyd Road towards the north. Lloyd Road is a sub-arterial road and is connected to Plumpton Road to the east and Holbrook Road to the west. Plumpton Road provides access to Koorinal Road and Sturt Highway towards the north.
- **East:** To Plumpton Road is suitable for urban traffic. There is an existing cycleway/shared path along Plumpton Road, which connects to the existing cycleway network within the city centre. The closest connection point to the existing Plumpton Road cycleway/shared path is approximately 1.75km to the north of the subject site.
- **South:** Rowan Road, an unsealed rural road unsuitable for urban traffic in its present condition and connected to Plumpton Road to the east and Holbrook Road to the west.
- **West:** To Holbrook Road, a two-way road containing moderate speed traffic, and providing access to the Wagga Wagga CBD towards the north and O'Brien Creek Road towards the south.

Figure 2 Site Photos (**overleaf**)

below provides a photographic review of the site.

Figure 2 Site Photos (**overleaf**)



Picture 1 Existing street condition along Holbrook Road

Source: Urbis



Picture 2 Agricultural nature of the site viewed from Holbrook Road

Source: Urbis



Picture 3 Typical existing site condition

Source: Urbis



Picture 4 Looking northeast towards the site from Rowan Road

Source: Urbis



Picture 5 Site looking south-west

Source: Urbis



Picture 6 Existing vegetation along the western side of site, near the riparian corridor

Source: Urbis



Picture 7 Ring tree located outside the site's south-western boundary

Source: Urbis



Picture 8 Adjacent land looking to the west of the site

Source: Urbis

3.3. SURROUNDING DEVELOPMENT

The immediately surrounding development includes:

- **North:** directly north of the site is land zoned R5 Large Lot Residential, which consists of large lot residential land uses with lot sizes varying from 8,000sqm to 10,000m².
- **East:** directly east of the site is land zoned RU1 Primary Production and includes mostly cleared for agricultural purposes with the exception of some trees and single storey structures. The land to the east of the site has a lot size control of 200ha.
- **South:** directly south of the site and on the southern side of Rowan Road is land zoned RU1 Primary Production. These lots comprise dwellings, sheds and various structures along the Rowan Road frontage, with vacant land within the southern extent of those sites.
- **West:** directly west of the site, separated by Holbrook Road, is land zoned RU1 Primary Production which is currently vacant. There is some land zoned R5 Large Lot Residential located north-west of the site which has been the subject of recent development activity for large lot residential dwellings.

3.4. LOCALITY CONTEXT

3.4.1. Regional Context

The subject site is located 460km south-west of Sydney within the regional centre of Wagga Wagga. The subject site is in proximity to the following centres:

- 25km north-east of The Rocks rural centre,
- 80km north of Holbrook centre,
- 90km south-west of Gundagai centre,
- 110km south-east of Narrandera centre, and
- 68km east of Lockhart centre.

The Wagga Wagga airport is located 15km north-east of the site, which supports convenient air travel for residents (1hr 10min flight time approx. to Sydney) and freight and logistics industries in the area.

The site is well connected through sub-arterial roads and major transport networks. Sturt Highway runs 8km north of the site providing access to Gundagai city centre to the east and Narrandera city centre to the west.

In terms of the regional road network, the Hume Highway is further east of the site, and functions as one of the major inter-city national highways providing access into Sydney and Melbourne. Olympic Highway runs further north of the site and provides access to the Central West region. Direct access to Adelaide is provided through the A20 and B12 highway, running further west of the site.

The future inland rail network is proposed to traverse through Wagga Wagga, which will allow future freight connectivity between Melbourne and Brisbane via regional Victoria and New South Wales.

Under the Wagga Wagga Integrated Transport Strategy, a heavy vehicle bypass is under investigation for construction directly south of the Sturt Highway for increased freight movements within Wagga Wagga. It is the understanding of this Planning Proposal that the potential heavy vehicle bypass is a 20 year + vision.

An overview of the regional context and Wagga's inter-regional connections to other metropolitan centres, including Greater Sydney, Melbourne and Canberra, is shown below. Refer to **Figure 3**.

Figure 3 Regional Context



Source: Urbis

3.4.2. Local Context

The surrounding locality is beginning to see urban transformation for residential land use based on recent approvals and further planned development. Wagga Wagga city centre is located 7.5km north of the site, which is a key industry cluster and activity area comprising prominent health and education infrastructure including research, training and as well as housing.

The site is also in proximity to key urban renewal areas such as Koorungal, Tollan and Ashmont (towards the north).

Existing Infrastructure

The site is in proximity to a range of infrastructure which, including the following:

- Educational facilities including the Montessori Children's House Wagga, Lake Albert Public School, Mater Dei Primary School, Uranquinty Preschool, Uranquinty Public School, Koorungal Public School, Mount Austin High School and the Red Hill Public School. Charles Sturt University and TAFE NSW Primary Industries Centre are located in the northern part of Wagga Wagga. This part of Wagga is planned for future manufacturing industries and increased employment opportunities, particularly in the research and technology sector.
- The Wagga Wagga railway station is located approximately 7.5km north of the site providing services to Melbourne and Central West.
- Recreational facilities including the Wagga Wagga Country and Boat Club, City of Wagga Wagga Botanic Garden, Wagga Wagga City Golf Club, Rawlings Park, Jubilee Park and Gissing Oval.
- Social infrastructure such as the Uranquinty Community Hall (to the west) and the Riverina Gums Retirement Village (to the north), as well as places of public worship including the Kingdom Hall of

Jehovah's Witnesses, Inspire Church Wagga, St James Uniting Church, Seventh Day Adventist Reform, and the Quintessential Chapel Uranquinty.

- Healthcare facilities are also a short drive from the site. These include the Koorngal Medical Centre, Calvary Riverina Hospital, Wagga Wagga Rural Referral Hospital, St George Family Medical Centre and Wagga Wagga Medical Centre. Additionally, the Wagga Wagga Community Aged Care facility and Baptist Care Caloola Aged Care Centre are located close to the site, to the north.

3.4.3. Wagga Wagga Special Activation precinct

The site is also notably located approximately 15km southwest of Bomen, the location of the Wagga Wagga Special Activation Precinct. Significant State, Local government and private investment is being put into the development of the Activation Precinct which will be centred around the Riverina Intermodal Freight and Logistics Hub (RIFL), with construction well underway and Stage One of the RIFL Hub planned for release in mid-2022.

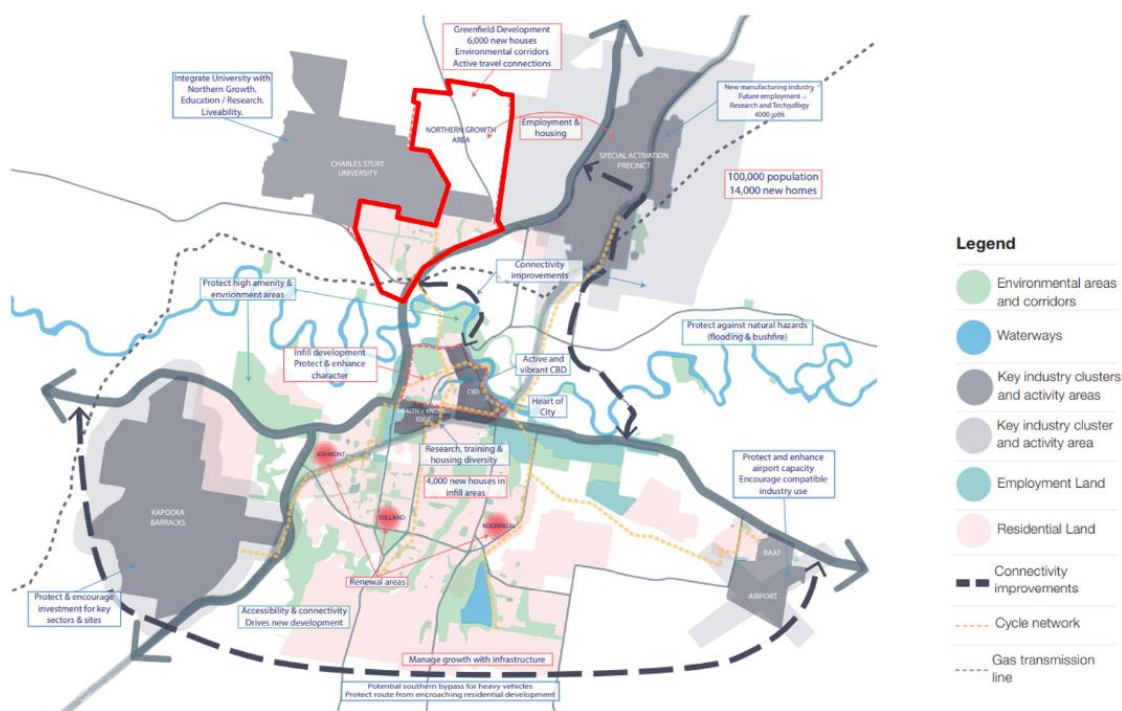
It is estimated that the precinct will create up to 6,000 new jobs and therefore it is important to ensure that there is a strong and well-planned nexus between job creation and residential living opportunities to support the growth, investment and attraction to Wagga Wagga.

3.4.4. Northern Growth Area

The Northern Growth Area is identified in the LSPS as the key growth area in Wagga Wagga to accommodate new housing and urban expansion, shown in red (Refer **Figure 4**). This was based on its favourable adjacency to the existing northern suburbs and infrastructure, including the Charles Sturt University Campus and Wagga Wagga Special Activation Precinct which will accommodate new research, technology and manufacturing jobs.

The LSPS states that an immediate short-term action for the Northern Growth Area is structure planning and urban release for the Northern Growth Area will occur in the short term. However, at present, a significant portion of the NGA remains zoned RU1 primary production and will still need to be rezoned to a residential zone to enable housing development. Refer to **Section 7.3** for a detailed discussion on the status of the Northern Growth Area versus the Southern Growth Area.

Figure 4 LSPS Structure Plan – Northern Growth Area



Source: Wagga Wagga LSPS 2040

3.4.5. Wagga Wagga Local Strategic Planning Statement

Whilst it is acknowledged that the southern fringe of Wagga Wagga has not been identified within the LSPS, the progression of the Rowan Village/Sunnyside Planning Proposals prompted Council to consider the future urban development and capabilities of this precinct as a whole.

To further refine and demonstrate the merit of the Southern Growth Area, Council prepared the Southern Growth Area Strategic Context Paper (SGA Context Paper). The SGA Context Paper was reported to Council on 13 May 2024. It provides an overview of the history of the SGA and the relevant planning proposals and expands upon Council's and the Department's requests for further strategic work within the SGA. This includes expanding on the existing policy alignment with adopted national, state, regional and local strategies and plans, analysis and interpretation of recent changes to Wagga Wagga's housing market and an infrastructure needs analysis to inform appropriate sequencing and development of housing and infrastructure in a sustainable manner.

The SGA Context Paper identifies an LGA population of approximately 80,000 people by 2041, seeing an approximate 10,000 additional people living in the LGA in the next 18 years. Under a moderate growth scenario, Council will need to facilitate provision of at least an additional 4,940 dwellings by 2041, to ensure access to housing for the increased population. Additionally, further housing may be required if there has been a deficit in housing supply in the LGA in previous years. The best way to encourage delivery of an appropriate amount of housing is to utilise multiple growth fronts.

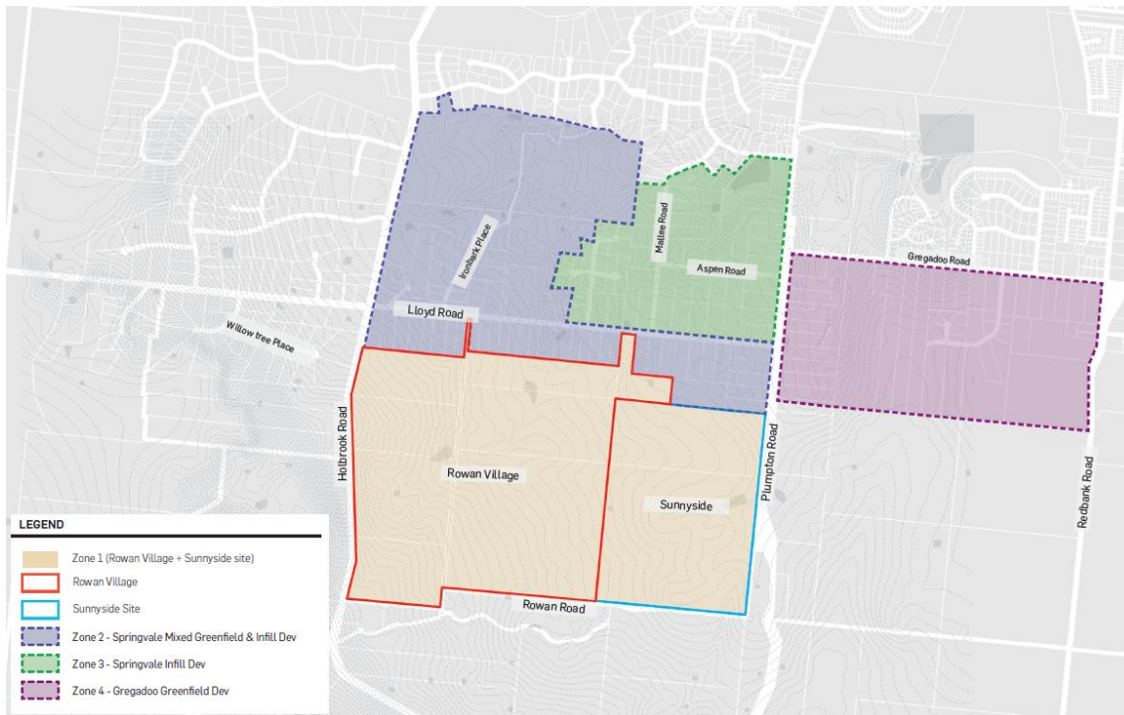
The SGA Context Paper notes DPHI refused LEP21/0001 (PP-2022-4114), in part because there was insufficient justification for an additional urban release area in advance of the Northern Growth Area (NGA). While the LSPS identifies areas for growth and redevelopment, principle 7 allows consideration of development outside the identified areas.

A healthy housing supply sees a diversity of dwellings delivered consistently over a period of time. Council's SGA Context Paper identified that while Council is leading a similar process in the NGA, it is not as far progressed as the technical work already undertaken for the SGA. The SGA can meet a short-term and acute housing need, whereas the NGA provides for medium- to longer-term supply to ensure sustainable and affordable provision of housing into the future. The SGA Zone 1 alone will provide approximately 2,900 dwellings, which would accommodate nearly 60% of dwelling demand to 2041. The SGA Context Paper notes there are multiple areas that can provide housing within the LGA. This includes infill and CBD development, as well as the NGA. It also notes the existing multiple growth fronts in Wagga Wagga, being urban release areas in Gobbagombalin, Estella, Boorooma and Lloyd. With the Gobbagombalin, Estella and Boorooma growth areas largely built out, and Lloyd constrained by salinity groundwater constraints and quarry operations, introducing the SGA as an additional growth front should encourage competition and create a consistent flow of housing supply to the market. Multiple competitive development fronts can potentially enable the accelerated delivery of housing for the community; however, the cost of social, community and physical infrastructure to service these new greenfield communities is substantial. The sequencing and early supply (or funding) for this infrastructure is the most fundamental consideration for development in Wagga Wagga's greenfield areas. An infrastructure needs analysis has identified that sufficient infrastructure can be provided in the SGA through a Planning Agreement or contributions plan.

Following the finalisation of this Context Paper, Council resolved on 13 May 2024, to *"consider and assess planning proposals within Zone 1 of the SGA, where they meet the existing strategic merit identified in the 'Southern Growth Area Strategic Context Paper'".* This planning proposal responds to and addresses the strategic merit established in the Context Paper.

The Rowan Village and Sunnyside sites form part of this regional growth precinct known as the Wagga Wagga Southern Growth Area (SGA). Both sites combine to make up Zone 1 in the SGA (as shown in **Figure 5** below) and it is anticipated that this will be the first rezoning and ultimately development activity to be undertaken within the growth area.

Figure 5 Zone 1 within the Southern Growth Area



Zones 2 and 3, known as Springvale, will be predominantly infill development and occur in a more fragmented development delivery model due to the large number of landholders within the mapped zone areas. Some less fragmented parcels will have the ability to progress earlier than others, however the timeframes for development are unclear.

Zone 4, known as the Gregadoo development parcel has multiple Development Applications already lodged over the area including the already developed. The Grange Retirement Village and the DA proposal over Tallowood Crescent for 120 lots. The timing is unclear on when development for Tallowood Crescent will take place in this zone.

Based on development area within the zones and a yield assumption of 600 sqm average lot size, the anticipated yield for the SGA is circa 4,812, and for the individual zones are as follows (circa):

- Zone 1 – 2,900 dwellings
- Zone 2 – 1,000 dwellings
- Zone 3 – 760 dwellings
- Zone 4 – 122 dwellings (as per existing Development Application approvals)

The planning proposal seeks to rezone only Zone 1 (comprising the Rowan Village and Sunnyside precincts). It is anticipated that the rezoning of Zone 2, 3, and 4 will be addressed as separate planning proposals to be initiated by respective landowners in the future.

4. PRE-LODGEEMENT / SCOPING BACKGROUND

The proponent and representatives of the project team have undertaken extensive consultation and engagement with DPE, Wagga Wagga Council, government agencies and other key stakeholders in the preparation of this planning proposal.

Extensive consultation has occurred both during the scoping phase as well as post-lodgement to inform the project.

The sections below provide a summary of the key consultation that has occurred.

4.1. CONSULTATION WITH COUNCIL

Several meetings and discussions have occurred with Council officers and landowners of both Rowan Village and Sunnyside.

Some of the key meetings included:

- meeting with the Council officers on **22 December 2021** to discuss the proposal as well as conducted a site visit accompanied by Council officers on the same day.
- The proponent again met with Council on **21 March 2022** to discuss the proposed scheme in terms of lot typologies, dwelling density, residential mix as well as Council's expectations of the draft DCP.
- There has been ongoing consultation between the proponent and Council throughout 2023 to 2025.

An overview of the discussions from the early scoping meetings with Council are provided in **Table 3**.

Table 3 Pre-lodgement discussions

Matter	Officer Comments	Section of the report
Indicative Layout Plan	Give consideration to Transgrid's proposed upgrade works within the transmission line easement at the south.	Consideration has been given to Transgrid easements in the preparation of the Indicative Layout Plan (ILP) that supports the planning proposal. The ILP limits development in this portion of the site to Rural Transition Lots (R5 Large Lot Residential Zone) on the Rowan Village site and RE1 Public Recreation on the Sunnyside site. Refer to Section 4 of the report as well as in the Urban Design Reports for further details on the planning proposal ILP.
	Consider integrating the site with the existing urban edge to the north. Develop the site's northern interface to consider the likely densification of existing large residential lots along Lloyd Road.	The planning proposal ILP has been designed to provide opportunities for continued investigation and future development along the urban edge to the north of the site to integrate into Zone 1.
	Provide noise mitigation considerations for the interface of residential development fronting Holbrook Road, potentially through an internal slip road or service road.	In response to Council feedback, the ILP provides has incorporated a parrel internal local road along the interface with Holbrook Road.

Matter	Officer Comments	Section of the report
	Give consideration to the interface between the site and Rowan Road.	The planning proposal ILP recognises the sensitive rural interface along Rowan Road, and in response, provides Rural Transition Lots along the southern edge of the site as well as public recreation areas.
	Explore opportunity to provide amenity to support a range of lot sizes. Remove large lots on the western and northern boundary of the site and standard lots on the southern boundary	The planning proposal ILP responds to Council's feedback on lot sizes and relative location. The ILP provides a village centre, as well as a range of residential typologies to reflect relative location within the site – with areas closest to the village centre occupied by Neighbourhood Residential Lots and Seniors Living, with Village Residential Lots further away from the centre.
	Ensure the staging does not lead to isolated precincts within the site. Each stage should result in an active village hub and neighbourhood.	The preliminary staging plan, discussed in Section 4.10, has been developed to ensure the Village Centre is delivered in the Rowan Village precinct within year 5.
Stormwater, WSUD	Consider inclusion of offline basins.	As discussed in Section 4, the ILP includes detention basins to limit the stormwater flows impacts both on-site and onto neighbouring properties.
	Employ appropriate WSUD measures on site noting the local climate and possible drought conditions that may occur over time.	Proposed WSUD measures are also described in Section 4.
Transport, access and connectivity	Focus on an active travel lane along the main boulevard.	As discussed in Section 4, the ILP has been designed to include active travel paths across the road network.
	Explore measures to improve permeability to the north of site, along Lloyd Road.	The ILP has given consideration to the potential northern connections between the site and Lloyd Road. These considerations have also been discussed in the Transport Impact Assessment discussed under Section 4.7.
	Develop a street design and pattern responding to urban heat effect, optimising	The landscape strategy provides trees along streets to enhance canopy cover. These measures have been incorporated into the site-specific DCP to ensure future

Matter	Officer Comments	Section of the report
	the quality of street with adequate tree canopy cover.	development optimises the quality of the streets in Zone 1.

Representatives of the project team have also held meetings with the Council to obtain information relevant to their discipline. A regular and ongoing dialogue has since been maintained with Council to discuss the status of the planning proposal up until lodgement.

4.2. CONSULTATION WITH STATE AGENCIES AND INFRASTRUCTURE SERVICE PROVIDERS

Early and ongoing engagement with agencies and Council has ensured that the planning proposal has taken into consideration of the servicing and infrastructure capacity and needs of the site and the SGA. Key meetings that have occurred are summarised below.

- **TfNSW:** a meeting was held between the proponent, representatives of the project team including the traffic consultant, Council and TfNSW on **30 May 2022** to discuss the assumptions to be used for the traffic analysis to be undertaken to inform the planning proposal. Based on discussions at the meeting, the scope and assumptions to be included within the traffic analysis was agreed with TfNSW, to include traffic generation figures for Zone 1, as well as north Wagga and industrial area developments. The traffic modelling that supports the planning proposal reflects the planned infrastructure upgrades and timelines provided by Council.
- **Department of Education** – Meeting occurred on **10 January 2023** to brief the Department of Education on the Planning Proposal. Feedback received on **16 January 2023** highlighting no significant concerns and noting that SINSW will undertake ongoing consultation with the proponent and Council (post-gateway) as detailed planning progresses for the study area.

A representative of the project team held a meeting with the Department of Education (DoE) on **10 February 2022** to discuss the existing provision of primary and secondary education infrastructure and services and the likely needs of the incoming population and broader community.

The DoE representative indicated there is capacity to expand existing government schools to accommodate future growth. DoE's preference is to expand the capacity in the existing school network and shift school catchments before committing to the construction of new schools. To ensure the incoming population can access the schools safely, it was noted that consideration should be given to transport options including buses and cycling.

The draft masterplan has made an allowance of a 3ha educational facility site. The requirement of public education facilities will be further investigated with Schools Infrastructure as part of the post Gateway process.

- **Fire and Rescue + RFS** – Meeting occurred on **17 January 2023** to brief Fire and Rescue and RFS on the Planning Proposal. Feedback received **17 January 2023** (RFS) and **23 January 2023** (Fire and Rescue) confirming no objection with the planning proposal.
- **Ambulance NSW** – an information pack of the Planning Proposal was issued to Ambulance NSW on **23 December 2022**. Email response received on **19 January 2023** noting the feedback request has been issued for manager review. Response pending.
- **NSW Police** – an information pack of the planning proposal was issued to NSW Police on **21 December 2022**. Response was received on **18 January 2023** noting no significant concerns, deferring detailed comments to the development application stage.
- **LAHC** – Meeting occurred on **15 December 2022** to brief LAHC on the planning proposal. Feedback received on **19 December 2022** expressing support for the planning proposal and its objectives to assist in meeting local housing supply inclusive of a diverse range of housing product and densities along with a desirable mix of social, key worker and private housing outcomes.

The proponent group also organised an Agency Workshop on 4 May 2023 with representatives from the following agencies invited to attend:

- Department of Planning and Environment
- Wagga Wagga City Council
- TfNSW
- Riverina Water
- Department of Education
- Department of Primary Industries
- Land and Housing Corporation
- Rural Fire Service
- Biodiversity and Conservation, DPE
- Transgrid

The purpose of the workshop was to provide the relevant agencies with an overview of Council's long term growth strategy and the various elements of that strategy, as well as roundtable discussions to draw out agency feedback and discussion around infrastructure need, capacity and future works required. The agency feedback received through the workshop has informed the planning proposal.

In preparing the Infrastructure Services Delivery Plan (ISDP), the proponent's services infrastructure consultant IDC has engaged with various service providers and agencies, including:

- Wagga Wagga Council
- Department of Planning
- Transport for NSW
- Riverina Water (including letter received on 20 December 2023 provided at **Appendix M**)
- Essential Energy
- Transgrid
- NBN Co

Overall, the consultation process to date has determined that there are no limitations preventing development of the site as proposed and the proposal provides a logical and efficient opportunity to deliver housing and associated infrastructure.

Informed by the engagement with agencies and service providers, the proponent group prepared an Infrastructure Services Delivery Plan (ISDP) for the site which outlines the capacity of existing infrastructure and when new infrastructure may be required to service new development. The ISDP informed an early draft letter of offer put forward by the proponent group.

Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. However, at the time of gateway submission, these discussions had not reached a resolution, so Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure.

4.3. ONGOING CONSULTATION

In the lead up to submission of the planning proposal to Gateway, the proponent had regular engagement with Council to refine the proposed planning framework and infrastructure delivery requirements. After Gateway, ongoing consultation with the relevant state agencies and service providers has been undertaken during, and post public exhibition of the planning proposal, through to finalisation.

As part of the Gateway Determination issued on 20 August 2025, Condition 2 required further consultation with TfNSW. TfNSW advised that additional analysis and modelling were required to address the potential traffic impacts of the SGA, particularly along the Sturt Highway and at the intersections of Koorngal Road, Lake Albert Road, Bourke/Docker Street and Pearson Street with the Sturt Highway. Since that time, TfNSW and Council have worked collaboratively to develop a traffic model that considers the impacts of the SGA and identifies the road network upgrades likely to be required. Correspondence from TfNSW, dated 12 February 2026, confirmed no objection to the planning proposal. This support is subject to future traffic impacts being appropriately assessed and mitigated, including Council requiring a Traffic Impact Assessment (TIA) to accompany future development applications for the site, particularly for larger residential subdivisions.

As such, no further assessment or engagement is recommended at this stage.

Furthermore, discussions with the relevant authorities and service providers, have continued, including engagement with; DPHI; Council; SINSW, and the Riverina Water Network, to refine and finalise the

infrastructure requirements for the site have continued, supporting the progression towards the finalisation of the Planning Proposal. A summary of the ongoing consultation that has occurred is provided below.

