

Wagga Wagga City Council

Planning Proposal LEP24/0002
Amendment to the Wagga Wagga Local Environmental
Plan 2010

Part Lot 2, DP 702230, Boorooma

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INTRODUCTION

This Planning Proposal is prepared pursuant to Section 3.33 of the Environmental Planning and Assessment Act 1979. It seeks an amendment to the Wagga Wagga Local Environmental Plan 2010.

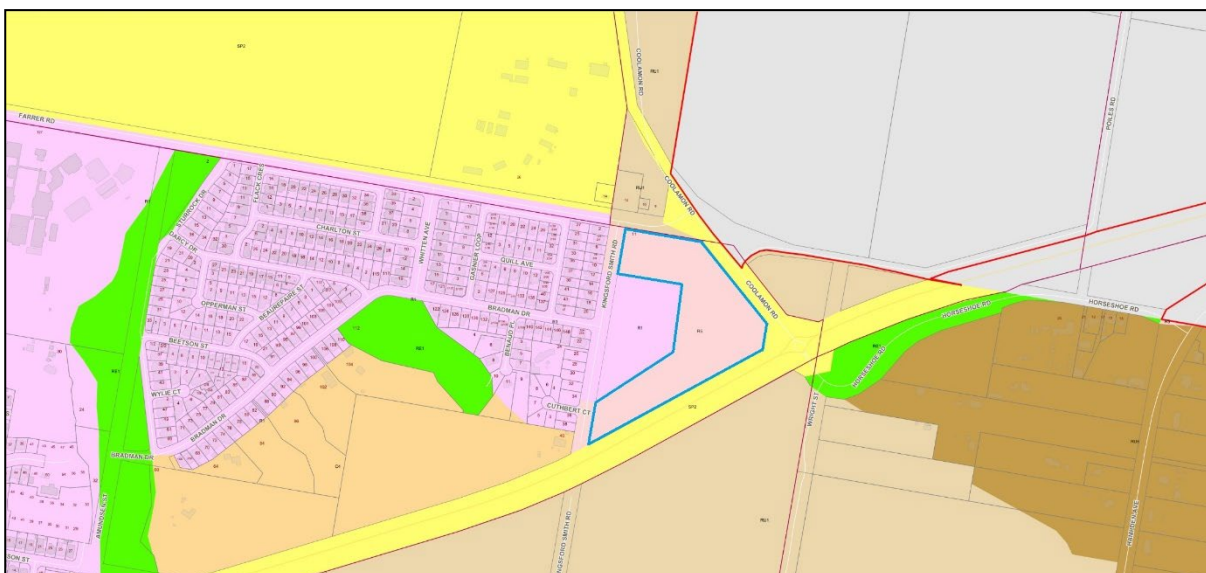
The northern suburbs of Wagga Wagga (Boorooma, Estella and Gobbagombalin) are among the fastest growing residential areas within the city, with the north if the city planned to receive significant residential growth in the future. The subject land area for this planning proposal is within the northern suburbs of Wagga Wagga. Council is the owner of the subject land and has endorsed the preparation of this planning proposal (Resolution 24/204).

Having regard to Council's adopted strategies, this planning proposal will allow Council to achieve the best residential use of the land combined with the public interest.

Lot 2, DP 702230 is 8.175 ha in its entirety, with the current R1 General Residential zoned area being 2.457 ha and the R5 Large lot residential portion being 5.718 ha

The land subject to the planning proposal, part Lot 2, DP 702230, Farrer Rd, Boorooma, is illustrated in the figure below, including the surrounding land use zones:

Figure 1 – Locality Map



This document has been prepared in accordance with the format prescribed by the Department of Planning and Environment, Local Environmental Plan Making Guideline, August 2023.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The intent of the planning proposal is to rezone part of the subject site from R5 (Large Lot Residential) to R1 (General Residential) and remove the 2 Ha minimum lot size.

The potential lot yield in the current R5 zone is restricted by the 2Ha minimum lot size and easements to drain water located in the southern portion of the site, allowing development of only 2 residential lots.

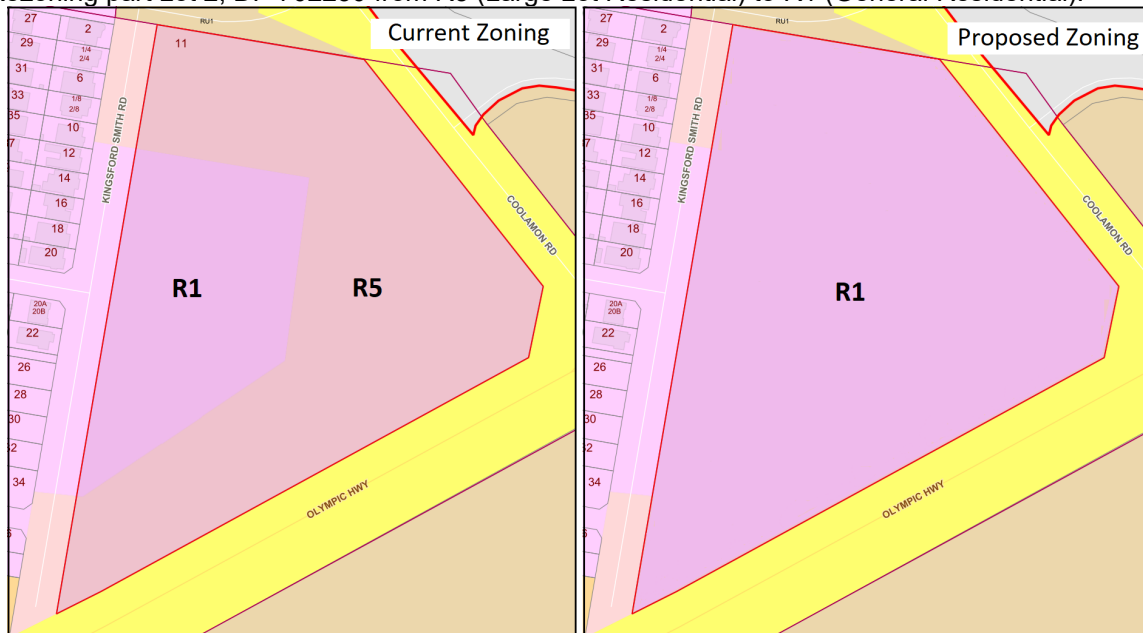
The rezoning will allow the site to be developed in an orderly and economic manner and will facilitate future general residential development that will be consistent with the adjacent residential land uses in the R1 (General Residential) zone, increasing the potential lot yield from the current R5 zone to approximately 36.