DPHI and Wagga Wagga City Council

The proponent has met monthly with Council and DPHI during and following the public exhibition period. Feedback from the public exhibition, together with ongoing consultation with Council and DPHI, has informed a range of project refinements. These include updates to the site-specific DCP, housing typologies, and the road cross-section and network structure.

Further consultation has been undertaken on the revised stormwater management and flood risk assessment, in line with the Gateway determination conditions. Discussions have also progressed on future VPAs, including those required for SINSW and the Department of Education, and separately for transport.

Consultation has also focused on establishing an appropriate contributions and works-in-kind framework for the site. This will continue to be refined through to finalisation.

SINSW

The proponent met with SINSW on 16 December 2025 to discuss the delivery of a proposed future educational establishment within the precinct, with engagement between the two parties remaining ongoing. From this ongoing consultation and in accordance with section 6.1(2) of the WLEP 2010, it is understood that a State Planning Agreement will need to be entered into and executed prior to the determination of a development application that would result in the creation of a lot that is smaller than the current permitted Minimum Lot Size.

Riverina Water

The proponent met with Riverina Water and Council on 13 January 2026. The meeting focused on stormwater and water servicing to support growth south of Wagga Wagga, including Riverina Water's investigations, identified infrastructure constraints, interim supply solutions, and the timing for master planning and future treatment plant expansion.

Riverina Water is expected to complete master planning by mid-year. This will provide direction on early water infrastructure works and identify potential interconnectivity options. Devcore and Sunnyside will continue to work with Riverina Water on preferred main alignments and, once available, will provide more detailed plans, including information to support a potential concept DA over the site in the future.

Other State Agencies

The Proponent Group met with SINSW on 16 December 2025 to seek advice on how satisfactory arrangements for state infrastructure, pursuant to Clause 6.1 of the WWLEP 2010, can be achieved on the site in relation to school infrastructure.

The Proponent Group has also undertaken ongoing correspondence with TfNSW to better understand the regional road upgrades that will be required.

5. GATEWAY DETERMINATION - SUNNYSIDE

The previous standalone Sunnyside Planning Proposal was refused at gateway by the DPE in a Gateway Determination Letter dated 11 May 2023.

The reasons for refusal are outlined below (Refer **Table 4**), along with commentary on how the proponent group and project team have successfully addressed these matters in the preparation of the planning proposal.

Table 4 Recommendations for Gateway Refusal

Reason for Refusal	Addressed In this Report
1. Strategic Merit	
a. Inconsistency with Council's Local Strategic Planning Statement and it is not responding to a change in circumstances not recognised in the LSPS. Namely, the subject land is not identified for future urban growth in Council's LSPS. Council has not completed a local housing strategy or an alternative strategic process to identify the southern growth area as a major urban expansion area for the city.	Refer Section 8.3 of the planning proposal. Whilst it is acknowledged that the Southern Growth Area has not been identified within the LSPS, the progression of the Rowan Village/Sunnyside Planning Proposals prompted Council to consider the future urban development and capabilities of this Precinct as a whole. By providing for a mix of greenfield and infill development that achieves a mix of affordable, well designed and adaptive housing to support the future population, the LSPS aims to provide a balance to growth and infrastructure demand in Wagga Wagga.
b. the relationship of the proposal with the development of the Northern Growth Area, including justification for an additional urban release area in advance of the Northern Growth Area. Council has not provided sufficient information or justification to refute its own strategic planning that identifies there is sufficient capacity within the existing northern urban release areas (Estella, Boorooma and Gobbagombalin) combined with other development areas, infill and urban renewal opportunities to provide a sufficient housing supply.	While the LSPS focuses on the Northern Growth Area for growth through structure planning and urban release, the LSPS does provide avenues for consideration of growth outside of the Northern Growth Area (Principle 7 – Growth is supported by sustainable infrastructure). - Principle 7 states that growth in areas not identified for growth will be considered based on the principles of the LSPS, specifically service provision, connectivity, and accessibility. - The LSPS notes that for development in the southern fringe of Wagga Wagga, Council will determine the remaining infrastructure capability that exists, to determine the ultimate development potential of this area and maximise efficient use of infrastructure.

Reason for Refusal	Addressed In this Report
	▪ The LSPS requires infrastructure provision and capacity to be managed and prioritised in decision making for growth and infill and ensure broader considerations and precinct wide planning is undertaken rather than ad-hoc planning that results in unsustainable outcomes. As part of this planning proposal, significant investment has been made by the proponent group in preparing a robust set of technical studies and analyses to confirm infrastructure capacity and provision requirements to support the development. The studies confirm that adequate services infrastructure and facilities can be provided and managed effectively to support development in the SGA and ensure connectivity of the subject site to the remaining urban release area further to the west as well as to the large lot residential area to the north of the sites (SGA Infill area). As mentioned previously, these studies are yet to occur for the Northern Growth Area. The proponent group has successfully managed to address land ownership issues and brought together a large parcel of land for future development. A similar process will likely take significant effort and time within the Northern Growth Area which is currently under fragmented land ownership. Based on the technical studies that have been undertaken for the planning proposal, the site is relatively free of environmental constraints and is ready for development. The LSPS identified the Northern Growth Area as the key growth area in Wagga Wagga to accommodate new housing and urban expansion. This was based on its favourable adjacency to the existing northern suburbs and infrastructure, including the Charles Sturt University Campus and Wagga Wagga Special Activation Precinct which will accommodate new research, technology and manufacturing jobs.

Reason for Refusal	Addressed In this Report
	The LSPS states that an immediate short-term action for the Northern Growth Area is structure planning and urban release for the Northern Growth Area will occur in the short term. However, at present, a significant portion of the NGA remains zoned RU1 primary production and will still need to be rezoned to a residential zone to enable housing development. One of the actions identified in the LSPS is 'COM2 – develop a structure plan for the Northern Growth Area' as a short-term priority – with the monitoring outcomes to be: ▪ Adoption of the Northern Growth Structure Plan ▪ New development in the northern growth area However, as stated in the Council staff's report prepared for the Council meeting on 7 November 2022, the progress on the NGA technical studies to inform the structure plan is less advanced than anticipated at present and it is estimated that that land in the NGA will not be available for development of housing for a minimum of 5 years. Council's Residential Housing Strategy will be a key document to look at housing supply and demand and determine the housing needs of Wagga Wagga. Council was successful in securing funding to enable the prioritisation of preparing the Housing Strategy. However, we understand this work is unlikely to be completed until mid-late 2024. Ultimately there is no coordinated funding framework or commitment to deliver housing in the NGA through landowner led rezonings.
c. Feasibility of providing infrastructure and services, including: feasibility; water supply; traffic implications; sewerage; commitments associated with the Regional Housing Fund;	As part of the Infrastructure Services and Delivery Plan prepared (ISDP) by IDC Consulting, detailed infrastructure and utilities master planning has been

Reason for Refusal	Addressed In this Report
d. Identification of staging of development and infrastructure upgrades (including how and when they will occur and who is responsible to fund and construct) in the southern growth area and in the context of providing services to multiple development fronts across the city.	prepared for the Zone 1 Precinct, with broader consideration also given to the SGA. A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in yield. The ISDP has provided an infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA. Refer to Section 8.3 for further details. IDC concludes that the development will be able achieve the essential public utilities servicing for the site. Discussions with the relevant authorities and service providers, including Wagga Wagga City Council, Essential Energy and the Riverina Water Network to refine and finalise the infrastructure requirements for the site will continue alongside the assessment of the Planning proposal.
2. Disjointed Presentation	
a. the planning proposal is presented in two disjointed parts and does not clearly explain the proposed zone boundaries, the structure plan/master plan inconsistencies, and the status of the Council-prepared structure plan, including whether it has been subject to community and agency consultation.	This planning proposal supersedes the previously lodged site-specific planning proposals for Rowan Village (PP-2022-1642) and Sunnyside (PP-2022-4114). Whilst both projects have previously been supported by separate reporting as part of the individual planning proposal submissions, this planning proposal package is supported by a comprehensive set of baseline analysis and reporting for each site, as well as precinct level assessments of key services infrastructure need, traffic network performance, social infrastructure demand, residential and retail demand to support the growth of the wider Wagga Wagga Southern Growth Area (SGA). The Urban Design Report includes an overall structural plan that has been prepared in collaboration between the landowners and project team.

Reason for Refusal	Addressed In this Report
	The planning proposal as submitted This planning proposal represents a 'coming together' of the Rowan Village and Sunnyside landholdings to deliver a consolidated land use approach that delivers, housing and infrastructure and service capacity for Zone 1 and the broader SGA.
3. Inadequate assessment of site-specific matters	
a. the potential flood impacts on the site and the proposed design response, including consistency with Ministerial Direction 4.1. b. BCD has advised the most appropriate way to understand the cumulative flood risk of all proposals within the precinct is for Council to undertake a single investigation to determine potential changes to surface hydrology associated with the proposed developments.	IDC has prepared a comprehensive Site and Precinct Stormwater Management Strategy Review (Appendix L). The assessment focused on the adequacy and coherence of stormwater studies conducted by WMA Water, considering their implications for Zone 1 of the SGA. The review covered three primary reports: the Sunnyside Estate Site Stormwater Management Plan (2020), the Sunnyside Estate Precinct Stormwater Drainage Strategy (2021), and the Rowan Village Estate Rowan Stormwater Management Strategy (2022). The IDC review confirms that the studies undertaken to date provide sufficient intelligence and results to support the acceptance of the current masterplan strategy for Zone 1 through the Gateway process, with further assessment to occur during subsequent stages of the rezoning application and Development Applications (DAs) throughout the Southern Growth Area. The IDC review also provide a detailed response to confirm the consistency of the planning proposal with the relevant 9.1 Ministerial Directions.
c. whether salinity and bushfire are likely to be an issue in the precinct. The planning proposal does not investigate the potential for salinity on the site. This is a known issue in other parts of the city, including the Lloyd urban release area, approximately 3 kilometres to the north, north-west of the Southern Growth Area precinct.	Bushfire and Geotechnical assessments have been undertaken for both the Rowan Village and Sunnyside sites. These assessments have informed the development of the masterplan presented in the Urban Design Report. No concerns regarding bushfire hazard or salinity have been raised.

Reason for Refusal	Addressed In this Report
The land is mapped as bushfire prone however a Bushfire Hazard Assessment has not been provided with the planning proposal.	
d. whether an Aboriginal Cultural Heritage Assessment is required to supplement the proposal, including consistency with Ministerial Direction 3.2.	An ACHA has been undertaken for both the Rowan Village and Sunnyside Sites. These reports are provided at Appendix D1 and Appendix D2 respectively.
e. an assessment against the Riverina Murray Regional Plan 2041.	Provided in Section 8.3.
f. justification for the inconsistencies with Ministerial Directions 5.1, 5.2, 8.1, 9.1 and 9.2.	Provided in Section 8.3.

6. VISION AND PROPOSAL

6.1. VISION

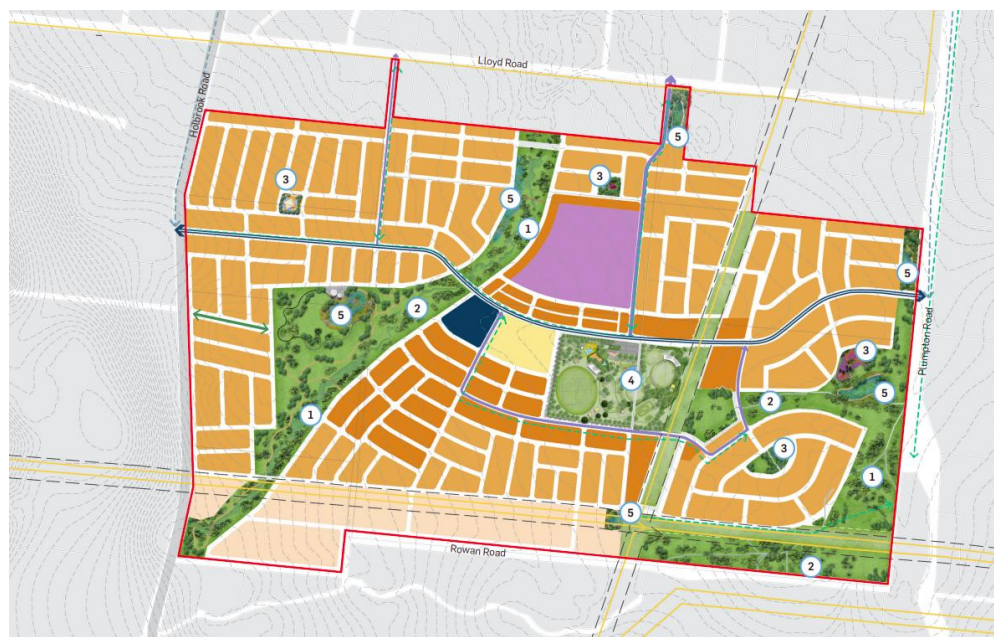
The proponent group has undertaken a comprehensive and holistic design approach to create a comprehensive structure plan covering both Rowan Village and Sunnyside, as well as the broader SGA.

The structure plan provides a well-structure lot layout strategy with clear north-south and east-west connections and a blue and green grid strategy that also considers the SGA.

The vision is essentially to create the latest best practice exemplar for a new community development in a regional centre, where both the natural and built environments are seamless integrated with the socio-cultural values of the past and present. It will exemplify a thriving community that provides housing choice to the Wagga community and provides future residents with healthy and walkable neighbourhoods served by well-maintained public spaces and facilities, such as open space, retail and educational and health infrastructure.

An Indicative Layout Plan (ILP) illustrating the type of development facilitated by the Planning Proposal has been prepared by Urbis and is provided at **Figure 6**. The ILP establishes an indicative rezoning and lot typology distribution across the site for future mix of compatible land uses and lot typologies aligned with the proposed amended planning controls to the LEP.

Figure 6 Proposed Indicative Layout Plan



LEGEND

- Southern Growth Area
- Zone 1 Boundary (Rowan Village and Sunnyside)
- Rowan Village Boundary
- Sunnyside Boundary
- Other residential (outside Rowan Village and Sunnyside Boundary)
- Rural Transition (R5 Large Lot Residential)
- Neighbourhood Residential Area (R1 Low Density Residential)
- Village (R3 Medium Density Residential)
- Senior Living
- Village Centre
- School

- Open space for outdoor recreation (including Riparian corridor)
- District Park
- Local Parks
- Basins (subject to further detailed design)
- Watercourses/streams
- Existing Undeveloped Properties
- Roads
- Major Collector Roads (Collector Streets)
- Minor Collector Roads (Local Access Roads)
- Electricity Transmission Line
- Easement Buffer

Source: Urbis

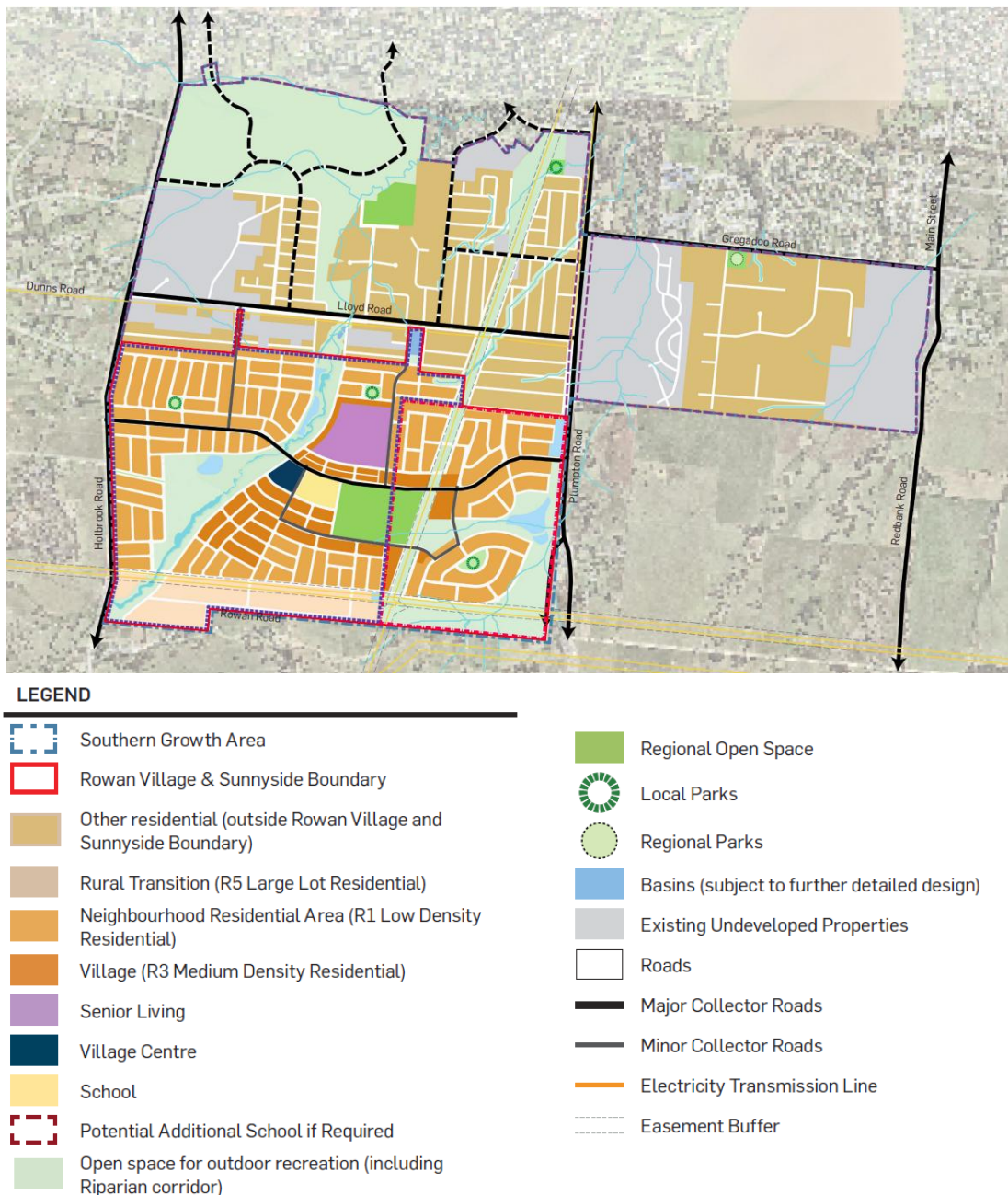
Another commitment of this Planning Proposal is to lay the foundations and enabling infrastructure, utilities and services, that will catalyse the holistic development of the Zone 1 Precinct and the broader SGA. Given the Zone 1 Precinct's catalytic role in the SGA, comprehensive structure planning has been prepared not only for the site, but also for the broader SGA.

The structure planning for the Zone 1 Precinct and the broader SGA has sought to recognise the potential to enhance connectivity between the Zone 1 Precinct and land to the north, across Lloyd Road. In particular future infill opportunities along the 'Lloyd Road corridor' have been strategically considered.

The Planning Proposal has considered further planning and investigations regarding land that is outside the Zone 1 Precinct, however still located in the SGA. These considerations will continue during the exhibition, post-exhibition and finalisation stages of the planning proposal.

Figure 7 below provides an excerpt of the proposed structure plan for the SGA.

Figure 7 SGA Indicative Structure Plan



Source: Urbis

6.2. INDICATIVE LAYOUT PLAN - DESIGN PRINCIPLES

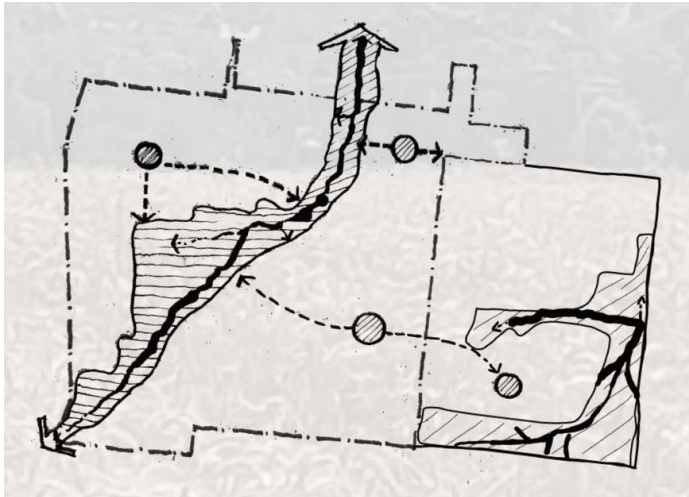
The Indicative Layout Plan (ILP) has been prepared through collaboration between the proponent group and project team.

The following key design urban design principles have guided the preparation of the ILP:

1. Integration with Green and Blue

Enhancing distinctiveness of the place through the blue and green grids, whilst promoting a healthier, liveable, and sustainable environments for future communities.

Figure 8 Integrated with green and blue

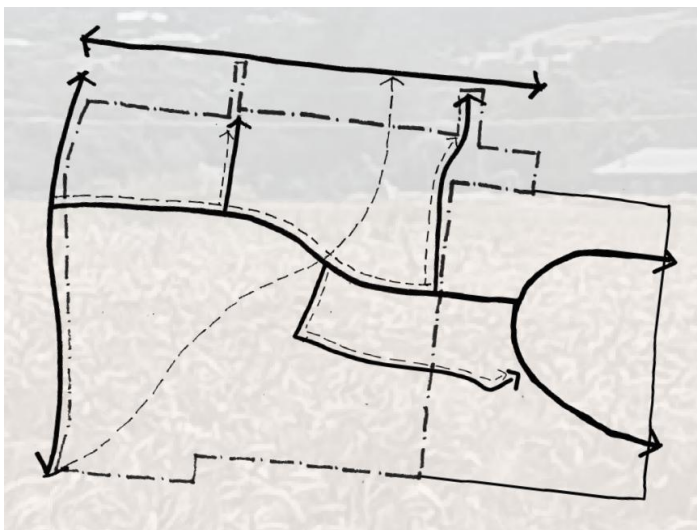


Source: Urbis

2. Connected and Accessible

Enhancing the site connectivity to its surrounding context through an integrated network of local roads and active transport routes, whilst creating a safe, permeable and walkable environment within the site.

Figure 9 Connected and Accessible

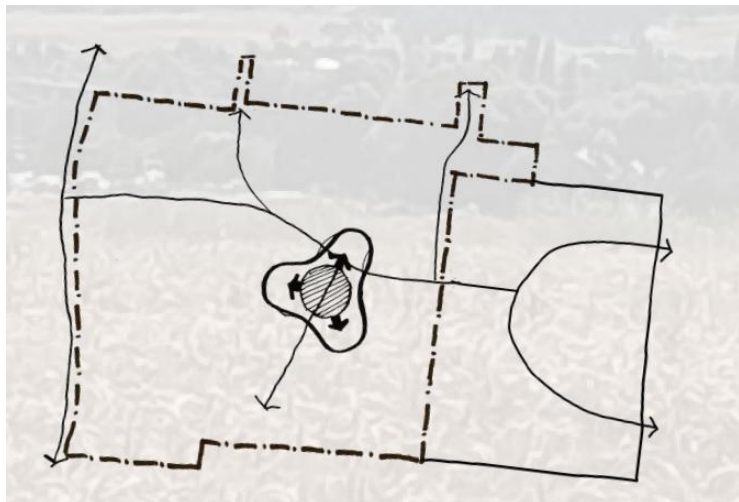


Source: Urbis

3. Active and Liveable

Designing a local centre that supports lifestyle convenience, leisure and entertainment, through a vibrant mix of land uses, services and facilities.

Figure 10 Active and Liveable

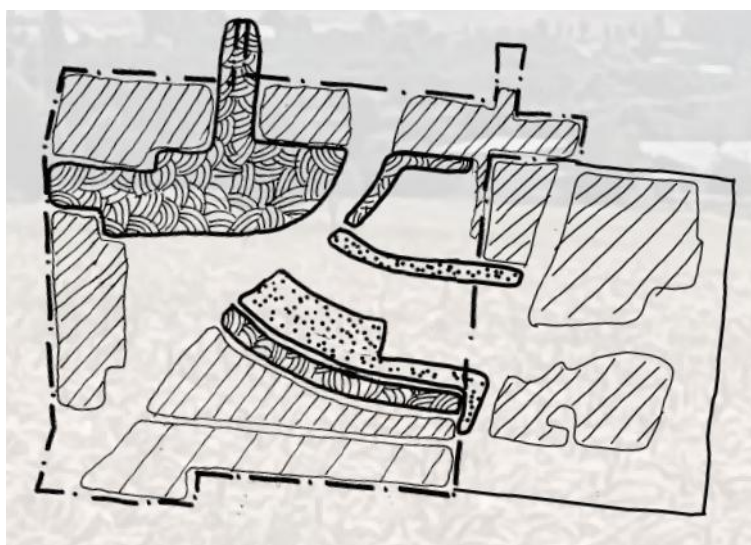


Source: Urbis

4. Housing diversity and Choice

Catering to variety of household types and needs by providing housing diversity and choice.

Figure 11 Housing Diversity and Choice



Source: Urbis

6.3. LAND USES AND DISTRIBUTION

The planning proposal intends to deliver a number of compatible land uses, as indicated in the ILP, while being sympathetic to the environmental and cultural values of the site. The planning proposal recognises the site's potential for future residential and commercial land uses, given its proximity to the Wagga Wagga centre, in consideration of future trends and the way Wagga Wagga will grow in the future.

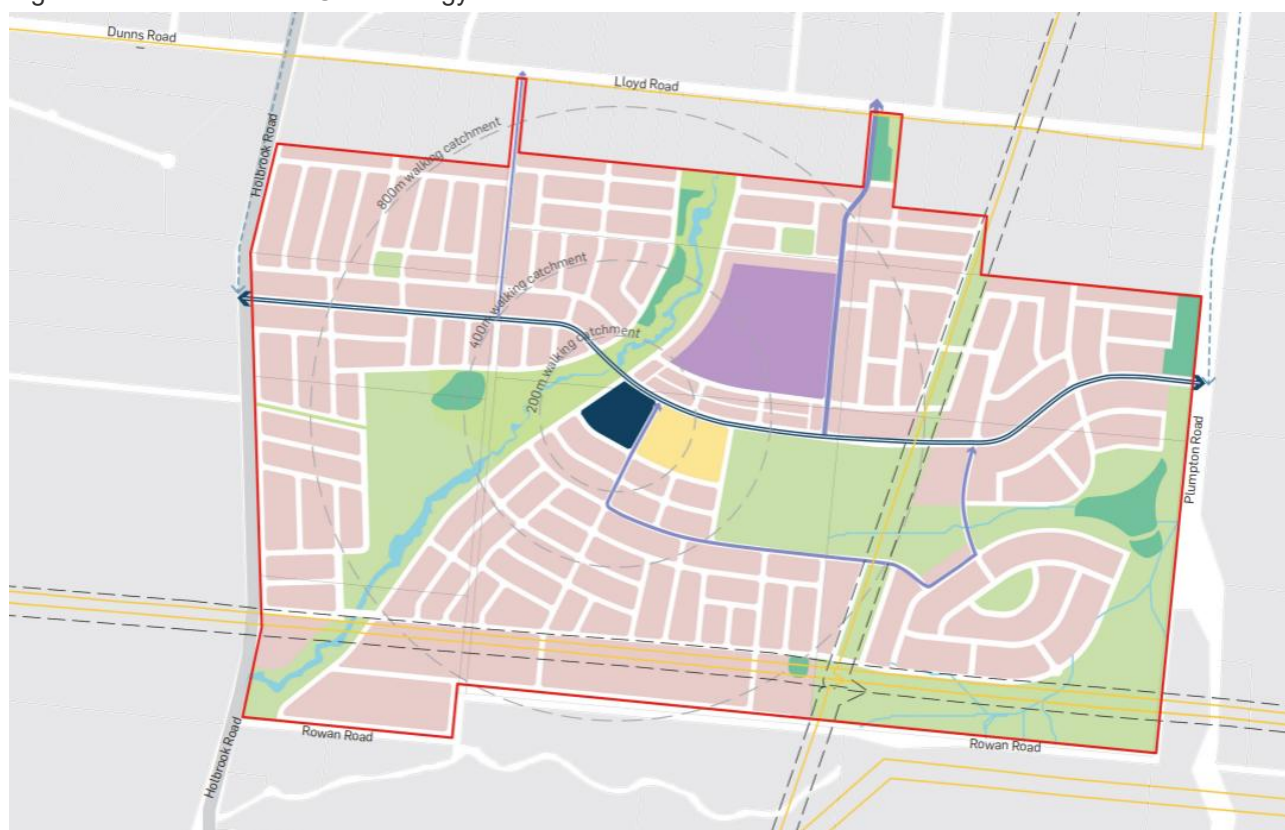
The ILP has been developed to celebrate the natural assets of the site while providing buffers to sensitive areas of vegetation and waterways and situating sensitive land uses outside of the flood and bushfire prone land. The following Land uses are proposed:

- **Residential Land:** To occur across the site at varying densities and typologies, categorised as neighbourhood residential; village; village central and rural transition. Residential land to be zoned

through a mix of the R1 General Residential, R3 Medium Density, and R5 Large Lot Residential Zone. The residential land will also enable the development of the Senior's Housing site identified under the ILP. The Senior's housing has been strategically located near the village centre and on land free of flood and bushfire constraints, ensuring the overall safety and amenity of future seniors' population. Future housing type options for Seniors Living could include traditional retirement villages.

- **Village Centre:** Is located towards the northern side of the site, with a frontage to the proposed collector road. Roads are provided on the eastern, southern, and western side of the local centre, ensuring easy and secure access into the local centre. The village centre will be framed by medium density housing, the proposed school and seniors living facility. The centre will service everyday retail and commercial needs of the future community, enhance social connection between people and allow for a culturally rich and vibrant environment. It will support a range of retail and non-retail uses and community facilities, including a childcare Centre, medical centre and a multi-purpose community facility to support the needs incoming population as well as broader population
- **Open Space** A number of local parks as distinct open spaces are provided along the north-eastern, south-eastern and north-western side of the site. The riparian corridors are also identified as open spaces, combining attractiveness, functionality and interest to promote activity within the subject landholding.
- **Potential Future School:** The potential future educational facility is to be located in the centre of the SGA-Zone 1 and zoned SP2 Infrastructure (Education Establishment). The distribution of land uses across the site has been carefully designed to ensure orderly and economic development is achieved.

Figure 12 Indicative Land Use Strategy



Land Uses		ROWAN VILLAGE		SUNNYSIDE		TOTAL	
		Area (Ha)	%	Area (Ha)	%	Area (Ha)	%
	Zone 1					338.60	100%
	Rowan Village	228.21	100%				
	Sunnyside			110.39	100%		
Community Living							
	Residential	172.22	75.5%	65.90	59.7%	238.11	70.3%
	Seniors Living	10.64	4.7%	-	-	10.64	3.1%
	Village Centre	2.30	1%	-	-	2.30	0.7%
	School	3.45	1.5%	-	-	3.45	1%
Landscape							
	Open space for outdoor recreation and sporting facilities (including conservation, riparian corridor & easement)	39.61	17.3%	44.49	40.3%	84.11	24.8%

Land Uses		ROWAN VILLAGE		SUNNYSIDE		TOTAL	
Drainage Basins		Area (Ha)		Area (Ha)		Area (Ha)	
	(*note: size indicative only, subject to further detailed design)	4.2*		3.36*		7.56*	

Source: Urbis

6.3.1. Residential Typologies

The indicative Layout Plan will accommodate circa 2,900 residential dwellings. The Planning Proposal recognises that historical new urban release areas in Wagga Wagga have typically applied a rate of 8 dwellings per hectare. To better plan for future market demand and opportunities, as well as ensuring there is housing diversity and efficient use of infrastructure capacity, it would be appropriate to adopt a dwelling per hectare rate ranging from 10 dw/ha to 28 dw/ha. This dwelling density rate will support the delivery of housing choice and diversity, whilst ensuring that the product is at varying and affordable price points for the Wagga Wagga housing market.

To create consistency the technical reports, have all been prepared to deliver the target circa 2,900 residential lots so as to understand and confirm the capacity to deliver the approximated yield.

Building on the above, the ILP has adopted four key residential typologies, namely:

Rural Transition Residential Area, Neighbourhood Residential Area, Village Residential Area, and Village Central (including Seniors Living). This proposed residential typology offering responds to the demographics of Wagga Wagga and emerging market demand.

As stated in the Residential and Retail Demand Assessment Report prepared by Urbis (**Appendix N**), the proposed lot typologies suitably cater to the predicted population increase and market demand. It is anticipated that demand will be higher for smaller lots and these can be provided within the Village Residential Area and the Neighbourhood Residential Area. There are limited large, lifestyle lots. The proposal allows inclusion of large, lifestyle lots in the Rural Transition Residential Area which acts as a unique point of difference for the subject site, avoiding a mundane lot composition in the area.

The intent behind the range of proposed residential lot sizes is to allow an appropriate building footprint on each lot, with quality, useable private open space for recreation and outdoor living ensuring the overall amenity of future developments is maintained. The lots will be complimented with passive open space (including pocket parks and fields) and riparian open space (including walking paths and cycle ways).

This Planning Proposal will allow for the following residential land uses in the R1, R3 and R5 zones:

- R1 General Residential – attached dwellings, dual occupancies, dwelling houses, group homes, multi dwelling housing, semi-detached dwellings and seniors housing.
- R3 Medium Density Residential – attached dwellings, multi-dwelling houses, seniors housing and mid-rise housing
- R5 Large Lot Residential – uses such as dwelling houses

The proposed residential zones will appropriately enable the delivery of housing choice in the right locations across the site, whilst catering to a variety of demographic needs. Seniors' living is particularly included in the ILP to serve the housing needs of the aged population identified as 15% of the total population of Wagga Wagga.

The ILP delivers diverse housing typologies that are consistent with the findings of the Residential and Retail Demand Assessment Report (**Appendix N**) prepared by Urbis.

Housing Diversity and Density

The planning proposal's planning framework enables a minimum of 2,900 dwellings to be delivered on the site. Lot sizes ranging from 275m² to 800m² in the R1 and R3 zones and lots ranging from 2,000-6,000m² in the R5 Zone. These lots will accommodate a range of housing typologies including detached and semi-detached housing, to attached, terrace, multi-dwelling housing and the potential for mid-rise housing.

The enabling planning framework will be supported by a provision that requires a minimum dwellings per hectare outcome.

A summary of the proposed residential typologies/areas, their corresponding zoning and density controls is shown below.

Table 5 Housing Diversity Breakdown

Area in ILP / Zoning	Housing Diversity Principles	Residential Density (dw/ha)
Residential – R1 General Residential	This lot typology will provide a range of suitable low density residential lots to be delivered over the majority of the site at a minimum of 10 or 11 dw/ha in accordance with the proposed Minimum Residential Density Map. Lots will be within proximity to open space and the riparian corridor network. This lot typology will provide the transition between the denser medium density lots before the centre of the site, and the rural transition lots on the curtilage of the Zone 1, particularly to the south.	Part 10 & 11 dw/ha (minimum)

Area in ILP / Zoning	Housing Diversity Principles	Residential Density (dw/ha)
Village – R3 Medium Density Residential	General: This lot typology will provide the initial transition between the low density and medium density residential area towards the centre of the site. A mix of small and larger lots will be provided at a minimum residential density of 22 dw/ha, on the northern and southern sides of the town centre. A Seniors Living component is also identified under the ILP and within the medium density zone. It is positioned in a highly suitable location, adjacent to the collector road, the village centre and local open space. The Seniors Living area will deliver residential lots at a minimum residential density of 22 dw/ha.	22 dw/ha (minimum)
	Central: These lots will be directly adjacent to, on the southern side, and will leverage off the village centre (to be zoned E1 Local Centre) and its associated amenities and offerings. Ultimately, these residential lots will be smaller, at a minimum 28 dw/ha whilst still upholding the low-density housing character of the site.	28 dw/ha (minimum)
Rural Transition Residential – R5 Large Lot Residential	These residential lots will be located along the southern boundary of the site and will be the largest residential lot typology. This lot typology will importantly provide an appropriate transition between the site and adjacent rural context to the south of Rowan Road. Minimum lot size: 2,000 m²	2 dw/ha (minimum)

6.3.2. Village Centre

The ILP includes provision for a local village centre occupying an area of circa 1.88ha of the landholding. The centre will provide a range of higher-order retail and services enabling economic growth, commercial and retail activity. The aim is to facilitate an appropriate degree of economic development in collaboration with the local communities and locally based enterprises. The Residential and Retail Demand Assessment Report (**Appendix N**) supports the provision of a local centre as a consolidated, small-scale development providing a strong specialty mix that will create a holistic offer for residents to fulfil their one-stop shopping needs. There are currently no supermarkets within a 3km radius of the subject site, indicating a potential gap in the market. The size and scale of the local centre is such that it does not detract from the key competitive centres within Wagga Wagga.

The local centre extends employment opportunities for future residents, allowing residents to live and work within the locale, facilitating reduced travel times. The local centre is strategically placed such that it is bounded by the collector road to the north and roads on the eastern, southern, and western side, ensuring easy access for passive traffic and pedestrians.

6.3.3. Social Infrastructure

The Social Infrastructure Assessment Report prepared by Urbis (**Appendix O**) identifies the need for social facilities, namely childcare facilities, health services and facilities and open space, to meet the needs of the incoming population. The Indicative Layout Plan is designed having carefully study the current and future demographics of Wagga Wagga to allow flexibility in the inclusion of a range social facilities with an aim to improve liveability, encourage social inclusion and diversify the economy.

The local centre will provide for a range of social needs such as childcare care facilities and healthcare services, attracting skilled and reliable workforce, benefiting from the education and training facilities located in the Northern Growth Area.

The open space within the landholding is categorised in three different categories as passive open space, riparian open space and bio basin open space enhancing the landscape character of the area. The open spaces include pocket parks, walkways, cycle pathways, creating a community place that is thriving and attractive. The Indicative Layout Plan is designed to ensure the usable open spaces are legible and easily accessible.

As identified in the Social Infrastructure Assessment Report, there are educational facilities of different educational levels present within the area which are capable of servicing this proposal. There may be upgrades required within these schools, however inclusion of a new school on site is not a requisite.

The draft masterplan has made an allowance of a 3ha educational facility site. The requirement of public education facilities will be further investigated with Schools Infrastructure through the exhibition and finalisation stage

6.3.4. Open Space & Landscape

The Indicative Layout Plan provides open space and landscaping categorised as follows:

- **Passive Open Space:** A large portion of the passive open space is provided along the riparian corridor and the parklands central parklands provided adjoining the riparian corridor, open space is well integrated with the key natural features of the site. The proposal includes local parks which are active as well as passive open space and are designed to maximise accessibility from surrounding residential areas, provide safe and equitable access. The local parks are capable of providing space for BBQ facilities, seating, playgrounds, shade structures and sports court.
- **Riparian Corridor:** The riparian corridor will be a landscaped strip running through the site, improving the overall visual aesthetic of the creek line. The proposal provides landscaping along the riparian corridor improving the high levels of environmental amenity and providing fine landscape quality which characterises the area. The extensive network of riparian corridor will be re-vegetated, generally consisting of hydrophilic planting, extended with an environmental buffer on either side to support nature trails in rich habitat setting. Pedestrian pathways and cycling rails are provided along the riparian corridor.
- **Drainage Basins:** There are five separate drainage basins on top of wetlands, including freeboard which allow compliance with the site's stormwater detention requirements. As part of the site's landscape design, Basin 1 and 2 are integrated with the existing water body within the centre of the riparian corridor. Decentralised strategies will be explored in the subsequent stages of this proposal, which can be more sustainable for the integrated water management perspective and implement innovative WSUD principles.

It is a key design intention to co-locate water bodies across the site to ensure the drainage of the site was simplified once developed.

The ILP provides for more than 50% of the total open space area as usable open space, ensuring the Rowan Village includes liveable neighbourhoods facilitated by recreation and open space facilities. The Indicative Layout Plan adopts a 400m-catchment rule in locating open spaces. This helps to create a series of interconnected local parks across the site, whilst enriching the leisure and recreational experience. The landscape features including high quality vegetation communities and the creek line within the riparian corridors will contribute positively to the aesthetic landscape and visual character of the site, while also building upon the riparian corridor and improving its use.

The planning proposal presents opportunity to positively contribute toward the sustainable source of treated water inflow to Lake Albert through stormwater management as part of the urban development. Other sustainable WSUD outcomes to be further explored in conjunction with the increased inflow to Lake Albert include rainwater and stormwater harvesting for irrigation of parks and open spaces and a best practice Stormwater Management Strategy to minimise contaminant outflows.

Further, the ILP is conscious of the biodiversity present on site and aims to protect high value biodiversity areas and riparian corridor. As such, the proposal aims towards biodiversity conservation and protection of threatened species on site namely the Box-Gum Woodlands found on site in 'low', 'moderate' and 'Derived Native Grassland (DNG)-moderate' condition.

The ILP employs innovative design to effectively integrate development with the biodiversity areas containing threatened ecological community and the riparian corridor running through the site. The overall functionality of the riparian corridor is enhanced by providing passive open space along its surrounds to improve the health and wellbeing outcomes of local residents.

The indicative open space layout is shown at **Figure 13** and discussed in the Urban Design Report at **Appendix A**.

Figure 13 Indicative Open Space Layout



LEGEND

- Rowan Village & Sunnyside Site Boundary
- Proposed C2 to protect high value vegetation
- Riparian Corridor

Landscape	ROWAN VILLAGE		SUNNYSIDE	
	Ha	%	Ha	%
 District Park	8.48	21.4%	4.40	9.9%
 Local Parks	1.02	2.6%	1.0	2.2%
– LP1	0.46			
– LP2	0.56			
– LP3			1.0	
 C2 Zone (including riparian corridor)	15.60	39.4%	15.22	34.2%
 Passive Open Space (including riparian corridor and easement)	14.51	36.6%	23.87	53.7%
TOTAL	39.61	100%	44.49	100%

Source: Urbis

6.3.5. Road Hierarchy, Transport and Access

The Indicative Layout Plan is designed to provide a legible network of streets within the site. The proposal leverages the existing street grid that surrounds the site and provides the following road hierarchy:

- **Collector Road:** an East-West Collector Road is provided at the central location of the site allowing connection from Holbrook Road. The road is designed with 22m and 25m road reserve and includes off-road active transport network and public transport in the form of new bus stop along this roadway. There is potential for the collector road to be connected to Plumpton Road to the east, while passing through the adjacent Sunnyside site.
- **Primary Local Streets:** two north-south primary local streets are provided as the main access routes to the site from Lloyd Road, with the eastern link a 'potential' connection at this point in time. Primary local streets are provided within the site, designed with a 19m-20m road reserves and contributing towards an active transport network.
- **Local Streets:** the local street network provides connection throughout different neighbourhoods and designed to create a safe environment for pedestrian resulting from implementation of traffic calming principles. Local streets are designed with a 16m-16.7m road reserve and capable of supporting on-road active transport network.
- **Park Streets:** these are located at the interface with the residential area and the open space. They include active transport routes along the edge of the riparian corridor and designed to contain a 12.6m-13.5m road reserve excluding the 3.5m shared active transport route.
- **Emergency Road:** a 6m wide emergency road is located along the south-western side of the site, connecting with Rowan Road to support the residential lots on the south-western corner of the site in the events of fire.

The proposed road network allows opportunity for east-west public transport link along the collector road to connect the site to its broader context, ensuring future residents enjoy convenient access to the surrounding areas.

The site is supported by a connected network of active transport routes. The collector road, primary local streets and park streets support off-road dedicated active transport paths. Further, the active transport connection is provided within the riparian corridor to connect both sides of the riparian corridor.

The Indicative Layout Plan is designed to include a substantial network of pedestrian paths across to provide safe access for residents, works and visitors throughout the site and to provide further connections with the surrounding community.

The indicative road network layout is shown at Figure 14 and discussed in the Urban Design Report at **Appendix A**.

Figure 14 Indicative Road Network Layout



Source: Urbis

LEGEND

- Zone 1 Boundary
- Main Road within the local context
- Collector Street
- Local Access Road
- Local Street
- Water Sensitive Urban Design (WSUD) Street
- Bushfire Perimeter Street
- Park Edge Street
- Street adjoining electrical easements
- Medium density (Laneway may be required)
- Emergency Access
- Active transport network
- Council proposed cycle network
- Village Centre
- Open space for outdoor recreation and sporting facilities (including riparian corridor)
- B Bus Stop
- Easement

6.3.6. Staging of delivery and Infrastructure

To unlock the site, it has been recognised early in the preparation of the planning proposal that 'staging' will need to be flexible but also align with infrastructure thresholds and lead-in requirements to service the sites ultimate development yield.

The preliminary Infrastructure & Services Delivery Plan (ISDP) prepared by IDC on 5 May 2024 included a detailed staging plan to bring together the various infrastructure streams into a coherent strategy that:

- Identifies dwelling triggers for infrastructure upgrades.
- Is endorsed by Council and Utility Agencies.
- Assigns funding sources/responsibilities.
- Assigns delivery & maintenance responsibilities.

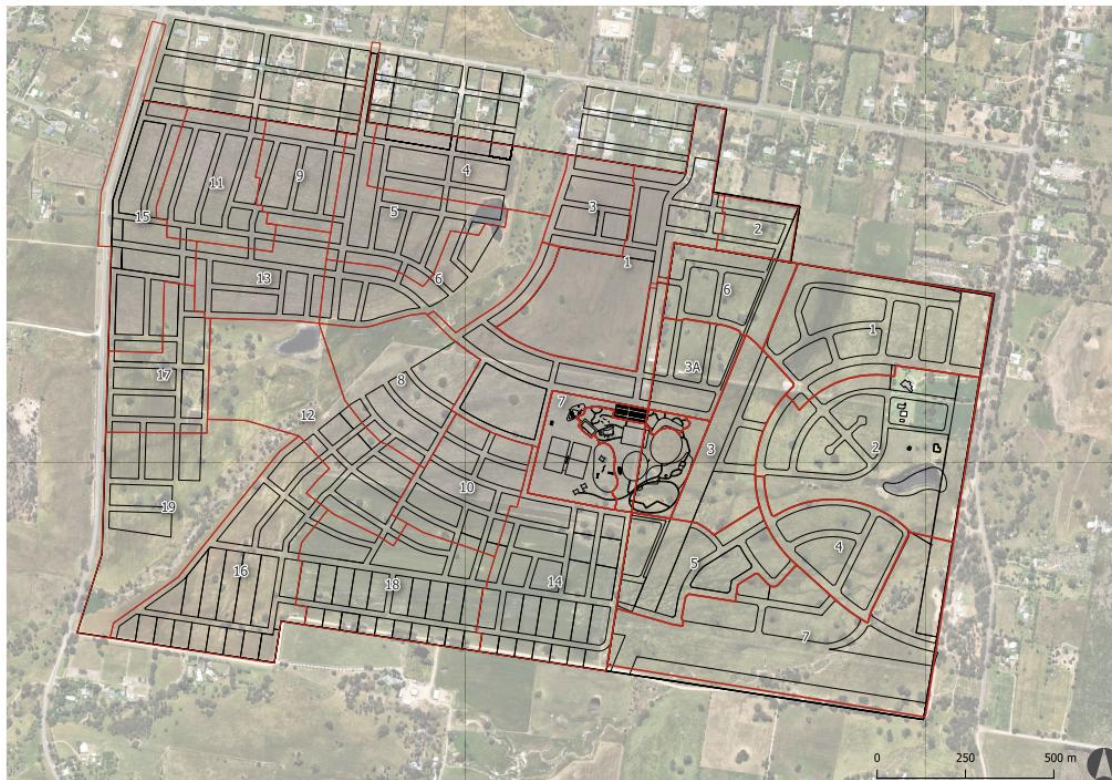
The ISDP analysis gave consideration for the entire SGA at a high-level and then focused on the combined Rowan Village and Sunnyside projects making up Zone 1.

Figure 15 below presents the first proposed staging plans for both projects. The stage sizes are generally set to align with annual trading forecasts. Sunnyside will commence in the North-East portion of the site and progress West to join Rowan Village after c. Year 4 (Stage 3). This will deliver a connected interface and assist with traffic through flows and connection between the projects.

Rowan Village planned to commence from the Lloyd Road access in the northeast, and the stage roll out of the development was to progress towards the future Village Centre, connecting to the Sunnyside development before heading West across the Riparian Corridor to provide a second access point along Lloyd Rd. From there the development is proposed to trade on multiple fronts on the southeast and northwest areas.

It was acknowledged that ultimate staging is dependent on market demand and detailed development planning and allowing for an ability to bring on adjacent stages and pivot the development order pending changing scenarios.

Figure 15 Indicative Staging Plan



Source: IDC

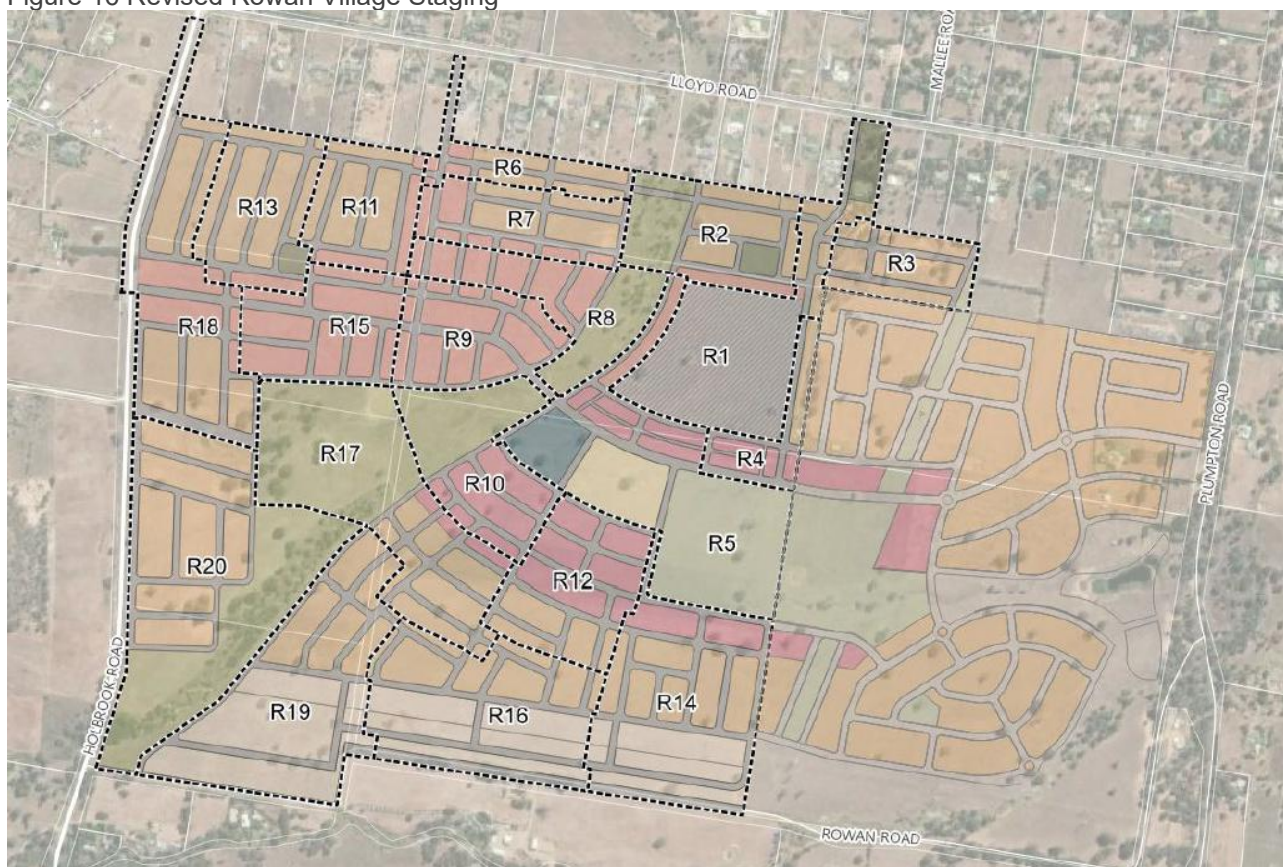
IDC issued an updated staging plan on 13 April 2026. In response to an increased demand for housing supply, including the introduction of a Manufactured Housing Estate (MHE) and affordable housing

component within the Rowan Village part of the precinct, the proponent required revised development staging. The revised staging reflects the proponents' intent to consolidate future DAs into larger packages to streamline delivery.

Importantly, the updated staging had no effect on any infrastructure servicing triggers established in the ISDP, dated, May 2024. The ISDP triggers are based on cumulative dwelling count, not stage numbering. The same lead-ins, upgrades, and augmentation works are required at the same dwelling thresholds as set out in the ISDP. Therefore, the revised staging does not alter these thresholds. A summary of how the update staging plan adjusts the planning for the individual Rowan Village and Sunnyside components of the Zone 1 Precinct are provided below.

Rowan Village: The revised staging restructures the 21 ISDP stages into two initial DA packages (DA1 and DA2) followed by individual stages, for a total of approximately 2,200 dwellings, which hasn't changed from the previous yield. DA1 sub-stage 1 now includes approximately 200 MHE dwellings to support housing affordability outcomes on the site.

Figure 16 Revised Rowan Village Staging

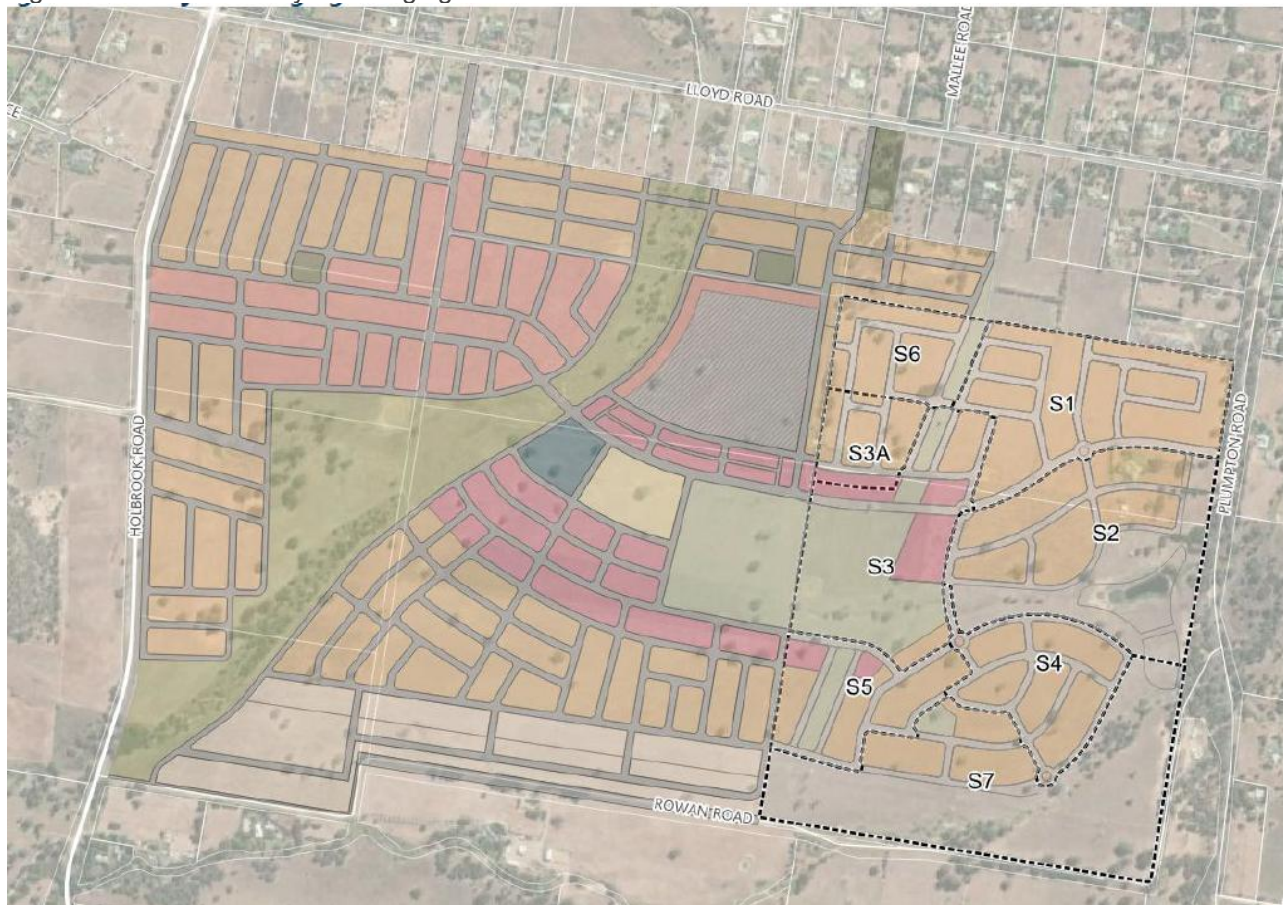


Source: IDC

Sunnyside:

The revised staging for the Sunnyside development consolidates the original 9 ISDP stages into 7 stages (S1–S7). The total yield cap of 700 lots is unchanged.

Figure 17 Revised Sunnyside Staging



Source: IDC

6.4. INTEGRATION WITH BROADER SOUTHERN GROWTH AREA

As discussed under **Section 2.3.4**, the ILP has been designed holistically, with Rowan Village and Sunnyside considered as one distinct site (otherwise known as Zone 1). The ILP road network, open space strategy and block configurations have been prepared to facilitate and maximise connectivity between the two.

A strong east-west road connection will form part of the joint proposal, which links Holbrook Road through to Plumpton Road. This connection will have a number of broader future community benefits, primarily the provision of a through-site connection (i.e. alternate exit route) for both respective sites. The integration between the two large scale new residential community development sites presents an opportunity for council and the proponents to collaborate on the East West movement connections as well as cohesive infrastructure upgrade timing and delivery.

The ILP has also been designed to consider the broader SGA. This includes the provision of indicative land uses, roads and open space, in order to demonstrate how the design of the planning proposal will integrate with the SGA and Wagga Wagga and how it will contribute to and catalyse orderly development in the south.

6.5. DRAFT DEVELOPMENT CONTROL PLAN

Under Part 6, Clause 6.3 'Development Control Plan' of the Wagga Wagga LEP 2010, development consent must not be granted for development on land in an urban release area unless a development control plan (DCP) that provides for matters specified in subclause (3) has been prepared for the land.

A Draft Site-Specific Development Control Plan (draft DCP) has been prepared in support of the planning proposal and covers the details set out in Clause 6.3(3).

The draft site-specific DCP provides detailed site-specific controls and guidance to support the high level LEP development standards. It provides development controls for the future development in Zone 1.

The draft site-specific DCP distils the principal design and development parameters of the masterplan that has been prepared to support the planning proposal to ensure future development achieves the urban design outcomes as set out in the Urban Design Report. This importantly includes appropriate road design and site coverage in conjunction with the delivery of amenity to achieve the proposed densities across the site. The draft DCP also considers connections with the broader SGA.

The draft site-specific DCP is provided at **Appendix B**.

The draft DCP will be implemented under a separate process to be exhibited prior to the finalisation of the Planning Proposal.

In Appendix A – Urban Design Report, high level design principles have also been developed in consultation with Council, for Zone 1. The design principles provide an overarching and guiding framework to enable development across Zone 1 in accordance with the proposed ILP and Council's intended housing diversity outcomes for the site.

6.6. CONCEPT/STAGE 1 DA

To give effect to the commitment of the proponent group and to expedite the delivery of housing on the ground, it is the intention of the proponent group to lodge a Concept DA and/or Stage 1 DA shortly after gateway is received such that when the LEP amendment is gazetted, the DA can be determined.

Division 3.5 of the EP&A Act 1979, clarifies that there are no provisions in the Act that prohibit the concurrent lodgement of a DA and Planning Proposal, more specifically (under Cl .3.39):

“Nothing in this Act prevents...(a) the making of a development application to a consent authority for consent to carry out development that may only be carried out if an environmental planning instrument applying to the land on which the development is proposed to be carried out is appropriately amended or (b) the consideration by a consent authority of such a development application, subject to this Division”.

Under Section 3.40, the DA and Planning Proposal must be publicly exhibited concurrently or as closely together as is practicable.

In line with the above, it is proposed to lodge the Concept and/or Stage 1 DA following Council's referral of the Planning Proposal to DPHI for Gateway determination.

6.7. INFRASTRUCTURE CONTRIBUTIONS AND DELIVERY FRAMEWORK

In preparing this planning proposal, the proponent group, its technical advisory Team and Council have all collectively worked to prepare a development contributions and infrastructure funding and delivery framework that can be implemented for the SGA. This section should be read in conjunction with the letter of advice prepared by GLN Planning, included under **Appendix K**.

The two (2) primary objectives for contributions planning in relation to this planning proposal are to:

1. Understand the infrastructure threshold triggers to enable a serviced and orderly for of development for the wider SGA, and
2. Establish a reasonable and equitable contribution framework for the lands within Zone 1, comprising of Rowan Village and Sunnyside.

In order to meet the objectives, as noted in this Planning Proposal, the proponent group commissioned the preparation of the Infrastructure Services and Delivery Plan (ISDP). Ultimately, the ISDP has informed the early draft letter of offer put forward by the proponent group.

With respect to the offer to enter into a planning agreement, Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. The local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions

collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000, unless the contributions plan is approved by IPART. Council applied to the Minister for Planning, Housing and Infrastructure to have SGA Zone 1 designated as an area permitted to levy contributions up to the \$30,000 threshold, consistent with other designated Urban Release Areas across NSW. This designation was approved and gazetted on 8 May 2026. During this period Council staff have prepared a draft Contribution Plan for SGA Zone 1 to collect contributions for the necessary infrastructure. The draft is currently in post-exhibition and finalisation stage. In addition, Council have applied to the Minister for Planning to have the SGA Zone 1 designated as an area permitted to levy contributions up to the \$30,000 threshold, consistent with the standard practice for other designated urban release areas across NSW. The Minister's response to this matter remains outstanding.

Section 64 sewer and stormwater contributions for SGA Zone 1 will be collected based on the current rates of the adjacent areas as identified in the development servicing plans.

Section 7.11 contributions for SGA Zone 1 for the principal subdivision is proposed to be collected under an addendum to the current LICP.

It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels.

6.7.1. Satisfactory Arrangements provisions under WWLEP 2010

In light of the above, it is recognised that the WWLEP 2010 has an already established statutory mechanism to ensure the satisfactory provision of State public infrastructure and public utility infrastructure. This is enforced under Part 6, clauses 6.1 and 6.2 respectively.

In relation to State infrastructure, TfNSW has advised that they are aware of the planning proposal specific traffic investigation work undertaken by Ason Group to date, including within the context of the wider SGA, and are supportive of the planning proposal progressing to Gateway on the basis that additional traffic modelling will be undertaken post Gateway

Notwithstanding, the proponent group has substantially progressed the infrastructure delivery framework, relevant to both State (for relevant roads) and key local utilities, for the SGA as part of the preparation of this planning proposal and associated letters of offer.

Consultation with SINSW and TfNSW is ongoing. It is understood that a State Planning Agreement will need to be executed to satisfy clauses 6.1 and 6.2 prior to the determination of any future development applications, including subdivision DAs that propose lots smaller than the currently permitted minimum lot size.

7. STATUTORY CONTEXT

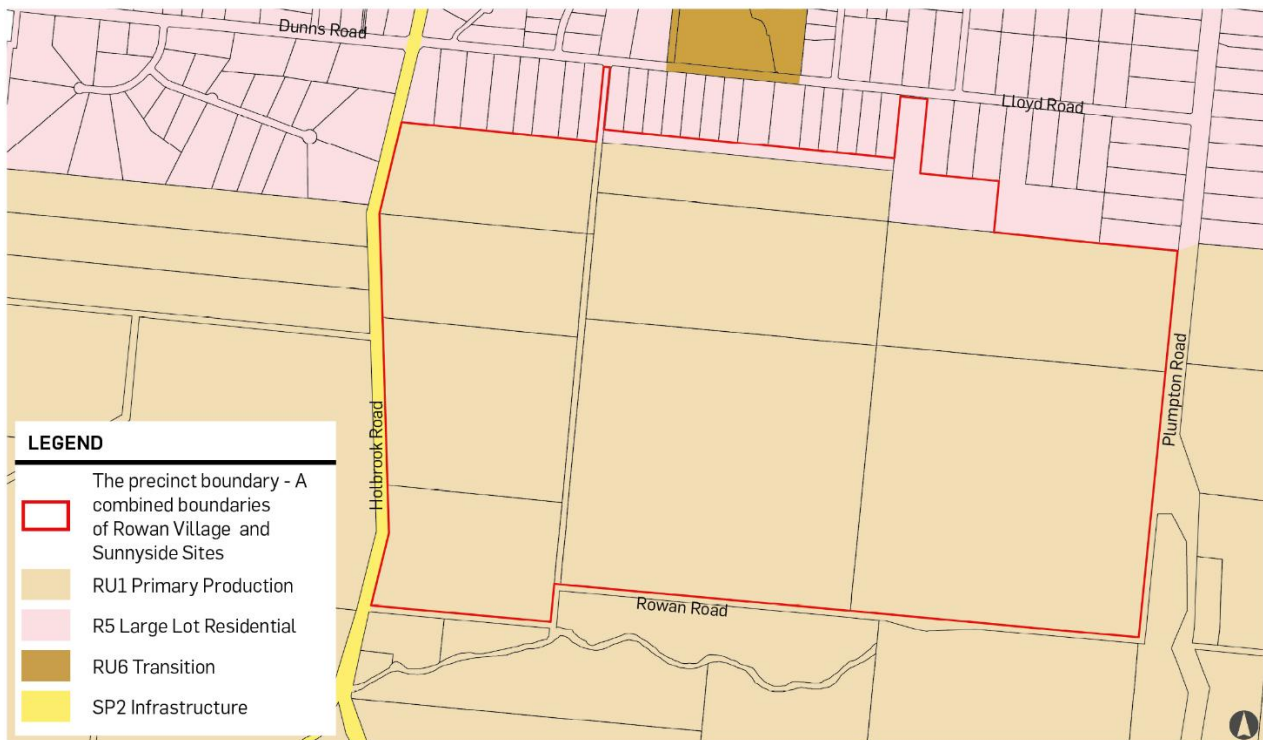
7.1. WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

Wagga Wagga Local Environmental Plan 2010 (WLEP) is the primary environmental planning instrument applying to the site. The following sections outline the currently in force WLEP 2010 maps applicable to the site, for information purposes.

7.1.1. Land Use Zoning

Under the WLEP, the majority of site is zoned RU1 Primary Production. A marginal portion of the north is zoned R5 Large Lot Residential. Refer **Figure 18** Existing Land Use Zoning below.

Figure 18 Existing Land Use Zoning Map



Source: Urbis

7.1.2. Objectives and Permissibility

Table 6 below identifies the objectives and permissible land uses of zone RU1 Primary Production and R5 Large Lots Residential.

Table 6 Zone Objectives and Permissibility

Objectives	Description
RU1 Zone	- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. - To encourage diversity in primary industry enterprises and systems appropriate for the area. - To minimise the fragmentation and alienation of resource lands. - To minimise conflict between land uses within this zone and land uses within adjoining zones.

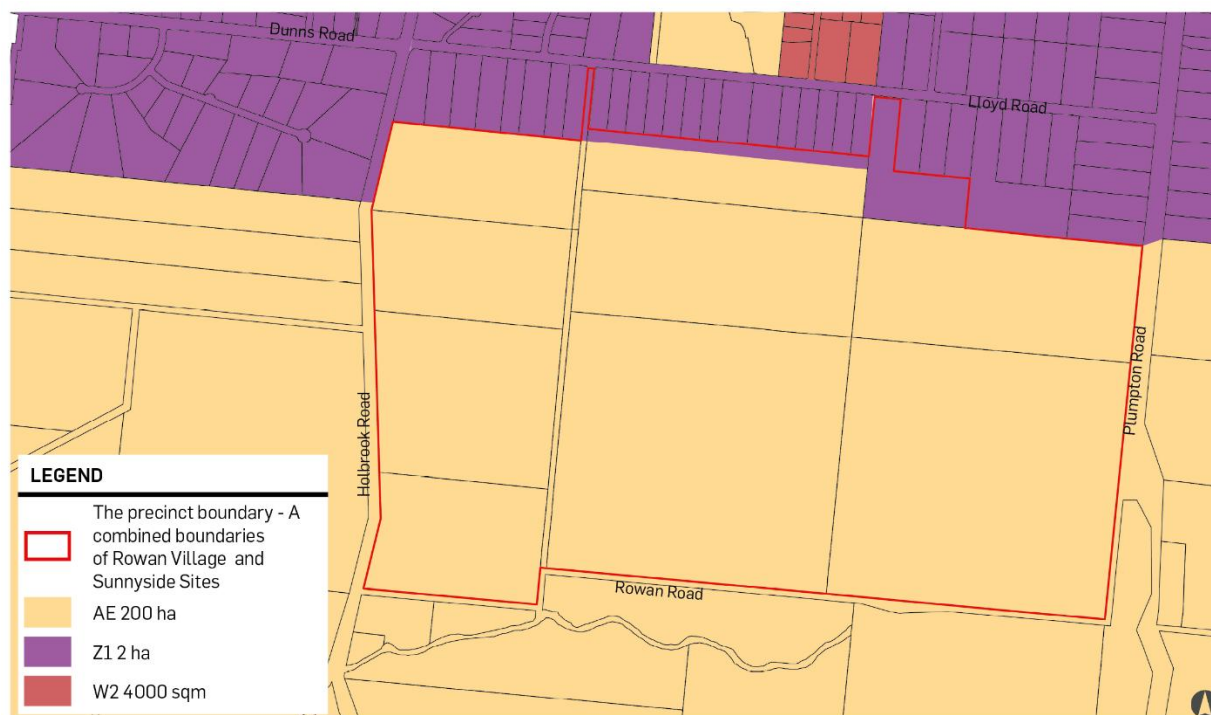
Objectives	Description
	▪ To foster strong, sustainable rural community lifestyles. ▪ To maintain the rural landscape character of the land. ▪ To allow tourist and visitor accommodation only where it is in association with agricultural activities.
R5 Zone	▪ To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. ▪ To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. ▪ To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. ▪ To minimise conflict between land uses within this zone and land uses within adjoining zones. ▪ To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.
RU1 Zone - Development permitted with consent	Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4
R5 Zone – Development permitted with consent	Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource

Objectives	Description
	management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

7.1.3. Minimum Lot Size

Under Clause 4.1 of the WLEP, the majority of the site is subject to a minimum lot size of 200 hectares while the northern end, the zoned R5 Large Lot Residential land is subject to a maximum lot size of 2 hectares. Refer to **Figure 19** below.

Figure 19 Existing Minimum Lot Size Map



Source: Urbis

7.1.4. Building Height

The site is not subject to a maximum building height control.

7.1.5. Floor Space Ratio

The site is not subject to a maximum floor space ratio (FSR) control.

7.1.6. Heritage Conservation

The site is not identified as a local heritage item, nor is it located within a heritage conservation area. However, the site is located 280m north of a local heritage item (I189) known as 'Rowan, dwelling'. Refer to **Figure 20** below.

Figure 20 Heritage Map



Source: Urbis

7.1.7. Biodiversity

The site is identified as 'Biodiversity' on the Terrestrial Biodiversity Map under Clause 7.3 of the WWLEP 2010. Refer to **Figure 21** below.

Figure 21 Terrestrial Biodiversity Map

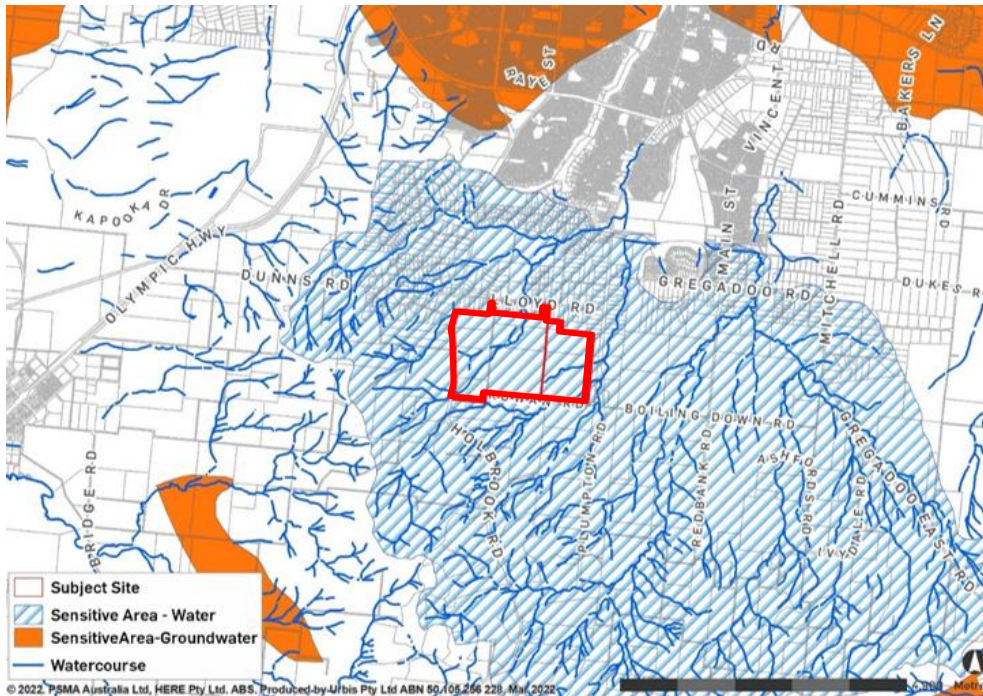


Source: Urbis

7.1.8. Riparian Lands and Waterways

The site is identified as 'Water' on the Water Resource Map. Parts of site are identified as 'Waterways', in under Clause 7.5 under Figure 22 Water Resource Map Figure 23 below. Parts of site are identified as 'Waterways', in under Clause 7.5 under Figure 22 Water Resource Map Figure 23 below.

Figure 22 Water Resource Map Figure 23 Water Resource Map



Source: Urbis

8. PLANNING PROPOSAL ASSESSMENT

This Planning Proposal been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning and Environment 'Local Environmental Plan Making Guideline' dated August 2023.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes
- Explanation of provisions
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts and State and Commonwealth interests.
- Draft LEP maps which articulate the proposed changes
- Likely future community consultation

8.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

The primary objective of this Planning Proposal is to amend the WWLEP 2010 to unlock the Zone 1 Precinct and catalyse the development of the SGA through the establishment of a new community consisting of circa 2,900 dwellings that supported by enabling infrastructure and services.

The proposal is intending to deliver a precinct that:

- Support the region's growing population, and Council's aspiration housing and population targets by enabling the active supply of a diverse range of housing typologies and residential lot sizes.
- Provide new open space and active transport opportunities that will enhance connectivity within the site, to the broader SGA and Wagga Wagga,
- Retain, enhance and protect the existing significant environmental qualities, biodiversity and waterways on the site.
- Contribute to the region's local economy through the introduction of a village centre and associated retail and other community uses
- Is support by a robust amount of public utility infrastructure and services, which has been staged and carefully planned to ensure housing delivery aligns with infrastructure capacity

8.2. PART 2: EXPLANATION OF PROVISIONS

The objectives and intended outcomes of the Planning Proposal will be achieved through the following amendments to the WWLEP 2010:

- Rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:
 - R1 General Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - E1 Local Centre
 - RE1 Public Recreation
 - SP2 Education Facility (Investigation Area)
 - C2 Environmental Conservation

- Amend the minimum lot size development from 200 hectares and 2 hectares to a minimum lot size of 2,000m² for the proposed R5 Large Lot Residential zone and no minimum lot sizes for the other proposed zones.
- Amend the Urban Release Area Map to include the site.
- Amend Clause 5.1 and the Land Reservation Acquisition Map to identify the potential future educational facility, zoned SP2, for acquisition by the Minister for Education and Early Learning.
- Introduce a site-specific additional local provision that requires the delivery of a minimum net dwellings per hectare in Zone 1 (except for R5, C2, RE1, E1, and SP2 zoned land).

The intended provisions are illustrated on the proposed LEP mapping in **Section 8.4** of this report.

8.2.1. Land Use Zoning

Four land use zones are proposed over the site. These land uses zones are considered the most appropriate zones for achieve the objectives of the Planning Proposal. Further granular detail regarding the typology of housing within the R1 General Residential Zone is provided within the ILP in the Urban Design Report for the Zone 1 Precinct (**Appendix A**).

A breakdown of each land use zone is provided in **Table 7** below.

Table 7 Proposed land use zones

Land use zone	Permitted Land Uses (as per WWLEP 2010)	Explanation of intended land use
R1 General Residential Zone	<i>Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4</i>	A majority of residential land, local parks and passive recreation areas located to the north of the Transgrid easement which transects (east-west) along the southern portion of the site, is to be zoned R1 General Residential. This land use zone has been chosen as it permits a number of residential land uses and community infrastructure, including residential dwellings and seniors housing. It is also a “prescribed zone” under the transport and infrastructure SEPP, under which schools are development permitted with consent.
R3 Medium Density Residential Zone	<i>Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Restaurants or cafes; Seniors housing; Take away food and drink premises; Tank-based aquaculture; Any other</i>	Inner and central parts have been zoned medium density residential. The medium density residential land will leverage off the close proximity to the local centre and the associated amenities, such as the Village Centre and Open Space. The medium density residential land will enable a diversity of housing choice to be delivered across the SGA – Zone 1, whilst still ultimately maintaining a predominantly low-density character.

Land use zone	Permitted Land Uses (as per WWLEP 2010)	Explanation of intended land use
	<i>development not specified in item 2 or 4</i>	
R5 Large Lot Residential Zone	<i>Dwelling houses; Hardware and building supplies; Home industries; Neighbourhood shops; Oyster aquaculture; Rural supplies; Pond-based aquaculture; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 4</i>	The R5 Large Lot Residential zone is to be located between the Transgrid easement and Rowan Road, excluding the portion of land zoned RE1 Public Recreation. Part of this zone will accommodate the electricity transmission line and the associated easement. It is envisaged that the dwellings on these lots will front Rowan Road in the south, with any built form being located outside the easement zone. In accordance with the Transgrid Easement Guidelines, private rear yards, fence lines, clothes lines and other domestic structures are permitted within the easement zone, provided they are outside the exclusion zone. This zone will ultimately facilitate the delivery of large rural lifestyle housing that will function as a transition between the more intensive urban development in the Zone 1 Precinct and the more rural residential development further south.
E1 Local Centre Zone	<i>Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</i>	The E1 Local Centre zone is proposed to be located in a key strategic position in the Zone 1 Precinct, on the southern side of the collector road, with the north-south primary street providing direct access off Lloyd Road. This zone will accommodate and support the development of the 1.88-hectare Village Centre. It will permit small scale retail and food and drink premises, medical centre (local GP), child-care and other local services that will service the day to day needs of the community.

Land use zone	Permitted Land Uses (as per WWLEP 2010)	Explanation of intended land use
RE1 Public Recreation Zone	<i>Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Depots; Entertainment facilities; Flood mitigation works; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Sewerage systems; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities</i>	The RE1 Public Recreation zone includes the biodiversity values present on the site, including vegetation (i.e., Box-Gum Woodland) and environmentally constrained land. The draft DCP (and final adopted DCP) will include provisions that relate to the protection and enhancement of riparian areas and remnant vegetation. It is considered that the zoning, CI 7.3 and the controls in the DCP will be sufficient to protect the biodiversity values on the site.
SP2 Education Facility (Investigation Area)	<i>Aquaculture; The purpose shown on the Land Zoning Map including any development that is ordinarily incidental or ancillary to development for that purpose.</i>	The SP2 Education Facility zone will accommodate and provide certainty for the future school land use.
C2 Environmental Conservation Zone	<i>Boat launching ramps; Community facilities; Environmental facilities; Extensive agriculture; Farm buildings; Flood mitigation works; Home-based child care; Information and education facilities; Jetties; Oyster aquaculture; Recreation areas; Roads; Sewerage systems; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities</i>	The C2 Environmental Conservation Zone intends to protect sensitive flora and fauna present across the site, particularly within identified riparian areas. This zoning will ensure the appropriate management and protection of biodiversity values, and consistency with the Regional Plan for the area.

8.2.2. Minimum Residential Density

It is proposed to insert an additional local provision under Part 7 Additional Local Provisions of the WWLEP 2010. The provision would apply to the Southern Growth Area.

The provision would seek to enable specific housing density outcomes across the site, which correspond with the intended housing diversity outcomes for the residential land.

The proposed wording of the additional local provision is provided below:

Clause 7.15 Minimum Dwelling Density on Land at South Southern Growth Area, Zone 1

- 1) *The objectives of this clause are as follows—*
 - (a) *to ensure the provision of a mix of dwelling types and housing choices,*
 - (b) *to ensure the efficient use of public infrastructure and land resources,*
 - (c) *to meet the demand for regional housing,*
 - (d) *to ensure the viability of public transport, recreation, community facilities and other services in the area.*
- 2) *This clause applies to land identified as “Dwelling Density” on the Dwelling Density Map*
- 3) *Development consent must not be granted for the subdivision of land unless the consent authority is satisfied the subdivision—*
 - (a) *will result in at least the dwelling density shown for the land on the Dwelling Density Map.*
- 4) *In this clause—*

dwelling density means the ratio of the number of dwellings to each hectare of land, including internal roads, but excluding collector roads and land used for public open space or a purpose other than residential accommodation.

This local provision will enable the delivery of varying density and different housing typologies throughout Zone 1.

No minimum dwellings per hectare outcome is proposed over the R5 zoned portion of the site.

8.2.3. Minimum Lot Size

Lot sizes will be guided by the above discussed local provisions. However, for the R5 zoned rural transition land, a minimum lot of 2,000m² is proposed.

8.2.4. Urban Release Area

The site is to be included on the Urban Release Area map which will trigger the application of *Part 6 Urban Release Areas* of the WWLEP 2010.

The application of this provision will ensure that pre-conditions for development in the Zone 1 Precinct regarding infrastructure provision and the implementation of a development control plan are met. The following clauses under the WWLEP 2010 of relevance will apply:

- Clause 6.1 Arrangement for Designated State Public Infrastructure
- Clause 6.2 Public Utility Infrastructure
- Clause 6.3 Development Control Plan

In accordance with Clause 6.3 this Planning Proposal is accompanied by a draft site-specific DCP which provides detailed guidelines and controls for the delivery of the ILP. The draft DCP will be implemented under a separate process to be exhibited prior to the finalisation of the Planning Proposal.

8.2.5. Land Reservation Acquisition

It is proposed to amend Clause 5.1 of the WWLEP 2010 and the associated Land Reservation Acquisition Map, to include the identification of the potential future educational facility, zone SP2, for future acquisition, with the relevant acquisition authority being the Minister for Education and Early Learning.

8.3. PART 3: JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

Yes

As discussed below, the LSPS enables the consideration of growth outside of the Northern Growth Area (*Principle 7 – Growth is supported by sustainable infrastructure*).

Whilst it is acknowledged that the southern fringe of Wagga Wagga has not been identified within the LSPS, the progression of the Rowan Village/Sunnyside Planning Proposals prompted Council to consider the future urban development and capabilities of this precinct as a whole.

To further refine and demonstrate the merit of the Southern Growth Area, Council prepared the Southern Growth Area Strategic Context Paper (SGA Context Paper). The SGA Context Paper was reported to Council on 13 May 2024. It provides an overview of the history of the SGA and the relevant planning proposals and expands upon Council's and the Department's requests for further strategic work within the SGA. This includes expanding on the existing policy alignment with adopted national, state, regional and local strategies and plans, analysis and interpretation of recent changes to Wagga Wagga's housing market and an infrastructure needs analysis to inform appropriate sequencing and development of housing and infrastructure in a sustainable manner.

The SGA Context Paper identifies an LGA population of approximately 80,000 people by 2041, seeing an approximate 10,000 additional people living in the LGA in the next 18 years. Under a moderate growth scenario, Council will need to facilitate provision of at least an additional 4,940 dwellings by 2041, to ensure access to housing for the increased population. Additionally, further housing may be required if there has been a deficit in housing supply in the LGA in previous years. The best way to encourage delivery of an appropriate amount of housing is to utilise multiple growth fronts.

The SGA Context Paper notes DPHI refused LEP21/0001 (PP-2022-4114), in part because there was insufficient justification for an additional urban release area in advance of the Northern Growth Area (NGA). While the LSPS identifies areas for growth and redevelopment, principle 7 allows consideration of development outside the identified areas.

A healthy housing supply sees a diversity of dwellings delivered consistently over a period of time. Council's SGA Context Paper identified that while Council is leading a similar process in the NGA, it is not as far progressed as the technical work already undertaken for the SGA. The SGA can meet a short-term and acute housing need, whereas the NGA provides for medium- to longer-term supply to ensure sustainable and affordable provision of housing into the future. The SGA Zone 1 alone will provide approximately 2,900 dwellings, which would accommodate nearly 60% of dwelling demand to 2041. The SGA Context Paper notes there are multiple areas that can provide housing within the LGA. This includes infill and CBD development, as well as the NGA. It also notes the existing multiple growth fronts in Wagga Wagga, being urban release areas in Gobbagombalin, Estella, Boorooma and Lloyd. With the Gobbagombalin, Estella and Boorooma growth areas largely built out, and Lloyd constrained by salinity groundwater constraints and quarry operations, introducing the SGA as an additional growth front should encourage competition and create a consistent flow of housing supply to the market. Multiple competitive development fronts can potentially enable the accelerated delivery of housing for the community; however, the cost of social, community and physical infrastructure to service these new greenfield communities is substantial. The sequencing and early supply (or funding) for this infrastructure is the most fundamental consideration for development in Wagga Wagga's greenfield areas. An infrastructure needs analysis has identified that sufficient infrastructure can be provided in the SGA through a Planning Agreement or contributions plan.

Following the finalisation of this Context Paper, Council resolved on 13 May 2024, to *"consider and assess planning proposals within Zone 1 of the SGA, where they meet the existing strategic merit identified in the 'Southern Growth Area Strategic Context Paper'".* This planning proposal responds to and addresses the strategic merit established in the Context Paper.

Regardless, an existing requirement of the LSPS is that for development in the southern fringe of Wagga Wagga, Council will determine the remaining infrastructure capability that exists, to determine the ultimate development potential of this area and maximise efficient use of infrastructure.

The LSPS requires infrastructure provision and capacity to be managed and prioritised in decision making for growth and infill and ensure broader considerations and precinct wide planning is undertaken rather than ad-hoc planning that results in unsustainable outcomes.

Significant investment has been made in preparing a robust set of technical studies and analyses as part of the Rowan Village Planning Proposal to confirm infrastructure capacity and provision requirements. The studies confirm that adequate services infrastructure and facilities can be provided and managed effectively to support development in the Southern Growth Area and ensure connectivity of the Rowan Village/Sunnyside sites to the remaining urban release area further to the west as well as to the large lot residential area to the north of the sites (SGA Infill area). As mentioned previously, these studies are yet to occur for the Northern Growth Area.

The proponent group has successfully managed to address land ownership issues and brought together a large parcel of land for future development. A similar process will likely take significant effort and time within the Northern Growth Area which is currently under fragmented land ownership. Based on the technical studies that have been undertaken for Rowan Village and Sunnyside as well as the SGA, the land is relatively free of environmental constraints and is ready for development.

As part of the Infrastructure Services and Delivery Plan prepared (ISDP) by IDC Consulting, detailed infrastructure and utilities master planning has been prepared for the Zone 1 Precinct, with broader consideration also given to the SGA.

A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in yield. The ISDP has provided an infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA:

IDC concludes that the development will be able achieve the essential public utilities servicing for the site.

Discussions with the relevant authorities and service providers, including Wagga Wagga City Council, Essential Energy and the Riverina Water Network to refine and finalise the infrastructure requirements for the site will continue alongside the assessment of the Planning proposal.

The Infrastructure & Services Delivery Plan (ISDP) prepared by IDC includes a detailed staging plan to bring together the various infrastructure streams into a coherent strategy that:

- Identifies dwelling triggers for infrastructure upgrades.
- Is endorsed by Council and Utility Agencies.
- Assigns funding sources/responsibilities.
- Assigns delivery & maintenance responsibilities.

In order to meet the objectives, as noted in this Planning Proposal, the proponent group commissioned the preparation of the Infrastructure Services and Delivery Plan (ISDP). Ultimately, the ISDP has informed the early draft letter of offer put forward by the proponent group.

With respect to the offer to enter into a planning agreement, Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. However, at the time of gateway submission, these discussions had not reached a resolution, so Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure. The local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000, unless the contributions plan is approved by IPART.

Section 64 sewer and stormwater contributions for SGA Zone 1 will be collected based on the current rates of the adjacent areas as identified in the development servicing plans.

Section 7.11 contributions for SGA Zone 1 for the principal subdivision is proposed to be collected under an addendum to the current LICP.

It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels.

The Planning Proposal is therefore consistent with the objectives of the LSPS for land that is not located within an identified growth area.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes

The Planning Proposal, which seeks to rezone the site and implement specific development standards supplemented with a draft structure plan and staging plan, is consistent with Government policy and approaches to rezoning of land and is the best means of achieving the objectives and intended outcomes laid out within this Planning Proposal.

The only other alternative option is via a Council initiated Planning Proposal to rezone the land or identify the land within an urban release precinct. This places the onus on Council's resources to undertake the required evidence-based studies to inform the strategic planning work.

Wagga Wagga is one of the 21 regional councils that is experiencing some of the highest growth and this has been acknowledged by the State Government, with funding being provided to help kickstart housing supply.

Rather than wait for Council to undertake this work, the Proponent has initiated a Planning Proposal which includes the necessary evidence base to determine the suitability of the land for urban purposes whilst mapping the environmental qualities and features which are to be protected and maintained.

Section B – Relationship to strategic planning framework

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

Yes

The Planning Proposal aims to give effect to the objectives and actions of the following regional plans and strategies:

- A 20-year Economic Vision for Regional NSW
- Riverina Murray Regional Plan 2041

A 20-Year Economic Vision for Regional NSW

The *20-Year Economic Vision for Regional NSW* was released in 2018 and refreshed in February 2021 in response to the changing economic landscape. It sets out the Government's priorities to achieving success for regional communities.

Specific to the Riverina-Murray Region is the \$4.2 billion Snowy Hydro Legacy Fund and the \$2 billion Regional Growth Fund, which will provide significant long term economic benefits, with targets priority areas, including the Special Activation Precinct.

The Wagga Wagga Special Activation Precinct is estimated to create 6,000 new jobs across various industries specialising in freight and logistics, advanced manufacturing, recycling and renewable energy.

This growth in employment opportunities brings forward a need to house people as they migrate to the regions. The site is located 14km south of the Special Activation Precinct, directly accessible off Holbrook Road. The site is unfragmented, relatively free for major hazards and presents as an ideal land supply opportunity to provide the necessary housing to alleviate the pressures faced by migration to the regions.

The Proponent is committed to progressing with the site's redevelopment for Rowan Village in a timely and sequential manner, with land release occurring over an approximate 10-year period and in line with the delivery of infrastructure.

The Planning Proposal therefore provides for a vibrant new residential and mixed-use community, providing the necessary housing to support the economic growth set out in the economic vision.

Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2041 (The Plan) sets the regional planning priorities and provides a framework for regional and local planning decisions.

The Planning Proposal gives effect to objectives and strategies of the Plan, as set out below:

Objective 1: Protect, connect and enhance biodiversity throughout the region

Under this objective, strategic planning is intended to namely facilitate the identification and protection of biodiversity values in areas experiencing high growth, to ultimately inform land use decision making and minimise or avoid loss to biodiversity. Strategies that underpin this objective include:

- Identify the broad biodiversity attributes/values of zoned and/or strategy identified urban investigation areas
- Integrate biodiversity values into new and existing developments through water sensitive urban design, green infrastructure and walking and cycling networks.

The Planning Proposal achieves the overall objectives and utilises the above strategies. The Zone 1 Precinct and SGA has historically been an urban investigation area. It also remains of critical strategic importance to Wagga Wagga and aligns with the principles and land use vision for Wagga Wagga under the LSPS. The biodiversity values of the Zone 1 Precinct, including flora and fauna attributes have been comprehensively investigated and identified for protection at the initial strategic planning stage.

Following from this, the Planning Proposal has sought to minimise the loss of biodiversity through the retention of vegetation, such as Box-Gum Woodland; and the retention of the riparian corridors and associated tributaries. The riparian corridor (i.e., Stringybark Creek) and vegetation have been co-located with social infrastructure and an overall total of over ~85ha of passive and active open space that has been further integrated into the site's active transport network, stormwater and water sensitive urban design strategy.

This Planning Proposal is therefore consistent with this objective and associated strategies.

Objective 2: Manage development impacts within riverine environments.

Under this objective, the intent is to manage urban growth and land uses in riverine areas, in areas such as the Murray and Murrumbidgee Rivers. In the context of ongoing change in the climate and community, development along waterfronts and riverine lands will need guidance to ensure the health and function of waterways is protected.

While the Planning Proposal is not strictly speaking, situated on riverine land, it is traversed by a number of riparian corridors. It is intended for development and infrastructure within the Zone 1 Precinct to be framed by the riparian corridors to the extent that it some future development within the site will be characterised as development on waterfront land under the Water Management Act 2000. The following strategies under this objective have therefore been considered:

- Incorporate waterfront areas into open space networks and prioritise public access to riverine lands and waterways.
- Prioritise subdivision of urban waterfront land for public access
- Take account of natural hazards, including flooding and climate change

The riparian corridor that traverses the site have been retained and incorporated into the open space network and zoned RE1 public recreation for the purposes of enabling public recreation and access. The intent is that the waterfront land will remain publicly accessible during the detailed DA and subdivision stage. Flood levels have been considered in the initial strategic planning for the precinct.

The Planning Proposal is therefore consistent with this objective and associated strategies.

Objective 5: Ensure housing supply, diversity, affordability and resilience

The aims of this objective are to reconcile the misalignment of housing supply with unanticipated growth and demand, and in particular the demand for more diverse and affordable housing in the region. There is also recognition in the need for enabling infrastructure to support housing development. Key strategies under this objective include:

- Provide a variety of housing that reflects community need

- Integrate land use and transport planning, including outcomes that support public and active transport opportunities.
- Consider access to existing, or provide, new services and infrastructure as an area is developed
- Accord with staging and release plans

The Planning Proposal will provide for a variety of residential dwellings and lot sizes, which will be guided by the land use zoning and the housing diversity and density provisions.

Residential development will be supported by investments in new lead in public infrastructure. Housing will develop in accordance with the staged roll out of lead in infrastructure, outlined by IDC consulting. The Planning Proposal will also facilitate public and active transport opportunities, in particular walking and cycling and the delivery of the Plumpton Road upgrades.

The Planning Proposal is therefore consistent with the overall objective and associated strategies.

Objective 5: Support housing in regional cities and their sub-regions

This objective identifies Wagga Wagga as a key regional city that presents opportunities to support residential and employment opportunities. Under this objective the plan further notes that:

“Council continues to support urban growth area to the south of the city, such as the Lloyd development area and increased densities in some existing large lot residential areas, to meet its future urban housing needs”; and that,

Wagga City Council is planning for a transition to a more densely populated city of 100,000 people” and further that “this will require a shift in focus for existing rural residential areas on the urban fringe of the city to a more standard housing product, including medium density housing”

It is also acknowledged that the NGA will provide more than 6000 homes towards achieving this objective under the plan, and that the Wagga Wagga LSPS 2040 has placed an emphasis on the NGA in achieve its housing and population growth aspirations.

Strategies under this objective include:

- Coordinate appropriate urban growth and development through structure and mater planning, particularly in new urban release areas.
- Where strategically justified transition rural residential development to a standard residential product.
- Review the supply of zoned and strategy identified land to understand constraints, prioritise and development pathways.

The Planning Proposal seeks to coordinate orderly development through the implementation of an ILP and an enabling planning framework that can facilitate greater diversity of housing. A more contemporary approach to lot typologies and housing is proposed through the introduction of density bands through the WLEP 2010 The proposed approach will support the delivery of further housing options in a regional city.

As part of this Planning Proposal, the proponent group has also conducted a review of the strategically identified NGA and sought to identify its potential constraints, and further, opportunities to facilitate the in parallel development of the SGA. The strategic review namely found that:

- Based on reviews and analysis undertaken by DevCore and Urbis, the NGA and existing urban release areas are unlikely to be able to supply the ‘target’ number of dwellings envisaged in the LSPS by 2040, and,
- Based on a Council staff’s report prepared for a Council meeting on **7 November 2022**, the progress on the NGA technical studies to inform the structure planning for the NGA is less advanced than anticipated at present and it is estimated that that **land in the NGA will not be available for development of housing for a minimum of 5 years.**

On this basis, the Planning Proposal is considered consistent with the overall objective and associated strategies.

Objective 11: Plan for integrated and resilient utility infrastructure

Objective 11 identifies the need for strategic planning to coordinate utility infrastructure and identify urban growth areas in locations with access to existing infrastructure or where new infrastructure is cost effective. Key strategies under this objective include:

- Undertake infrastructure service planning and cost-benefit analysis for land identified for development , to establish whether the land can be efficiently and feasibly serviced.
- Understand and identify necessary infrastructure upgrades to accommodate additional growth in the immediate to short-term.
- Include staging plans that: identify the thresholds and timelines for major land release and infrastructure provision; and identify infrastructure capacity for growth and potential take-up scenarios, including a baseline assessment of extent, type and capacity of existing infrastructure.
- Optimise development controls to ensure development does not hinder the ongoing operation of infrastructure.
- Consider an identify infrastructure funding and delivery arrangement such as cross jurisdictional/sector funding, planning agreements or public private partnerships.

Comprehensive infrastructure and development planning has been undertaken for the Zone 1 Precinct and SGA by IDC consulting as part of their Infrastructure Service and Deliver Plan (**Appendix M**). The ISDP has identified the necessary infrastructure upgrades to accommodate additional growth over 12 years through a detailed staging plan. Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure.

The Planning Proposal is therefore consistent with the overall objective and associated strategies.

Assessment Criteria for Strategic and Site-Specific Merit

The Planning Proposal addresses the Assessment Criteria within the DPHI guidelines as summarised below:

Provision	Consistency
Does the proposal have strategic merit? Does the proposal:	
<i>Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site.</i> <i>This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or</i>	Yes. As detailed in the response to Question 3 above, the Planning Proposal gives effect to the <i>Riverina Murray Regional Plan 2041</i>. Specifically, the Planning Proposal will unlock active, available and unfragmented land on the periphery of the existing urban area which has the capacity to supply approximately circa 2,900 dwellings over approximately 10-12 years, with a density of 10 dwellings /ha. The design of the ILP and proposed land use zoning has been designed to locate urban development outside of the riparian corridor and vegetated areas, which have been zoned RE1 Public Recreation. The open space and stormwater infrastructure network have considered the sites existing natural features and natural hazards such as flooding to create a resilient community. The Planning Proposal will facilitate the delivery of diverse housing typologies and lots sizes which will contribute to achieving Council's housing supply and population aspirations. Infrastructure upgrades will progressively occur in line with the staged delivery of development. A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in dwellings. The ISDP has provided an

Provision	Consistency
	infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA:
<i>Demonstrate consistency with the relevant LSPS or strategy has been endorsed by the Department or required as part of a regional or district plan; or</i>	Yes. As detailed in this report and in response to Question 4 below, the Planning Proposal is consistent with: • Wagga Wagga Community Strategic Plan 2040 • Local Strategic Planning Statement – Planning for the Future: Wagga Wagga 2040
<i>Respond to a change in circumstances that has not been recognised by the existing planning framework</i>	Yes. The LSPS focused housing growth within the North Wagga Wagga Precinct, to the west of the Special Activation Precinct, providing a direct nexus between employment and housing. The intended dwelling density and supply of housing within the North Wagga Wagga Precinct has not eventuated at the rate required to meet the demands of the growing population. Council is therefore investigating other potential land supply opportunities, of which the Southern Growth Area is one. The SGA was previously identified in the Spatial Plan 2013, which was then superseded by the Wagga Wagga LSPS 2040. Commentary on development in the south of Wagga Wagga and by inference the SGA was provided in the Riverina Murray Regional Plan 2041. This Planning Proposal responds to the changing and evolving context and housing needs of the community.
Does the proposal have site-specific merit? Does it give regard and assess impacts to:	
<i>The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)</i>	Yes. The site contains a waterway, riparian corridor, biodiversity features, and is subject to overland flow. The structure plan has been informed by a suite of technical studies that have provided advice and guidance on the location of future development so as to protect, retain and manage the natural features of the site. The technical studies confirm that the site is suitable for the land use strategy set out in the Planning Proposal and the features of the site do not prohibit development occurring in line with the structure plan. Refer to Section C – Environmental, social and economic impacts which provides detailed commentary on this.
<i>Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.</i>	Yes. The Planning Proposal is consistent with the changing and evolving context of Wagga Wagga. It provides transition areas to more rural land uses. It also provides mechanisms, namely infrastructure, that will enhance its connectivity with existing and future urban development uses to its north.

Provision	Consistency
<i>Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision</i>	Yes. As part of the Infrastructure Services and Delivery Plan prepared (ISDP) by IDC Consulting, detailed infrastructure and utilities master planning has been prepared for the Zone 1 Precinct, with broader consideration also given to the SGA. A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in yield. The ISDP has provided an infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA: In order to meet the objectives, as noted in this Planning Proposal, the proponent group commissioned the preparation of the Infrastructure Services and Delivery Plan (ISDP). Ultimately, the ISDP has informed the early draft letter of offer put forward by the proponent group. With respect to the offer to enter into a planning agreement, Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. However, at the time of gateway submission, these discussions had not reached a resolution, so Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure. The local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000, unless the contributions plan is approved by IPART. Council applied to the Minister for Planning, Housing and Infrastructure to have SGA Zone 1 designated as an area permitted to levy contributions up to the \$30,000 threshold, consistent with other designated Urban Release Areas across NSW. This designation was approved and gazetted on 8 May 2026. Section 64 sewer and stormwater contributions for SGA Zone 1 will be collected based on the current rates of the adjacent areas as identified in the development servicing plans. Section 7.11 contributions for SGA Zone 1 for the principal subdivision is proposed to be collected under an addendum to the current LICP. It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels.
The site-specific merit of the Planning Proposal is discussed further in Section C – Environmental, social and economic impacts.	

Q4. *Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Yes

The Planning Proposal is consistent with the Wagga Wagga Community Strategic Plan 2040 and the Wagga Wagga LSPS, as discussed below:

Wagga Wagga Community Strategic Plan 2040

The *Wagga Wagga Community Strategic Plan 2040* (**the Strategic Plan**) sets the communities vision for the future. It is underpinned by four key principles; thriving, innovation, connected and inclusive.

The five strategic directions for the city are:

1. Community leadership and collaboration
2. Safety and health
3. Growing economy
4. Our identity and sense of place
5. Our environment

This Planning Proposal and the submitted structure plan delivers on the principles and strategic directions for the city by:

- Designing public open space and recreational environments that will deliver safe, inclusive spaces for children and families to gather and play;
- Providing natural areas for passive recreation, within 400m of new dwellings
- Encouraging active transport through the integration of a connected network within the structure plan;
- Creating a vibrant and accessible seniors' living precinct adjacent to the local centre, which will include medical facilities as well as local retail and food and beverage services;
- Preparing a structure plan and subdivision plan which illustrates the vision for the Rowan Village precinct and how it fits within the broader southern growth area;
- Providing the appropriate infrastructure and services that support the needs of the future population;
- Providing housing choice and diversity within Rowan Village, to suit a range of demographic, economic and lifestyle needs;
- Protecting and retaining the highly valued environmental features of the site; and
- Creating attractive streetscapes.

The Planning Proposal is therefore consistent with the outcomes sought by the Strategic Plan.

Wagga Wagga Local Strategic Planning Statement

Whilst the LSPS identifies North Wagga Wagga as the growth area for greenfield development, the LSPS does provide an avenue for consideration of other areas, providing that there is adequate services and infrastructure arrangements available.

This Planning Proposal, the ILP and the supporting technical studies demonstrates that whilst the site was not identified as an investigation area when the LSPS was endorsed in February 2021, the land is suitable for urban purposes, is capable of being serviced by the necessary infrastructure, subject to the required upgrades and that the site is strategically positioned to support a new active and vibrant mixed-use community.

The sites, whilst not specifically identified in the LSPS, do form part of the referenced 'southern fringe'. The LSPS provides avenues for consideration of growth outside of the Northern Growth Area. Principle 7 states that growth in areas not identified for growth will be considered based on the principles of the LSPS, specifically service provision, connectivity, and accessibility.

The LSPS notes that for development in the southern fringe of Wagga Wagga, Council will determine the remaining infrastructure capability that exists, to determine the ultimate development potential of this area

and maximise efficient use of infrastructure. This planning proposal successfully addresses Principle 7, as summarised below:

- **Technical Studies to support growth in the SGA:** Significant investment has been made in preparing a robust set of technical studies and analyses as part of this proposal to confirm infrastructure capacity and provision requirements for the Southern Growth Area, including:
 - Stormwater Management Strategy
 - Sewer System Assessment
 - Services Infrastructure Assessment
 - Transport Impact Assessment
 - Social Infrastructure Assessment – recreation, open space, community facilities etc.
 - Ecological Assessment
 - Residential and Retail Market Demand Assessment
 - Aboriginal Cultural Heritage Assessment
 - Bushfire Assessment
 - Heritage Impact

The studies confirm that adequate services infrastructure and facilities can be provided and managed effectively to support development in the Southern Growth Area and ensure connectivity of the Rowan Village/Sunnyside sites to the remaining urban release area further to the west as well as to the large lot residential area to the north of the sites (SGA Infill area).

The Planning Proposal is also supported by a draft DCP that contains provisions to ensure:

- Open space, habitat corridors
- Open space within 500 m catchment of housing
- Village centre
- Perimeter/boundary road network to ensure frontage to collector roads
- Connectivity through to infill areas to the north
- East west and north-south collector road connections
- Shared path network connecting to existing active travel path connections
- Co-location of natural waterways, stormwater management and linear open spaces
- Restriction of access to Rowan Road to ensure a logical and defined boundary to the urban release area and discourage further spread of development to the south.

The draft DCP will be implemented under a separate process to be exhibited prior to the finalisation of the Planning Proposal.

- **Consolidated land ownership:** the proponents for Rowan Village and Sunnyside have successfully managed to address land ownership issues and brought together a large parcel of land for future development. A similar process will likely take significant effort and time within the Northern Growth Area which is currently under fragmented land ownership.
- **Land free of environmental constraints:** Based on the technical studies that have been undertaken for Rowan Village and Sunnyside, including Ecological Assessment, Aboriginal Cultural Heritage Assessment, Bushfire Assessment, Heritage Impact, the land is relatively free of environmental constraints and is ready for development.

This proposal addresses the demand for housing, social and community infrastructure, and facilitates a sustainable development and provides positive economic impacts as explained below.

Principle 1: Protect and enhance natural areas

The site contains a number of natural features including the waterway, riparian corridor and sparse patches of vegetation within the broader site.

These elements form the corner stone and the starting point for the ILP. The vision for the Rowan Village is one of celebrating the natural environmental qualities of the site whilst balancing this with built form outcomes.

This has been achieved through the retention and protection of the waterway and the riparian corridor that exists along its periphery, extending from the north-eastern corner of the site to the south-western corner. The land use zoning strategy seeks to rezone this land to RE1 Public Recreation and has an average width of approximately 70m, providing substantial separation and “breathing room” between the urban form and the natural environment.

The active transport strategy includes a number of cycle ways and walkways that will be established along the waterway, providing opportunities for future residents to enjoy and celebrate this area. A large passive open space area is provided within the centre of the site, adjacent to the waterway, providing future residents with a high amenity, connected open space areas.

The site is subject to a biodiversity overlay under the WWLEP 2010 and the intent of the Planning Proposal is to limit removal of vegetation to the greatest extent possible. Whilst some tree removal is inevitable, the Planning Proposal is accompanied by a landscape strategy which seeks to enhance the tree canopy cover of the site. The draft site-specific DCP provides controls relating to on-street tree planting as well as biodiversity protection measures informed by the ecological assessment undertaken as part of the planning proposal.

Principle 2: Increase resilience to natural hazards and land constraints

The site is, in part, subject to flooding and overland flow and this has been a key consideration for the development of the structure plan. We understand the emergence of environmental hazards arising from climate change, increased frequencies of natural hazards and the need to create more resilient communities.

WMA Water have been advising the consultant group on the overland flow paths, the requirements for bio-swales, stormwater management and water sensitive urban design principles to be incorporated at this early master planning phase of Rowan Village. This is fundamental to create a resilient community on this site whilst also ensuring offsite and downstream impacts are not exacerbated.

Based on WMA advice, the ILP has been prepared to suitably locate urban development outside of any key hazard areas.

Principle 3: Manage growth sustainably

The proposed land use strategy and structure plan reflects best practice urban design and environmental outcomes. The Planning Proposal applies an RE1 zoning to the riparian corridor and waterway which will form the focal point of Rowan Village.

Active transport corridors are provided along the periphery of the riparian corridor and along Holbrook Road, connecting into the broader active travel network.

WSUD principles have been integrated into the site planning and layout and this is documented within the stormwater management strategy. This includes five (5) wetlands with inlet ponds and macrophyte zones, have been designed to mitigated contaminant loads within stormwater runoff. The site will be serviced by five (5) detention basins with footprints of 4,212m², 1,754m², 11,387m², 5,624m² and 13,884m², respectively, including freeboard.

The layout and design of the precinct has been driven by these fundamental and core environmental features to ensure that the future community is resilient, remains unaffected by natural hazards and is able to embrace the rich heritage and environmental values present on the site today.

Principle 7: Growth is supported by sustainable infrastructure

As part of the Infrastructure Services and Delivery Plan prepared (ISDP) by IDC Consulting, detailed infrastructure and utilities master planning has been prepared for the Zone 1 Precinct, with broader consideration also given to the SGA.

A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in yield. The ISDP has provided an infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA:

IDC concludes that the development will be able achieve the essential public utilities servicing for the site.

Discussions with the relevant authorities and service providers, including Wagga Wagga City Council, Essential Energy and the Riverina Water Network to refine and finalise the infrastructure requirements for the site will continue alongside the assessment of the Planning proposal.

The Infrastructure & Services Delivery Plan (ISDP) prepared by IDC includes a detailed staging plan to bring together the various infrastructure streams into a coherent strategy that:

- Identifies dwelling triggers for infrastructure upgrades.
- Is endorsed by Council and Utility Agencies.
- Assigns funding sources/responsibilities.
- Assigns delivery & maintenance responsibilities.

In order to meet the objectives, as noted in this Planning Proposal, the proponent group commissioned the preparation of the Infrastructure Services and Delivery Plan (ISDP). Ultimately, the ISDP has informed the early draft letter of offer put forward by the proponent group.

With respect to the offer to enter into a planning agreement, Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. However, at the time of gateway submission, these discussions had not reached a resolution, so Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure. The local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000, unless the contributions plan is approved by IPART. Council have since applied to the Minister for Planning, Housing and Infrastructure to have SGA Zone 1 designated as an area permitted to levy contributions up to the \$30,000 threshold, consistent with other designated Urban Release Areas across NSW. This designation was approved and gazetted on 8 May 2026.

Section 64 sewer and stormwater contributions for SGA Zone 1 will be collected based on the current rates of the adjacent areas as identified in the development servicing plans.

Section 7.11 contributions for SGA Zone 1 for the principal subdivision is proposed to be collected under an addendum to the current LICP.

It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels..

Principle 10: Provide for a diversity of housing that meets our needs

The LSPS states that there is capacity within the existing zoned land and within the Northern Growth Area which will add 17 years of housing supply. However, it is evident that the development uptake within zoned areas or areas identified for increased density, is not occurring in line with the planned and forecasted growth, resulting in an under supply of housing and therefore increasing housing demand and housing price.

Council expects the Northern Growth Area (NGA) to accommodate around 6,080 dwellings and existing urban release areas - Lloyd, Estella, Boorooma and Gobbagombalin – to accommodate around 2,600 dwellings, equating to a total of 20,945 additional residents. However, based on reviews and analysis undertaken by DevCore and Urbis, the NGA and existing urban release areas are unlikely to be able to supply the 'target' number of dwellings envisaged in the LSPS by 2040:

However, as stated in the Council staff's report prepared for the Council meeting on **7 November 2022**, the progress on the NGA technical studies to inform the structure plan is less advanced than anticipated at present and it is estimated that that **land in the NGA will not be available for development of housing for a minimum of 5 years.**

Council's Residential Housing Strategy will be a key document to look at housing supply and demand and determine the housing needs of Wagga Wagga. Council was successful in securing funding to enable the prioritisation of preparing the Housing Strategy. However, we understand this work is unlikely to be completed until mid-late 2024.

Ultimately there is no coordinated funding framework or commitment to deliver housing in the NGA through landowner led rezonings. The NGA consists of circa 20 landowners and the area is a council led Rezoning with no current developer funding planning proposals. The proponent group is also aware that landowners have already reached high land value expectations indicating that future supply is not guaranteed, and future prices will be high to cover the en-globo land sale price expectations.

Fragmented land ownership in the NGA and existing urban release areas is likely to mean the timely provision of shovel-ready lot supply will be uncertain.

The LSPS sets a long-term target to reach up to 100,000 residents, which requires an additional 14,000 homes. Whilst there is no firm target date to when Council will reach a population of 100,000, what is evident is that the registration of lots and the production of dwellings needs to significantly increase per annum.

To note, this population target is a growth vision that may extend beyond 2040. Supporting an eventual population of this magnitude requires the sufficient delivery of appropriate infrastructure and services and the planning for this must commence now. Underpinned by an infrastructure delivery framework, the subject site plays a catalytic role in contributing dwellings over the short-term that will enable the LGA to support its ultimate population target without compromising the medium to long term housing supply that will be provided within other growth areas.

Without the planning proposal, the LGA is projected to consistently fall short of its annual dwelling target of 700-750 dwellings per annum between 2023 and 2040. The annual shortfalls are expected to vary in severity from ~280 dwellings (2031) up to ~580 dwellings (2023).

Unlocking additional dwelling supply in Zone 1 has the potential to significantly reduce the cumulative shortfall of dwellings in the medium-long term. Under this scenario, the LGA is projected to experience a lower cumulative shortfall in dwelling supply in the medium term of ~1,950 dwellings by 2030, compared to ~3,790 dwellings under the first scenario. However, even under this scenario, additional dwelling supply beyond Zone 1 will need to be identified to enable the LGA to reach its population target.

This planning proposal recognises the importance that an active supply of suitable zoned residential land is delivered (i.e. unencumbered by environmental constraints, fragmentation and infrastructure servicing) so that dwellings can be brought to the market immediately in order to support the per annum targets for rapid population growth in Wagga Wagga.

The provision of low-density residential accommodation is consistent with the fact that the proportion of couples is expected to remain strong at 32%, contributing to demand for new houses as they look to

purchase their first home. The provision of a site for Seniors Living housing is consistent with the expected increase in lone person households from 22% to 24%, likely reflecting the ageing population in Wagga Wagga.

The proposed ILP will accommodate circa 2,900 dwellings in four residential dwelling typologies of neighbourhood residential, village residential, rural transition and seniors living which consistent with identified migration patterns, into the Wagga South Region from within Wagga Wagga and surrounding regions in Lockhart and Coolamon Shire Councils, and as well as interstate and overseas migration.

Given the willing and able private investment that would drive the planning approvals in the SGA, it is likely that the planning proposal will deliver housing supply much quicker than the NGA which would need to progress through a Council funded approach.

Significant investment has been made in preparing a robust set of technical studies and analyses as part of the planning proposal to confirm infrastructure capacity and provision requirements. The studies confirm that adequate services infrastructure and facilities can be provided and managed effectively to support development in the Southern Growth Area and ensure connectivity of Zone 1 to the remaining urban release area. As mentioned previously, these studies are yet to occur for the Northern Growth Area.

The proponent group has successfully managed to address land ownership issues and brought together a large parcel of land for future development. A similar process will likely take significant effort and time within the Northern Growth Area which is currently under fragmented land ownership.

Given the current situation, where there is no coordinated funding framework or commitment to deliver land through a landowner led rezoning, it is likely that the NGA will be unable to bring forward lots to address the housing demand until 2029 at the very earliest. The below table compares the steps required for the SGA vs the NGA to begin delivering housing.

Timeline	SGA (Zone 1)	Northern Growth Area
2023/2024	Technical studies complete Structure Plan complete Planning Proposal prepared	Housing Strategy - consultant engaged
2025/2026	Planning Proposal assessment, gazettal, and Stage 1 DA / Concept Plan	Housing Strategy - completion
2026	Development Applications	Baseline Studies
2027	Development Applications & Housing Delivery	Precinct Structure Plan
2028	Development Applications & Housing Delivery	Planning Proposal assessment and gazettal
2029	Housing Delivery	Development Applications & Housing Delivery
2030	Housing Delivery	Development Applications & Housing Delivery

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes.

The Planning Proposal is consistent with the following State and regional studies, as summarised in the following table.

Table 8: Consistency with applicable State and regional studies

Relevant document	Consistency
Future Transport Strategy 2056 and Wagga Wagga Transport Plan	In March 2018, Transport for NSW (TfNSW) released the Future Transport Strategy 2056, the NSW Government's transport master plan. A revised Future Transport Strategy was published in 2022, following the social and economic impacts associated with the Covid-19 Pandemic. The strategy is focused on 3 outcomes: Connecting our customers' lives; successful places for communities; and enabling economic activity. The Wagga Wagga Transport Plan (Transport Plan) is included as a subset to the overall strategy and provides a vision for how Wagga Wagga's transport network, infrastructure and services will be managed and developed. The vision for the Transport Plan is for a safe, connected and productive Wagga Wagga. The Planning Proposal seeks to deliver on the vision of the Transport Plan and therefore the Future Transport Strategy by: - Progressing the strategic planning for the SGA which in this was plan was historically identified for circa 2,900 dwellings and an estimated 7,000 population increase. - Progressing the implementation of an active transport network. The Transport Plan highlights an extensive Active Transport Network for Wagga Wagga, with future expansion to the SGA (going through the Rowan Village and Sunnyside sites) to be investigated by TfNSW and Council. It is noted that the Active Transport link does not cover the full extent of the Northern Growth Area. Overall, the Planning Proposal fundamentally contributes to a 'connected wagga' by facilitate the future development of a multi-modal transport network, and through the upgrade of Plumpton Road, will further connect the community with Wagga Wagga.
NSW State Infrastructure Strategy 2022-2042	Infrastructure NSW published the <i>Staying Ahead: State Infrastructure Strategy 2022-2042</i> is a 20-year infrastructure investment plan that sets out the infrastructure needs and priorities up to 2042 It establishes 9 objectives, some of which include: Service growing communities, and

Relevant document	Consistency
	Integrate infrastructure, land use and service planning The planning proposal and supporting ILP have been prepared to ensure adequate infrastructure servicing is provided and integrated with the development and planning of the Zone 1 Precinct and community. As part of the Infrastructure Services and Delivery Plan prepared (ISDP) by IDC Consulting, detailed infrastructure and utilities master planning has been prepared for the Zone 1 Precinct, with broader consideration also given to the SGA. A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in yield. The ISDP has provided an infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA.
Transgrid Energy Connect Project	It is understood that Transgrid Energy are proposing a series of large upgrade works within the transmission corridor that traverses the southern portion of the site (east-west). According to Transgrid's latest project update, an Environmental Impact Statement for the NSW-Eastern Section of EnergyConnect was lodged with the NSW Department of Planning and Environment. DPE placed the EIS on public exhibition from 19 January 2022 until 15 February 2022. Subject to receiving all necessary approvals, construction of the project's NSW-Eastern Section is understood to have commenced in late 2022. All works will occur within the existing transmission easement area. The Proponent will maintain an ongoing dialogue with Transgrid.
Urban Design Guide for Regional NSW	The Urban Design for Regional NSW provides guidance for everyone involved in the design, planning and development of the building environment across regional NSW. The guide provides 7 urban design strategies for regional NSW, including: - Engage with the history and culture of places - Integrate with the natural environment and landscape - Revitalise main streets and town centres - Prioritise connectivity, walkability and cycling opportunities - Balance urban growth - Increase options for diverse and healthy living - Respond to climatic conditions and their impacts The planning proposal and supporting ILP have been developed based on advice from the technical consultant team including archaeology, heritage, ecology, bushfire, landscape and stormwater.

Relevant document	Consistency
	The planning proposal recognises the biodiversity and ecological features of the site, and the consideration for the protection and enhancement of these features have fundamentally informed the ILP. The planning proposal will promote the development of a walkable neighbourhood, anchored by a village centre which will respect the hierarchy of established centres. The proposed landscape strategy for the site will enhance the canopy cover of the site in order to combat the urban heat island effect. Water sensitive urban design features will also be incorporated into the development.

Q6. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes – the Planning Proposal is consistent with relevant State Environmental Planning Policies (**SEPP**) as identified and discussed in the following table.

Table 9 Consistency with SEPPs

SEPP	Consistency
SEPP (Biodiversity and Conservation) 2021	Chapter 2 Vegetation in non-rural area Not applicable to this planning proposal
	Chapter 3 Koala habitat protection 2020 Chapter 4 Koala habitat protection 2021 These chapters aim to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. Consideration of the Koala controls under the Biodiversity and Conservation SEPP will be required at the DA stage.
SEPP (Resilience and Hazards) 2021	Chapter 4 Remediation of land Clause 4.6 requires in the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use. Separate investigations have been prepared for Sunnyside and Rowan Village concluding that the site has low potential for contamination and that further detailed assessment will be required at the DA stage.
SEPP (Transport and Infrastructure) 2021	Chapter 2 Infrastructure This chapter aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development.

SEPP	Consistency
	As development on the site will involve subdivision of 200 or more allotments, and the development of 300 or more residential dwellings, future development applications will require concurrence from the Roads and Maritime Services in accordance with Schedule 3 of the SEPP.
	Chapter 3 Educational establishment and childcare facilities Detailed compliance with the design quality principles contained within Schedule 8 of the SEPP will be required with all future development applications relating to any future educational establishment on the site. All of the proposed land zones are identified as “prescribed zones” under the SEPP, except for the RE1 Public Recreation zone. Any future development application for centre based childcare facility on site will be required to assess Clause 3.22-3.27 of the SEPP.
State Environmental Planning Policy (Housing) 2021	In accordance with the Housing SEPP the proposal will: ▪ enable the development of diverse housing types; ▪ enable the development of housing that will meet the needs of more vulnerable members of the community, including low to moderate income households, seniors and people with a disability; ▪ ensure new housing development provides residents with a high level of amenity; ▪ enable the delivery of housing in a location serviced by planned infrastructure and services; ▪ minimise adverse climate and environmental impacts of new housing development; and ▪ promote the importance of designing housing
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 2 Standards for Residential Development Chapter 2 requires residential development to achieve mandated levels of energy and water efficiency. The Draft Structure Plan has been developed to allow for future building massing and orientation to facilitate future BASIX compliance. This will be documented at the future development application stage.

Q7. *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

Yes – the Planning Proposal is consistent with relevant Ministerial directions under section 9.1 of the EP&A Act as identified and summarised in the following table.

Table 10 Consistency with Section 9.1 Directions

Local Planning Directions	Assessment	Consistency
Planning Systems		

Local Planning Directions	Assessment	Consistency
1.1 Implementation of Regional Plans	The proposal is consistent with the land use strategy, goals, directions and actions contained within the Riverina Murray Regional Plan 2040.	Yes
1.2 Development of Aboriginal Land Council Land	The site is not identified within the land application area of the <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> . Not applicable to this Planning Proposal.	N/A
1.3 Approval and Referral Requirements	This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The proposal responds to this direction by rezoning the land for urban development.	Yes
1.4 Site Specific Provisions	The objective of the direction is to discourage unnecessarily restrictive site-specific planning controls. This proposal only proposes land uses zones and development standards that already exist in the WWLEP 2010.	Yes
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to this Planning Proposal.	N/A
1.6 Implementation of North West Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to this Planning Proposal.	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to this Planning Proposal.	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to this Planning Proposal.	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable to this Planning Proposal.	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to this Planning Proposal.	N/A

Local Planning Directions	Assessment	Consistency
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to this Planning Proposal.	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to this Planning Proposal.	N/A
1.14 Implementation of Greater Macarthur 2040	Not applicable to this Planning Proposal.	N/A
1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable to this Planning Proposal.	N/A
1.16 North West Rail Link Corridor Strategy	Not applicable to this Planning Proposal.	N/A
Biodiversity and Conservation		
3.1 Conservation Zones	The Planning Proposal facilitates the protection and conservation of biodiversity and waterways within the site through general avoidance and incorporation in to the ILP, as well as offsetting. Retained areas for conservation are to be zoned RE1 Public Recreation and are to be integrated into the design's open space network.	Yes
3.2 Heritage Conservation	There are no local or state heritage items located within the precinct. An Aboriginal Cultural Heritage Assessment and Cultural Values Assessment has been prepared for the site to investigate the potential tangible and intangible cultural heritage values which have the potential to occur with regard to any future development of the site.	Yes
3.3 Sydney Drinking Water Catchments	The site is located outside of the Sydney Drinking Water Catchment	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to this Planning Proposal.	N/A
3.5 Recreation Vehicle Areas	Not applicable to this Planning Proposal.	N/A
3.6 Strategic Conservation Planning	The site is not identified as avoided land or a strategic conservation area.	N/A

Local Planning Directions	Assessment	Consistency
3.7 Public Bushland	The site is noted in an urban area where this direction applies.	N/A
3.8 Willandra Lakes Region	The site is not located in the Willandra Lakes Region	N/A
3.9 Sydney Harbour Foreshore and waterways area	The site is not located in the Sydney Harbour Foreshore and Waterways Area	N/A
3.10 Water Catchment Protection	Not applicable to this Planning Proposal	N/A
Resilience and Hazards		
4.1 Flooding	IDC has prepared a Site and Precinct Stormwater Management Strategy Review (Appendix L). The IDC review includes a detailed assessment of the planning proposal against Direction 4.1 to confirm consistency.	Yes
4.2 Coastal Management	The site is not located within a coastal zone.	N/A
4.3 Planning for Bushfire Protection	In accordance with the objectives of this direction, the proposal has been developed to protect life, property and the environment from bushfire hazards through discouraging the establishment of incompatible land uses in bush fire prone areas, alongside sound management of those areas. Strategic planning and bushfire protection measures have been undertaken in accordance with Planning for Bushfire Protection 2019, and which have been adopted within the design of the ILP.	Yes
4.4 Remediation of Contaminated Land	Separate site investigations (Appendix G1 & G2) have been prepared for Rowan Village and Sunnyside concluding that the site has a generally low potential for contamination and is suitable for the proposed rezoning. Based on the previous long-term uses of the site it is anticipated that the site can be made suitable for the proposed future development. Detailed Site Investigations will be undertaken at the detailed DA stage.	Yes
4.5 Acid Sulfate Soils	Preliminary Geotechnical Investigations (Appendix F1 & F2) were undertaken for Rowan Village and Sunnyside. The probability of Acid Sulfate Soils across the Zone 1 precinct is considered low.	Yes
4.6 Mine Subsidence and Unstable Land	The site is not located in a mine subsidence district.	N/A

Local Planning Directions	Assessment	Consistency
5.1 Integrating Land Use and Transport	Consistent with this direction, the Planning Proposal and ILP have taken into consideration land use locations, street layouts and future subdivision to promote access by walking, cycling and public transport. Housing, jobs and services are proposed to be located to maximise accessibility to the Village Centre and key north-south and east-west road corridors. The upgrade of the Plumpton Road alignment outside of the scope of the Zone 1 Precinct will have flow on land use and transport integration impacts to the broader SGA and Wagga Wagga.	Yes
5.2 Reserving Land for Public Purposes	This Planning Proposal is consistent with this direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes. It instead proposes net additional land for public purposes, in particular the retention of environmental features on the site and zoning them RE1 Recreation.	Yes
5.3 Development Near Regulated Airports and Defence Airfields	The site is located approximately 15km south-west of the existing Wagga Wagga Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. The proposal is located a considerable distance from the airport and will therefore not impact on the safe operation of the Airport.	Yes
5.4 Shooting Ranges	Not applicable to this Planning Proposal.	N/A
Housing		
6.1 Residential Zones	The Proposal includes statutory that encourages a housing diversity, that will be supported by a comprehensive infrastructure delivery and services plan.	Yes
Industry and Employment		
7.1 Business and Industrial Zones	The objective of this direction is to encourage employment growth in suitable locations, protection employment land and support the viability of centre. The Planning Proposal proposes a Village Centre of 1.88hectares in a central and strategic position with the Zone 1 Precinct. This will lead to the creation of a viable centre.	Yes

Local Planning Directions	Assessment	Consistency
	No employment lands are being reduce or impacted as a result of this proposal.	
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to this Planning Proposal.	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to this Planning Proposal.	N/A
Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable to this Planning Proposal.	N/A
Primary Production		
9.1 Rural Zones	The planning proposal is initially inconsistent with this Section 9.1 Direction as it rezones rural land to residential land. However, consistency with this direction can be achieved if the proposal is consistent with a relevant regional strategy, regional plan or district plan. The Planning Proposal is consistent with the Riverina Regional Plan 2041. The Wagga Wagga LSPS 2040 growth in areas not identified for growth will be considered based on the principles of the LSPS, specifically service provision, connectivity, and accessibility. The Planning Proposal is consistent with the principles in the LSPS 2040.	Yes
9.2 Rural Lands	Refer to above	Yes
9.3 Oyster Aquaculture	Not applicable to this Planning Proposal.	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to this Planning Proposal.	N/A

Section C – Environmental, social and economic impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?*

Ecology

Separate Biodiversity Assessment Reports have been prepared for Rowan Village and Sunnyside, as well as the proposed works along Plumpton Road. This is on the basis that future development on the site is likely to trigger the Biodiversity Offsets Scheme due to the development exceeding the area clearing threshold. The reports are individually summarised below.

Rowan Village

A Draft Biodiversity Assessment Report was prepared by EcoLogical (Appendix I1). The BDAR follows on from the previous preparation of a baseline Ecological Assessment undertaken over the site by EcoLogical on the basis that future development on the site is likely to trigger the Biodiversity Offsets Scheme.

The assessment identified one Plant Community Type (PTC) on the Rowan Village site – being PCT 277 Blakely's Red Gum – Yellow Box grassy tall woodland of the NSW Southwestern Slopes Bioregion. This PTC is a critically endangered ecological community under the BC Act and is also a serious and irreversible impact entity.

The BDAR considered the design of the ILP and notes that 98% of the PCT will be retained and avoided through the retention of the riparian corridor.

Subject to the adhered to the mitigation measures contained in the BDAR, the proposal will be able to minimise and mitigate loss to biodiversity and retained native vegetation during and after construction.

Further survey and finalisation of the BDAR will occur at the detailed DA stage.

Sunnyside

A Biodiversity Assessment Report was prepared by Capital Ecology (**Appendix I2**) to also assess the likely biodiversity impacts from the development and clearing of vegetation. It notes the previous Biodiversity Assessment Report prepared by NGH Consulting in 2020. Therefore, as an update to the previous BDAR, a new comprehensive BDAR has been prepared by Capital Ecology, in accordance with the Biodiversity Assessment Method (BAM), inclusive of a Part 1 – Biodiversity Assessment and Part 2 – Impact Assessment.

As part of the assessment, vegetation and potential flora/fauna habitat were surveyed by Capital Ecology on 24 May 2021. The assessment found the following:

- The subject land supports one Plant Community Type (PCT): PCT277 – Blakely's Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion.
- The subject land does not support any of the EPBC Act listed threatened ecological communities with the potential to occur in the locality.
- Only PCT277 Zone 1 supports vegetation which meets the criteria for this TEC under the BC Act (Box-Gum Woodland – which is a serious and irreversible impact (SAIL) entity)
- No threatened flora species were, or have previously been, recorded in the subject land
- the subject land, including Superb Parrot (EPBC and BC Act Vulnerable), Little Eagle (BC Act Vulnerable), and Flame Robin (BC Act Vulnerable). additional targeted surveys will be required to confirm the presence/absence of breeding habitat for these species
- A number of species credit species have the potential to occur and/or breed in the subject land. Due to seasonal constraints, targeted surveys were not possible for this BDAR. Targeted surveys are therefore recommended at the appropriate time.

In light of the above findings, an assessment of the ILP and future development on the site has been undertaken to determine future impacts. As a result, the Planning Proposal and future development will result in the following impacts:

- Clearance of 1.56 ha of PCT277 Zone 1 – canopy, regeneration, exotic dominant understorey, low native forb diversity (BC Act Box-Gum Woodland);

- Clearance of 1.59 ha of BC Act native vegetation, which includes 1.56 ha of PCT277 Zone 1 and 0.03 ha of planted native vegetation; and
- Removal of 14 mature hollow-bearing remnant trees in both PCT277 Zones 1 and 2.

The above impacts result in an overall clearance of 1.59ha of BC native vegetation. The Biodiversity Offsets Scheme will therefore be triggered, with the purchasing of credits on the open market required to offset impacts.

As part of the biodiversity and impact assessment, potential and core Koala habitats have also been considered in accordance with the State Environmental Planning Policy Koala Habitat Protection 2020 and 2021 (Koala SEPP). At this point in time, the site is not considered Koala Habitat under the Koala SEPP 2020, however, following a residential rezoning of the site, the provisions of the Koala SEPP 2021 will apply and a Koala Assessment Report will be required at the detailed DA stage.

The BDAR notes that the proposal has taken considered design steps to minimise impacts to biodiversity by locating future development outside the creek and drainage line, resulting in the clearing of only 17% Box-Gum Woodland from the site. Therefore, subject to adherence to the avoidance, minimisation and mitigation measures contained in Part 2 – Impact Assessment of the report, impacts of the rezoning can be mitigated, with a serious and irreversible impact avoided on BC Act vulnerable Box-Gum Woodland.

Further survey is recommended at the detailed DA stage, to confirm species present on the site, and the offset credits required.

Plumpton Road

A BDAR has been prepared for the road and infrastructure lead in works along Plumpton Road. Refer to **Appendix I3**.

Q9. *Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?*

There are not likely to be any environmental impacts associated with the future development of the land that cannot be suitably mitigated through detailed design development stage, as discussed in the following sections.

Watercourses

As part of the comprehensive master planning for the Zone 1 Precinct, the character and alignment of the watercourses have been considered as part of the ILP design. Notable watercourses that traverse the site include Stringybark creek and associated tributaries. Overall, the design has retained the alignment of the watercourses, and has integrated them into the open space network, stormwater and water sensitive urban design strategy for the site. Separate investigations into watercourses on the site were initially conducted for Rowan Village and Sunnyside.

Rowan Village

An Ecological Assessment was previously prepared for the site by EcoLogical, which considered on a preliminary level, the presence of water courses. The assessment determined that:

- The site contains 1st order, 2nd order and 3rd order watercourses.
- The 1st order watercourses within the site are considered unlikely to meet the definition of a 'river' under the Water Management Act 2000 (WM Act).
- In regard to the 2nd and 3rd order watercourses which transects the site from the southwest to the northeast, are considered likely to meet the definition of a 'river' under the WM Act.

This Ecological Assessment does not form part of the Planning Proposal, as subsequent assessments concerning ecology on the site have superseded this document. There, a riparian assessment will be prepared at the development assessment (DA) stage.

Sunnyside

For Sunnyside the hydrology and existing watercourses on the site were considered on preliminary level as part of the urban design reporting done by NGH Consulting, for the site. It notes that the alignment of

Stringybark Creek traverses through a small portion to the south-east of the Sunnyside Site. Overland flow paths associated with the creek extend into Sunnyside but are largely contained to the creek.

Further riparian assessments will be required as part of the detailed DAs over the site. Any future development that is considered to be waterfront under the WM Act will require a controlled activity approval (CAA) will be required at the DA stage.

Bushfire

Strategic Bushfire Assessments have been prepared separately for Rowan Village and Sunny side. Both reports have been prepared in accordance with the *Planning for Bush Fire Protection (PBP) 2019* and the *Rural Fires Act 1997*.

Rowan Village

A Strategic Bushfire Assessment for Rowan Village was conducted by EcoLogical in 2022 (**Appendix J1**). It evaluated the design of the site against the bushfire strategic planning requirement of Planning for Bushfire Protection 2019 (PBP 2019).

- The rezoning is consistent with the with strategic planning principles of PBP 2019
- The design of the masterplan will enable the provision of adequate bushfire protection measures
- Future development on the site will not adversely affect existing development or adjoining landowners from carrying out bushfire management.
- The future development facilitated by the rezoning will not pose or be subjected to an unacceptable risk; or provide for 'inappropriate development' outcomes;

Key recommendations include:

- That staging plans are developed to ensure the level of residual bushfire risk of early stages is not greater than that assessed in this study (i.e. early stages are afforded temporary bushfire protection measures e.g. APZs and access);
- That future design iterations (including revegetation and landscape plans) are undertaken with consideration to bushfire and meet the requirements of PBP;
- Future development considers opportunities for on-site refuge to increase community resilience to bushfire.

Ultimately the proposal for Rowan Village is considered capable of mitigating bushfire risk and meeting the requirements under PBP 2019 and is therefore acceptable from a bushfire perspective.

Sunnyside

The Strategic Bushfire Assessment for Sunnyside was conducted by Ember Bushfire Consulting (**Appendix J2**). It noted that the site is generally considered to demonstrate low to moderate bushfire environmental threat; however is currently dominated by grassland fuels with areas of remnant old for the trees and has an openly flat terrain; is near existing infrastructure, amenities and roads that comply with PBP 2019.

The dominant fire hazards is considered to be located to the east, south and west of the site, and which will remain persistent for the life of the development. Future development to the west will reduce the fire hazard emerging from that direction.

The report ultimately determined that the bushfire threats on the site can therefore be moderated through the provision of APZ, landscaping, access and services in accordance with the report and BPB 2019. These are summarised below:

- Asset Protection Zones: APZs and setback dimensions are to ensure that any potential building footprint is not exposed to a radiant heat flux level greater than or equal to 29 kW/m² and comply with the requirements of PBP 2019; APZs are to be established and managed in perpetuity in accordance with PBP 2019; APZs are to be managed as inner protection areas in accordance with PBP 2019 and BAL assessments for future buildings.
- Landscaping: Landscapes within APZ to be managed as Inner Protection in accordance with PBP 2019; Tree Species to be considered in the DA and detailed design stages; Roadside landscaping will require management in perpetuity, with landscaping in easement to be done in accordance with PBP 2019

- Access: A property access road is to be provided and maintained in accordance with PBP 2019
- Services: Water, electricity and gas is to be provided in accordance with PBP 2019

Based on the above recommendations the proposal will

- Ensure land is suitable for development in the context of bushfire risk
- Ensure development on bushfire prone land complies with PBO 2019
- Minimise reliance on performance based solution.
- Provide adequate infrastructure for emergency evacuation and firefighting operations
- Facilitate ongoing land management practices

Ultimately the proposal for Sunnyside is considered capable of mitigating bushfire risk and meeting the requirements under PBP 2019 and is therefore acceptable from a bushfire perspective.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment (ACHA) and Cultural Values Assessment (CVA) has been prepared by Urbis & Waters Consultancy for Rowan Village, while an ACHA has been prepared by Past Traces for Sunnyside. Both are individually summarised below.

Rowan Village

As part of the ACHA and CVA (**Appendix D1 & E**) conducted by Urbis and Waters Consultancy for Rowan Village, a total of three searches of the Aboriginal Heritage Information Management System (AHIMS) have been undertaken since 2021 in order to maintain the ongoing relevance of the ACHA. These include an AHIMS search on: 20th December 2021; 17th November 2022 and 12th December 2023.

The search conducted in 2023 identified four Aboriginal archaeological sites within the subject area. These sites were registered to the AHIMS database as a result of an archaeological survey conducted by Urbis and Registered Aboriginal Parties (RAPs) on the 7th to the 9th of November 2022. The sites consist of three artefact scatters and one isolated find (AHIMS ID# 56-1-0712, #56-1-0713, #56-1-0714, #56-1-0715). These sites are discussed in further detail within Section 6.3.11 of the ACHA, with the site cards provided in Appendix B.

The ACHA process involved consultation with the following RAPs including the following: Wagga Wagga Local Aboriginal Land Council; Bundyi Aboriginal Cultural Knowledge; Miyagan Culture & Heritage; Konanggo Aboriginal Cultural Heritage Services; Bidya Marra Consultancy; and Warabinya Cultural Heritage Assessment Group.

Urbis and Waters Consultancy will continue to progress consultation as part of the ACHA and the CVA and across the duration of the project.

The ACHA ultimately concluded that there has been low historical disturbance to the site, through land clearing and farming. Under the Planning Proposal the whole subject area would likely be impacted from the construction of the residential area. However, no direct harm is proposed to the identified Aboriginal archaeological sites.

On this basis, the following is recommended:

- Consultation with RAPs should continue until the finalisation of the development.
- The Designing with Country framework should be considered in order to celebrate Aboriginal cultural heritage throughout the design and planning of the development.
- A further archaeological survey is required prior to the commencement of the recommended archaeological test excavation.
- An update to the ACHA during detailed design to reflect continued consultation, future test excavations and a refined impact assessment.
- Preparation of an Aboriginal Cultural Heritage Management Plan to implement appropriate strategies for the archaeological management and mitigation to identified Aboriginal objects within the subject area.

- Formulation of a Care and Control agreement for the long term management of recovered Aboriginal objects.
- An application for an Aboriginal Heritage Impact Permit is required if impacts to Aboriginal heritage cannot be avoided with future Development Applications.

Subject to the adherence with the above recommendations the proposal can proceed. Further recommendations relating to cultural values are contained within the ACHA.

Sunnyside

As part of the ACHA conducted by Past Traces (**Appendix D2**), a search of NSW State Heritage Inventory and AHIMS has been undertaken to inform the assessment. No listed heritage items or previously recorded heritage sites were found within the project area.

Eight Registered Aboriginal Parties were contact as part of the community consultation and included: Southern West Yiraduri Clans; Bundyi Cultural Tours; Sonione Rogers; Yurwang Gundana; Konanggo Consultancy; Yalmambira and MAH. Aboriginal consultation has been ongoing through the project, with feedback requested during the design of the methodology and cultural assessment.

A field survey, accompanied by the attending RAPs, was also undertaken in 2023, which found six newly recorded aboriginal heritage sites, consisting of two isolated finds, one artefact scatter and three culturally modified trees, with five areas of potential archaeological deposits also identified. The identified heritage sites were considered to hold either a low or high level of cultural and scientific heritage value and were informed by the advice of the RAPs that accompanied the field survey.

It is anticipated that future development on the site will require a high level of disturbance, particularly in the form of soil excavation, vegetation removal, infrastructure installation, heavy vehicle and plant movement across the site and revegetation.

Based on the consultation with the RAPs, the following management recommendations are proposed:

- No impacts can occur to the identified culturally modified trees.
- If works within 20m of heritage sites, then high visibility fencing is to be implemented.
- If impacts to the heritage sites cannot be reasonably avoided, then an Aboriginal Heritage Impact Permit (AHIP) will be required to allow works to proceed. Further recommendations regarding the acquiring of an AHIP are enclosed within the report.
- Standard procedures for unexpected finds or human remains.
- That the RAPs should continue to be engaged as the project progresses

The ACHA ultimately concludes that the site has low to high levels of potential Aboriginal Cultural Heritage. However, subject to the adherence with the above recommendations the proposal can proceed.

European Heritage

Separate Heritage Assessments were prepared for Rowan Village and Sunnyside. Both are summarised individually below.

Rowan Village

A Heritage Impact Statement (HIS) (**Appendix H1**) has been prepared by Urbis for Rowan Village. It notes that the site is not identified as a heritage item and does not fall under a heritage conservation area.

Regardless, the HIS assesses the site's relationship to surrounding heritage items, particularly the heritage item #I189 known as 'Rowan, dwelling' located approximately 300m south of the site at 6910 Holbrook Road Rowan.

The heritage assessment found the following:

- Given the modest scale of development that would be facilitated by the Planning Proposal, future development is not likely to visually dominate the context of the distant heritage item.

- There is no evidence which shows that the existing character of the subject site makes any contribution to the significance of the heritage item. Its future development is therefore acceptable from a heritage perspective.
- There are no identified significant views lines to the heritage item from the north of the subject site or in the opposite direction. As such, no significant view lines would be impacted by future development.

It is therefore concluded that the Planning Proposal will not have any physical or visual impacts on the heritage listed item in the broad vicinity of the subject site.

Sunnyside

European Heritage was considered in the Preliminary Assessment Report (**Appendix G2**) prepared by NGH Consulting. It notes there is a cluster of former agricultural related buildings, including barns, stables and derelict workers cottage on the site.

Regardless, the site is not listed as a heritage item and does not fall under a heritage conservation area. Similar to Rowan Village it is located in proximity to the I189 'Rowan, Dwelling'. Sunnyside is approximately 1.5km from the heritage item and therefore future development on the site would generally not be visible from the heritage item due to existing topography and vegetation.

Therefore, similar to Rowan Village, it is anticipated that there will be no physical or visual impacts to the heritage listed item as a result of the rezoning and future development on the site. However, further heritage assessments will need to be undertaken at the detailed DA stage.

Transport and Access

A Transport Management & Access Plan (**Appendix P**) was prepared by Ason Group for the entirety of the Zone 1 Precinct. It conducted a comprehensive assessment of transport demands that will arise from the proposal alongside the triggers discussed in the ISDP report prepared by IDC Consulting and modelling previously conducted by Stantec. It made the following findings:

- The Southern Growth Area (SGA) is contemplated within the recent Wagga Transport Plan and has already undergone preliminary assessment by Council, including identification of upgrades along both Holbrook Road and Plumpton Road corridors.
- A preliminary Road Upgrade Assessment (by Stantec) has been previously undertaken to inform preparation of an Infrastructure and Servicing Delivery Plan (ISDP by IDC).
- The ISPD has adopted a very conservative (high) traffic volume forecasts in establishing relevant triggers points for upgrades. Adopting more applicable traffic generation rates would increase the relevant trigger points by +50%. This enables more contributions funding to offset costs of works at each stage.
- The existing strategic (EMME) model upon which this analysis is based is a Council model that is in the process of being recalibrated based on new data. It is anticipated that the outcomes and recommendations of this report will need to be refined following model calibration.
- The preliminary analysis has been conservative and should provide sufficient comfort that a viable infrastructure delivery plan can be achieved to support development.

It further notes that once Council has revised their city-wide strategic transport model that further assessment will be required, including:

- Expansion of the model area to include Sturt Highway intersections (at the request of TfNSW)
- SIDRA analysis of key intersections to confirm concept configurations and inform future detailed design
- Confirm the staging plan and finalisation of the VPA

As part of the Gateway Determination, issued on 20 August 2025, further traffic modelling and consultation with TfNSW was formally requested under Condition 2. Additional analysis and modelling was required to address the potential traffic impacts of the SGA, particularly along the Sturt Highway and at the intersections of Koorinal Road, Lake Albert Road, Bourke/Docker Street and Pearson Street with the Sturt Highway.

Since that time, TfNSW and Council have worked collaboratively to develop a traffic model that considers the impacts of the SGA and identifies the road network upgrades likely to be required. It was agreed that

discussions with Council would continue as development progresses, and that any necessary upgrades would be delivered at the appropriate time in response to proposed development.

TfNSW has since issued correspondence dated 12 February 2026, confirming that it has no objection to the planning proposal. This support is subject to future traffic impacts being appropriately assessed and mitigated, including Council requiring a Traffic Impact Assessment (TIA) to accompany future development applications for the site, particularly for larger residential subdivisions.

In light of the above, the infrastructure and transport network is considered capable and does not preclude the site from a rezoning, and that no further assessment is required at this stage. The Planning proposal is supported by a Transport Management and Access Plan (TMP) prepared by Ason Group (December 2023). The TMP identifies that future development could generate approximately 18,000 vehicle movements per day, including around 2,700 movements during the combined morning and afternoon peak periods. The planning proposal is supported by a Transport Management and Access Plan (TMP) prepared by Ason Group (December 2023). The TMP identifies that future development could generate approximately 18,000 vehicle movements per day, including around 2,700 movements during the combined morning and afternoon peak periods.

Contamination

Separate Contamination Assessments were prepared for Rowan Village and Sunnyside. The results of which are summarised individually below.

Rowan Village

A Preliminary Site Investigation (PSI) has been prepared for Rowan Village by Douglas Partners and is provided at **(Appendix G1)**. It identified four (4) potential areas of environment concern (PAEC), which were associated with the following potential sources of contamination:

- Fill: associated with dumped material within and along the tributary line (concrete, bricks and timber along the tributary line).
- Animal carcasses and vegetation waste: associated with dumped animal carcasses and vegetation waste within the tributary line.
- Potential use of pesticides associated with grazing agriculture at the site.
- Potential past and present storage of fuels and oil associated with the machinery storage shed at the site.

In light of the above, the PSI recommends that a Phase 2 Detailed Site Investigation is undertaken, with a particular emphasis on the tipping site within the tributary line and the land immediately surrounding the eastern side of the property.

Regardless, the PSI ultimately concludes the site has a generally low potential for contamination and that at this stage, there is nothing precluding the site from a residential rezoning.

Sunnyside

A comprehensive Preliminary Assessment Report prepared by NGH Pty Ltd was prepared for the site covering a range of preliminary environmental matters including, contamination, as well biodiversity, geology and heritage.

It noted that in regard to the suitability of the land that:

- After a search of the NSW EPA's Contaminated Land Record (on 28 April, 2020 and list of contaminated site notified to the EPA that there are no records of the site
- However, that the historic agricultural and rural use of the site falls under consideration of Council's contaminated Lands Policy and warrants further consideration of the State Environmental Planning Policy (Resilience and Hazards) 2021
- The site is not mapped under the NSW maps for 'Naturally Occurring Asbestos in NSW

A site inspection was subsequently conducted on 4 May, 2020, including a site walkover and inspection of the existing structures to confirm the existing land uses on the site. It found that the site has been used for a

number of agricultural uses and that various farm building and a small storage area for chemicals are presently used. A consulting agronomist was engaged to confirm that the chemicals are not listed as Dangerous Goods and that these chemicals have not been presently used on the site.

The report ultimately found that there is minimal potential for contamination on the site. It is recommended that as part of future detailed DAs that further investigation is undertaken.

Geotechnical

Separate reports have been prepared for Rowan Village and Sunnyside. Both are individually summarised below.

Rowan Village

For Rowan Village, a desktop Geotechnical Assessment was prepared by Douglas Partners (**Appendix F1**). It assessed various geotechnical features across the site including surface soil and water conditions, likely subsurface profile and groundwater conditions and potential geotechnical constraints.

The results of the assessment are as follows:

- Site preparation and earthworks: It is anticipated that the majority of the site should be suitable for conventional site preparation and earthworks in a low or average rainfall period.
- Water logging: Water logging may be a constraint to development in lower-lying portions of the development area, particularly around watercourses/drainage lines pending prior weather conditions. Further investigation should be undertaken including borehole or test pit excavation to determine soil moisture profiles.
- Erosion Potential: The site is located within Redbank, Becks Lane and Gregadoo variant of soil landscapes and the erosion hazard for these landscapes are estimated as high. It is considered that the erosion hazard within these areas of the development would be within usually accepted limits and could be managed by good engineering and land management practices.
- Soil Salinity and Aggressivity: No visual signs of salinity or salinity indication in vegetation were observed during the site inspection. There is potential for the site is to be affected by salinity and soil aggressivity to both steel and concrete structure, more likely in the lower lying lower lying areas near watercourses/drainage lines. Notwithstanding this, the salinity potential of the site would most likely be within usually accepted limits which could be managed by good engineering and land management practices.
- Site Classification: Classification of future residential lots within the site should comply with the requirements of Australian Standard AS 2870 – 2011 "*Residential Slabs and Footings*". The site classifications can only be determined once the plasticity of the various soils assessed from laboratory testing. Individual lot site classification investigations and reports will need to be completed once the final earthworks for the subdivision have been completed.
- Slope Stability: No slope stability issues are foreseen with the construction of the subdivision.
- Groundwater: Groundwater will need to be managed appropriately using a series of subsoil drains or rubble type drains. The extent of drainage measures can only be determined onsite during construction.

The investigation recommends that further detailed intrusive geotechnical investigations are required at the detailed DA stage, to further determine subsurface conditions across the site. At this stage of the investigation, recommendations have also been provided on the anticipated construction methodologies required to overcome the geotechnical characteristics of the site.

In light of the above, the results of the desktop geotechnical assessment do not identify any constraints that would preclude the rezoning of the site for future urban development.

Sunnyside

The Geotechnical Investigation Report for Sunnyside was prepared by ACT Geotechnical Engineers (**Appendix F2**). It involved a field investigation comprised of eight boreholes and an assessment of subsurface and soil conditions on the site in the context of a future subdivision, following a rezoning of the site. The investigation found that Sunnyside is comprised of topsoil, slopewash and very stiff to hard sandy clay and further determined that:

- The residential lots are expected to mostly be Class “H1” (highly reactive) sites, however, this must be confirmed following the subdivision earthworks.
- The site is non-saline and no mitigation measures are required for the site. Therefore, there are no salinity issues, and the site is suitable for a residential subdivision from a geotechnical and salinity perspective.
- The soils are readily diggable by backhoe and medium sized excavator to at least 1.5m depth; however, hard digging conditions due to rock fragments within the colluvial soil layer could be encountered.
- If imported fill is required, a suitable select fill material would include a low or medium plasticity soil such as clayey sand or gravelly clayey sand.
- Recommendations are also provided for controlled fill construction.

The investigation recommends that further detailed investigation would be required at the detailed DA stage, with the recommendations provided at this stage only on the anticipated construction methodologies required to overcome the geotechnical characteristics of the site.

The investigation, on a preliminary level does not preclude the site from a future residential rezoning.

Stormwater & Flooding

Comprehensive Stormwater Management Reports and modelling have been previously prepared separately for Rowan Village and Sunnyside by WMA Water. IDC Consulting have subsequently consolidated and verified the suitability of the findings through their Site and Precinct Stormwater Management Strategy Review (**Appendix L**) for the purpose of this consolidated Planning Proposal for the Zone 1 Precinct.

As part of the review and validation of the stormwater strategies IDC determined that the site stormwater requirements for Sunnyside and Rowan Village, can be achieved through the proposed stormwater management measures. It noted that the previous modelling and management strategies are conceptual only, and functionality would need to be tested further during the ongoing design phases.

The Stormwater Management Strategy Review also considered the findings of previous flood investigations by WMA Water. It notes that the design of the masterplan has considered the extent of existing flood levels, noting that there will ultimately be minimal impacts from flooding.

Further technical studies, including a refined Stormwater Management Strategy and Flooding Risk Impact Assessment have been prepared for the Rowan Village and Sunnyside sites respectively, during the Post-Exhibition stage. The outcomes of these studies have been used to further inform the urban design and layout of the masterplan. These assessments and studies will also be required at the detailed DA stages to address density assumptions, imperviousness changes, and potential adjustments to basin and channel sizing.

Utilities and Servicing Infrastructure

As part of the Infrastructure Services and Delivery Plan (**Appendix M**) prepared (ISDP) by IDC Consulting, detailed infrastructure and utilities master planning was conducted for the Zone 1 Precinct, with broader consideration also given to the SGA.

A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades. The ISDP notes that the existing public utilities infrastructure of electricity, sewer and water do not have capacity to service the future envisioned development on the site. The following provides an overview of how the rezoning and future development on the site will be able to achieve adequate servicing:

- **Electrical:** Electrical demand can be supplied for Koorinal Zone substation (ZS) as it appears to have capacity to service the ultimate Zone 1 yield. However, two new 11kv feeder mains will be required to connect electrical services to the Zone 1. An 11kv feeder will be required for the first initial stage of future development on the site, following the rezoning. Additional upgrades throughout the Essential Energy electrical supply network are likely to be required to service the remainder of the SGA. Initial consultation with Essential Energy has already begun to coordinate electrical services for Zone 1.
- **Sewer:** The construction of a sewer main lead in along the alignment of Plumpton Road will be required prior to the first initial stages of the development. Further additional upgrades to the Plumpton Road trunk

main will be required as development progresses. Capacity improvement for the Koorinal Sewer Treatment Plan (STP) will also be required.

- **Water:** The construction of a water main lead in will be required within the early stages of the development of Zone 1. Upgrades to the Riverina water network will also be required over time, including the construction of potential reservoir sites. The proponent group has had ongoing consultation with Riverina Water throughout 2023, and will continue to consult with Riverina Water to understand the water infrastructure requirements.

Ultimately the development will be able achieve the essential public utilities servicing for the site.

Discussions with the relevant authorities and service providers, including Wagga Wagga City Council, Essential Energy and the Riverina Water Network will continue alongside the assessment of the Planning proposal.

In preparing this planning proposal, the proponent group, its technical advisory Team and Council have all collectively worked to develop a development contributions and infrastructure funding and delivery framework that can be implemented for the SGA. This section should be read in conjunction with the letter of advice prepared by GLN Planning, included under Appendix K.

The two (2) primary objectives for contributions planning in relation to this planning proposal are:

- Understand the infrastructure threshold triggers to enable a serviced and orderly for of development for the wider SGA, and
- Establish a reasonable and equitable contribution offer for the lands within Zone 1, COMPRISING Rowan Village and Sunnyside.

In order to meet the objectives, as noted in this Planning Proposal, the proponent group commissioned the preparation of the Infrastructure Services and Delivery Plan (ISDP). Ultimately, the ISDP has informed the early draft letter of offer put forward by the proponent group.

With respect to the offer to enter into a planning agreement, Council staff and the proponents had negotiated and identified a list of infrastructure required to service Zone 1 of the SGA, along with trigger points for the delivery of this infrastructure. However, at the time of gateway submission, these discussions had not reached a resolution, so Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure. The local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000, unless the contributions plan is approved by IPART. Council have since applied to the Minister for Planning, Housing and Infrastructure to have SGA Zone 1 designated as an area permitted to levy contributions up to the \$30,000 threshold, consistent with other designated Urban Release Areas across NSW. This designation was approved and gazetted on 8 May 2026.

Section 64 sewer and stormwater contributions for SGA Zone 1 will be collected based on the current rates of the adjacent areas as identified in the development servicing plans.

Section 7.11 contributions for SGA Zone 1 for the principal subdivision is proposed to be collected under an addendum to the current LICP.

It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels.

Sustainability

A Sustainability Statement has been prepared by Urbis (**Appendix R**). It considers the sustainable development hazards that could affect the Zone 1 precinct as well as the potential sustainable development measures that may be incorporated into its design and the broader SGA. These are related to:

- Water cycle management
- Bushfire planning
- Landscape and built form design
- Resilient infrastructure and response plan

Following the incorporation of the recommendations associated with the above, the rezoning is considered suitable in the context of sustainable development.

Rowan Village and Sunnyside have the potential to positively contribute toward the sustainable source of treated water inflow to Lake Albert through stormwater management as part of the urban development. Other sustainable WSUD outcomes to be further explored in conjunction with the increased inflow to Lake Albert include rainwater and stormwater harvesting for irrigation of parks and open spaces and a best practice Stormwater Management Strategy to minimise contaminant outflows.

The Planning Proposals will provide an opportunity to increased sustainability in terms of the ability to walk, cycle or use potential public transport to access the range of commercial activities and services available, and passive and active recreational areas in the Rowan Village.

Q10. *Has the planning proposal adequately addressed any social and economic effects?*

Social Impact

The proposal will have positive social impacts on the local community and wider LGA. A Social Infrastructure Assessment was prepared which notes the proposed provision of enabling social infrastructure for the community, and which underlines the positive impacts of the proposal (**Appendix O**). The following positive social impacts are as follows:

- Potential to contribute approximately circa 2,900 new dwellings to the local housing stock. The proposed concept design provides flexibility with the future detailed design to accommodate a variety of lot typologies and residential uses.
- Increased diversity of housing to meet demographic and cultural change. In particular, the provision of Seniors Living in an area characterised by a variety of social, commercial and health care facilities which are easily accessible.
- The proposal will provide a multi-purpose Village Centre (1.886 hectares in size), which will be able to support retail offerings, a community centre, childcare centre and medical facilities
- Delivery of approximately ~85ha of open space including outdoor recreation open space, sporting facilities, which will provide for community and leisure opportunities. More than 50% of the open space will be usable and distributed across the site and riparian corridor.
- The integration of the riparian corridor and natural environment into the design of the site in order to create a resilient and sustainable community.
- Delivery of a connected network of open space and active transport routes along the proposed road verges
- Improvements to social wellbeing through provision of sustainable modes of transport and opportunities for leisure and recreation
- The provision of opportunities to imbed crime prevention through environmental design (CPTED) at the detailed design phase.
- As noted in the Sustainable Development Statement at **Appendix R**, the planning proposal site and the broader SGA present opportunities to incorporate several sustainable development measures including water cycle management, landscape and built form design measures, and resilient infrastructure and response plans to address hazard factors such as flooding, bushfire, extreme heat, and emissions and build community resilience.

Economic Impact

Urbis have prepared a Residential and Retail Market Demand Assessment (**Appendix N**) that outlines the positive economic impacts of the proposal on the immediate and broader community and region. In summary, the proposal will have the following economic benefits:

- The proposal will result in direct and indirect jobs in the construction and operation phase of the project.
- Over the longer term, growth in trade area resident spending could support around 5,360 sqm of total retail floorspace by 2045, comprising ~4,060 sqm of food retail and around ~1,300 sqm of specialty tenants. Given the lack of retailers within the South Wagga Wagga area, the proposed Village Centre on

site is well placed to provide a strong specialty mix that will create a holistic offer for residents to fulfil their one-stop shopping needs.

- The trade area population is estimated to grow from ~15,610 residents in 2021 to ~30,000 residents by 2046. Retail spending growing from \$290.3million in 2025 to \$721.6 million by 2045. Given the lack of retailers within the South Wagga Wagga area, the proposed local Village Centre is well placed to provide a strong specialty mix that will create a holistic offer for residents to fulfil their one-stop shopping needs.
- The LSPS sets a long-term target to reach up to 100,000 residents, which requires an additional 14,000 homes. Whilst there is no firm target date to when Council will reach a population of 100,000, what is evident is that the registration of lots and the production of dwellings needs to significantly increase per annum.
- To note, this population target is a growth vision that may extend beyond 2040. Supporting an eventual population of this magnitude requires the sufficient delivery of appropriate infrastructure and services and the planning for this must commence now. Underpinned by an infrastructure delivery framework, the subject site plays a catalytic role in contributing dwellings over the short-term that will enable the LGA to support its ultimate population target without compromising the medium to long term housing supply that will be provided within other growth areas.
- Without the planning proposal, the LGA is projected to consistently fall short of its annual dwelling target of 700-750 dwellings per annum between 2023 and 2040. The annual shortfalls are expected to vary in severity from ~280 dwellings (2031) up to ~580 dwellings (2023).
- Unlocking additional dwelling supply in Zone 1 has the potential to significantly reduce the cumulative shortfall of dwellings in the medium-long term. Under this scenario, the LGA is projected to experience a lower cumulative shortfall in dwelling supply in the medium term of ~1,950 dwellings by 2030, compared to ~3,790 dwellings under the first scenario. However, even under this scenario, additional dwelling supply beyond Zone 1 will need to be identified to enable the LGA to reach its population target.
- This planning proposal recognises the importance that an active supply of suitable zoned residential land is delivered (i.e. unencumbered by environmental constraints, fragmentation and infrastructure servicing) so that dwellings can be brought to the market immediately in order to support the per annum targets for rapid population growth in Wagga Wagga.
- The provision of low-density residential accommodation is consistent with the fact that the proportion of couples is expected to remain strong at 32%, contributing to demand for new houses as they look to purchase their first home.
- The provision of a site for Seniors Living housing is consistent with the expected increase in lone person households from 22% to 24%, likely reflecting the ageing population in Wagga Wagga.
- The proposed ILP will accommodate circa 2,900 dwellings in four residential dwelling typologies of neighbourhood residential, village residential, rural transition and seniors living which consistent with identified migration patterns, into the Wagga South Region from within Wagga Wagga and surrounding regions in Lockhart and Coolamon Shire Councils, and as well as interstate and overseas migration.

The proposal will ultimately contribute to improving relative housing affordability in the locality and in delivering housing and infrastructure consistent with the short-, medium- and long-term demand in the market. It will also generate employment opportunities during construction and its operation, and will facilitate land uses, such as specialty retail, that will have positive economic impacts on the local economy.

Progressing the rezoning of the Zone 1 Precinct lock-in and create a robust set of strong economic opportunities for the SGA, that will sidestep and reconcile the delays and opportunity costs associated with the NGA.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. *Is there adequate public infrastructure for the planning proposal?*

Yes. An Infrastructure Delivery and Service Plan has been prepared by IDC Consulting (**Appendix M**), concluding that the site will be able to achieve adequate servicing for all relevant public utilities, including water, sewer and electricity. Infrastructure and service delivery has been staged in order to align market demand and detailed development planning to ensure future development remains consistent with market demand, network capacity and detailed planning.

The proponent group is or will be undertaking consultation with the relevant authorities and service providers including Wagga Wagga City Council, Essential Energy and Riverina Water Network, alongside the assessment of the Planning Proposal to refine the infrastructure requirements for the site.

Section E – State and Commonwealth Interests

Q12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

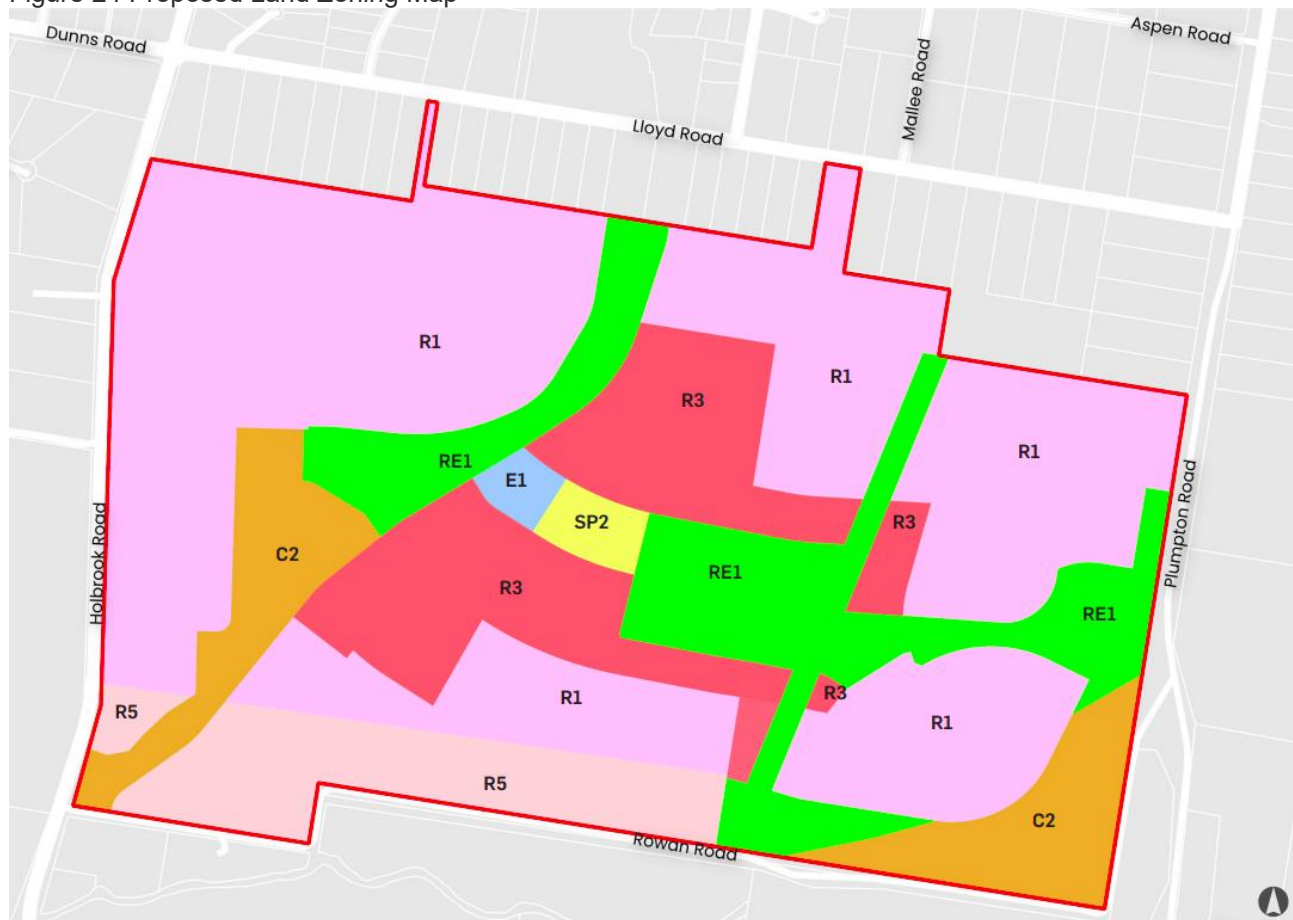
8.4. PART 4: MAPS

Three maps contained within the WWLEP 2010 are proposed to be amended:

- Land Use Zoning Map
- Lot Size Map
- Urban Release Area Map
- Minimum Dwellings/Hectare Map
- Land Reservation Acquisition Map

The proposed map amendments are provided in below:

Figure 24 Proposed Land Zoning Map

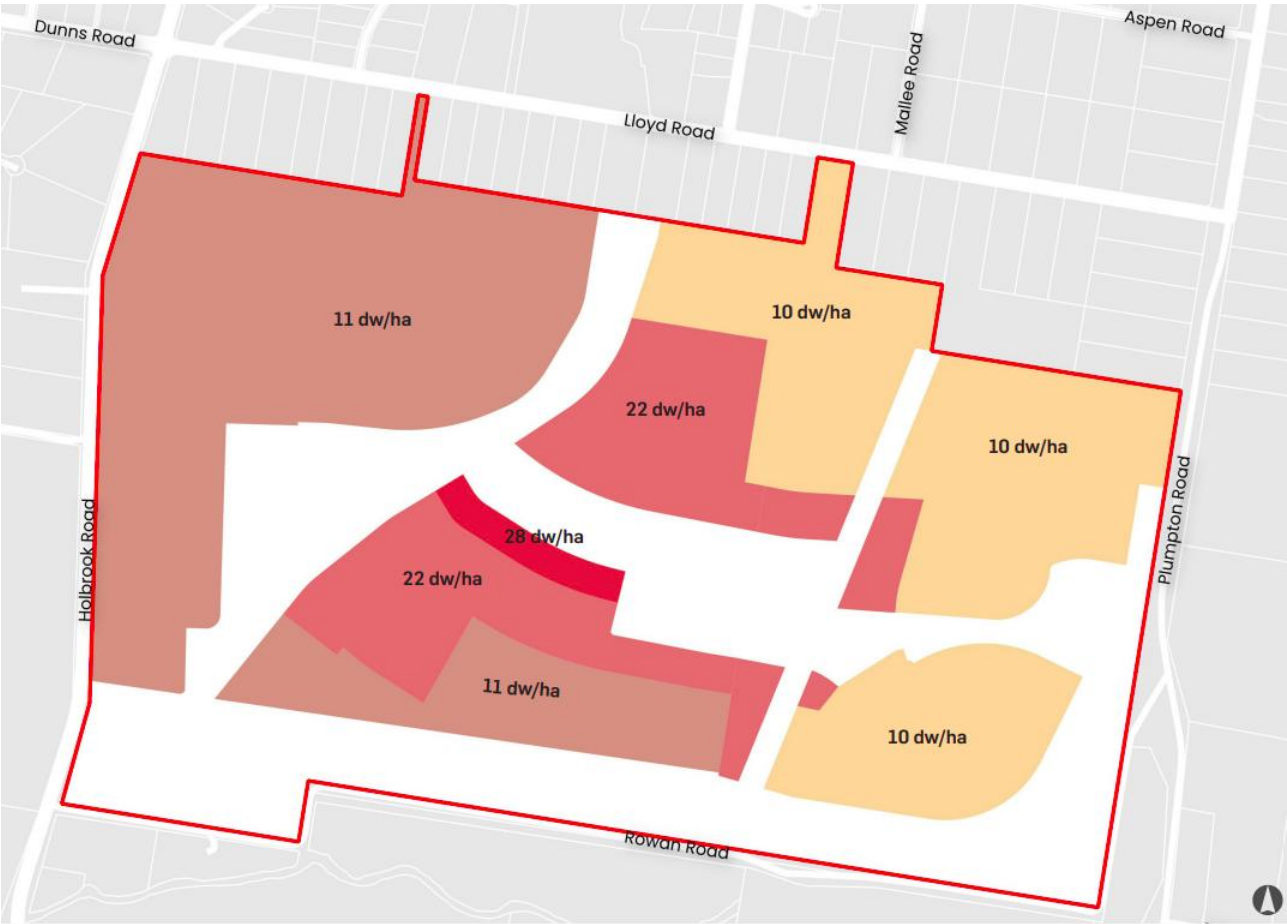


LEGEND:

- The precinct boundary - Zone 1
- E1 Local Centre
- R1 General Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- C2 Environmental Conservation
- SP2 Infrastructure

Source: Urbis

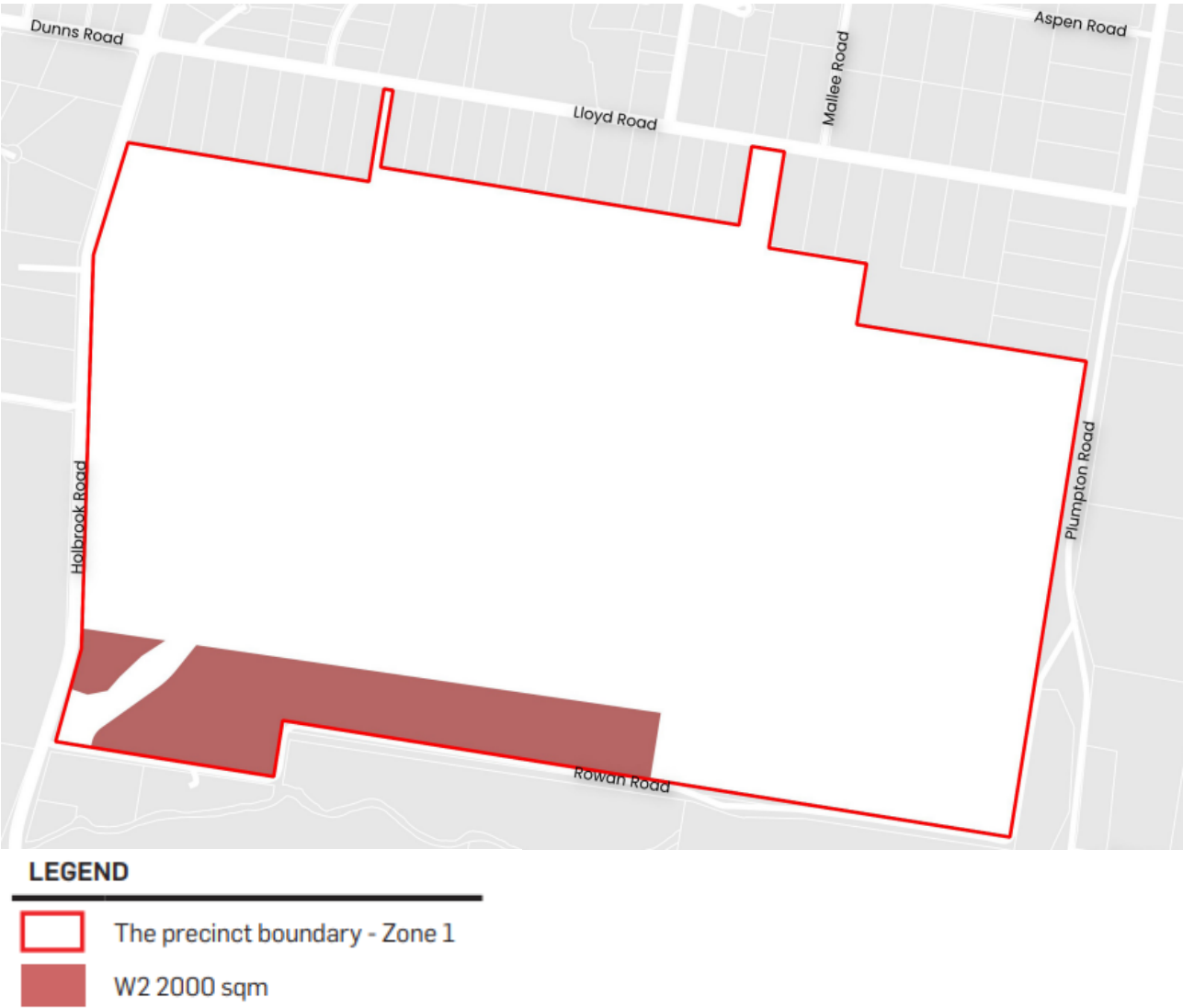
Figure 25 Proposed Min Dwellings/Hectare Map



- LEGEND:**
- The precinct boundary - Zone 1
 - 28 dw/ha
 - 22 dw/ha
 - 11 dw/ha
 - 10 dw/ha

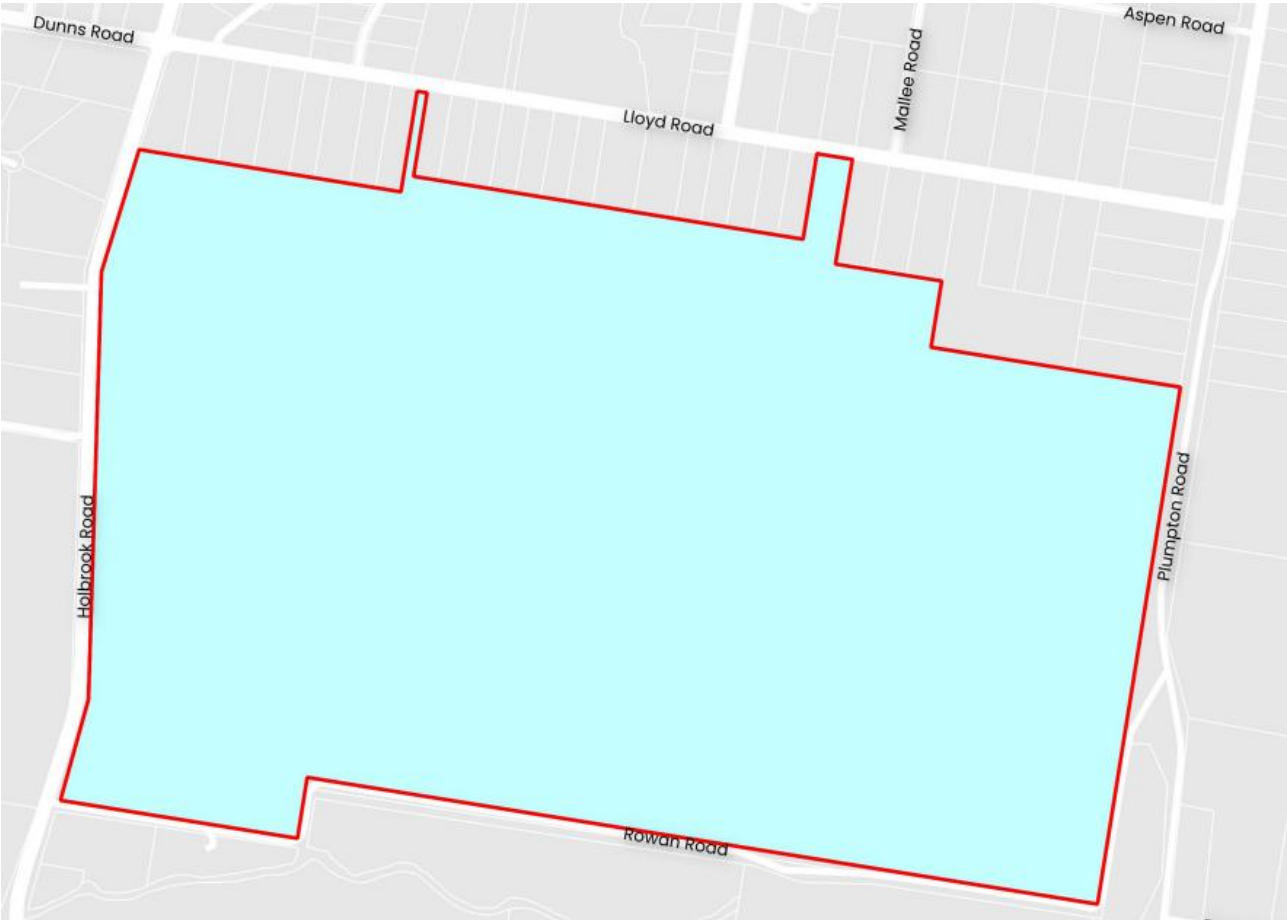
Source: Urbis

Figure 26 Proposed Lot Size Map



Source: Urbis

Figure 28 Proposed Urban Release Area Map



Source: Urbis

Figure 27 Land Reservation Acquisition Map



Source: Urbis

8.5. PART 5: COMMUNITY CONSULTATION

The preliminary consultation has been undertaken is outlined in **Section 4** of this report. The consultation at this stage has been limited to Council and the various departments within Council, the Riverina Water Authority and APA Gas. Future consultation will be held with NBN Co and Essential Energy which will be undertaken during the subsequent phases of this project.

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPE guidelines *A Guide to Preparing Local Environmental Plans*.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- A notice on the Council website.
- Written correspondence to adjoining and surrounding landowners.

The gateway determination and Planning Proposal would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

8.6. PART 6: PROJECT TIMELINE

The following table sets out the anticipated project timeline in accordance with the DPE guidelines. The key milestones and overall timeframe will be subject to further detailed discussions with Council and the DPE.

Table 11: Indicative project timeline

Process	Indicative Timeframe
Consideration by council	December 2024
Council decision	March 2025
Gateway Determination	August 2025
Public exhibition period	November/December 2025
Consideration of submissions	February/March 2026
Post-exhibition review and additional studies	March/April 2026
Submission to DPE for finalisation	May/June 2026
Gazettal of LEP amendment	July/August 2026

9. CONCLUSION

The planning proposal will unlock the orderly urban development of Zone 1 for a total of circa 2,9000 dwellings across the 340.98-hectare site while setting the services infrastructure framework for the delivery of a total of circa 4,812 dwellings across the SGA. The vision for the Zone 1 planning proposal is to create the latest best practice example for new community development where both natural and built environments are seamlessly integrated with the socio-cultural values of the past and present.

The planning proposal seeks to achieve the vision for Zone 1 by amending the planning controls that apply to the site under the WWLEP as follows:

- Rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:
 - R1 General Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - E1 Local Centre
 - RE1 Public Recreation
 - SP2 Educational Facility (Investigation Area)
 - C2 Environmental Conservation
- Amend the minimum lot size development from 200 hectares and 2 hectares to a minimum lot size of 2,000m² for the proposed R5 Large Lot Residential zone and no minimum lot sizes for the other proposed zones.
- Amend the Urban Release Area Map to include the site.
- Amend Clause 5.1 and the Land Reservation Acquisition Map to identify the potential future educational facility, zoned SP2, for acquisition by the Minister for Education and Early Learning.
- Introduce a local provision that requires the delivery of a minimum net dwellings per hectare in Zone 1 (except for R5, C2, RE1, E1, and SP2 zoned land)

The planning proposal seeks to enable the development of a new amenity-led neighbourhood that will provide an opportunity for a variety of housing options through a range of residential lot sizes, supported by sustainable infrastructure delivery in the southern part of Wagga Wagga in a highly accessible location close to various regional connecting roads such as Sturt Highway and Olympic Highway.

The planning proposal will help create a thriving community where residents live in healthy and walkable neighbourhoods served by well-maintained public spaces and facilities, such as parks, a village centre, childcare centre, medical facility and recreational spaces. The overarching intention of the planning proposal is to unlock the significant potential of a strategically located landholding within the southern part of Wagga Wagga and facilitate future high-quality residential accommodation, accompanied with necessary social and commercial facilities at a location identified for density uplift.

The ILP has taken into consideration the broader SGA, and the ILP road network, open space strategy and lot layout have been prepared to maximise potential for future integration so Council can manage the development of the SGA cohesively.

A 12-year infrastructure delivery road map has been outlined for the delivery of key utility infrastructure lead-ins and upgrades, aligned with the staging of the development and gradual increase in yield. The ISDP has provided an infrastructure upgrade strategy to achieve adequate servicing for the site and the broader SGA.

Council staff have prepared a Contribution Plan to collect contributions for the necessary infrastructure, with the draft SGA Zone 1 Development Contribution Plan being exhibited concurrently with the planning proposal. The draft is currently in the post-exhibition and finalisation stage. Local infrastructure required to service new development is usually funded under Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act), with contributions collected by Council under a contributions plan. Section 7.11 contributions collected under such a plan are capped in greenfield areas like the SGA to \$30,000,

unless the contributions plan is approved by IPART. Council applied to the Minister for Planning, Housing and Infrastructure to have SGA Zone 1 designated as an area permitted to levy contributions up to the \$30,000 threshold, consistent with other designated Urban Release Areas across NSW. This designation was approved and gazetted on 8 May 2026.

It is anticipated that for the remaining zones (Zone 2, 3, and 4) in the SGA a contributions plan would be considered appropriate, given the fragmented nature of the land parcels.

A Draft Site-Specific Development Control Plan (draft DCP) has been prepared in support of the planning proposal. The draft site-specific DCP provides detailed site-specific controls and guidance to support the high level LEP development standards. It provides development controls for the future development of Zone 1. The draft site-specific DCP distils the principal design and development parameters of the masterplan that has been prepared to support the planning proposal to ensure future development achieves the urban design outcomes as set out in the Urban Design Report. The draft DCP will be implemented under a separate process to be exhibited prior to the finalisation of the Planning Proposal.

The Planning Proposal request has been prepared in accordance with DPE guidelines and is considered appropriate as it has significant strategic and site-specific merit as set out in the planning proposal report.

Accordingly, it is **recommended** the Planning Proposal is endorsed by Council to enable a gateway determination by the Department of Planning and Environment.

10. DISCLAIMER

This report is dated 13 October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Rowan Village Pty Ltd and Sunnyside Ventures Pty Ltd (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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