This planning proposal is consistent with the objectives of Riverina Murray Regional Plan 2041 and supports the intent of Council's endorsed Wagga Wagga Local Strategic Planning.

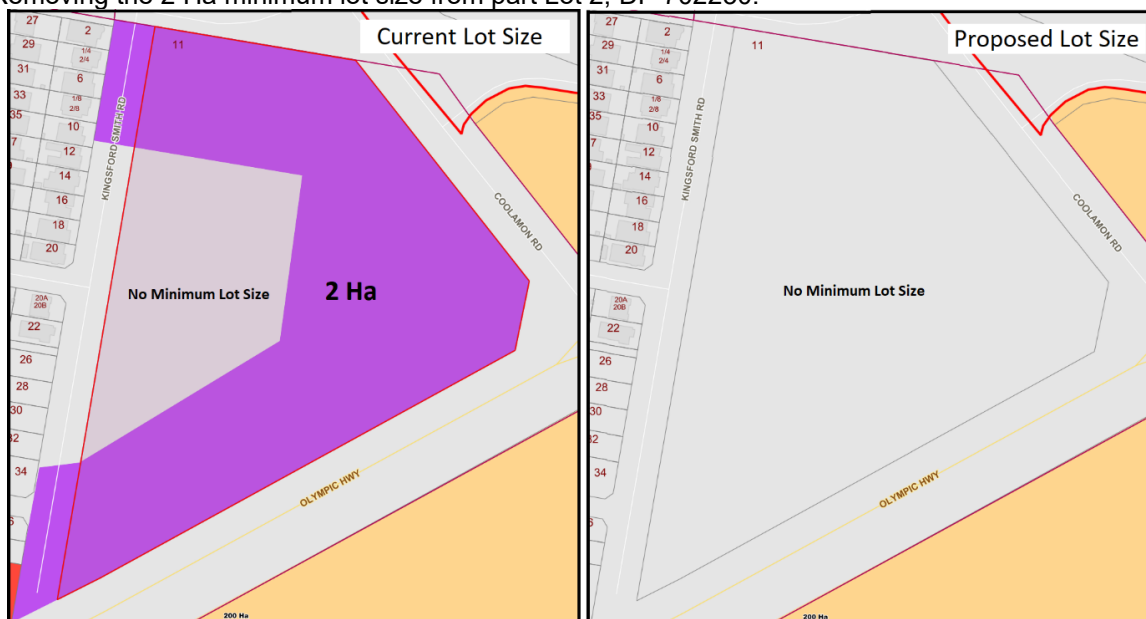
PART 2 – EXPLANATION OF THE PROVISIONS

The planning proposal amends the provisions of WWLEP 2010 as follows:

1. Rezoning part Lot 2, DP 702230 from R5 (Large Lot Residential) to R1 (General Residential).



2. Removing the 2 Ha minimum lot size from part Lot 2, DP 702230.



PART 3 – JUSTIFICATION

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for implementation.

Section A – Need for the planning proposal

Is the planning proposal a result of any strategic study or report?

Yes. Council has adopted the Wagga Wagga Local Strategic Planning Statement. The LSPS provides a blueprint for how and where Wagga Wagga is to grow in future. The Northern Growth Area is identified as the key location for residential urban growth for the period to 2040. The short term activation of additional growth in the existing northern suburbs of Wagga Wagga compliments the development of these suburbs and delivering greatest benefit to the city and local residents.

Council is also in the process of developing a Northern Growth Area Structure Plan which will provide high level planning directions for the NGA, providing guidance around placement of residential neighbourhoods, the format they should take, what the road network will look like (walkability and connectivity), how existing high value and vulnerable vegetation can be integrated, where neighbourhood hubs should be located and how integration with Charles Sturt University is to be achieved. Development of this portion of land to deliver additional housing in the short term will not adversely impact the development of that plan.

The Local Strategic Planning Statement supports development for additional housing opportunities in the near term, including improvements to the existing neighbourhoods such as Boorooma

Further background discussion of these relevant strategies is provided below.

1. Wagga Wagga Local Strategic Planning Statement

Wagga Wagga is experiencing significant change and population growth. The Local Strategic Planning Statement has been devised to guide the continuing growth of the city to the year 2040. As the city grows, the directions of the Local Strategic Planning Statement aims to ensure the prosperity and wellbeing of the city and its residents, while preserving the things that make Wagga Wagga an excellent place to live. The northern suburbs of the city are identified by the Local Strategic Planning Statement as the priority residential urban growth area over the next 10 to 20 years. These are among the fastest growing residential areas for the city and will continue to experience significant growth in coming years as the Northern Growth Area comes on line.

The 20-year Economic Vision for Regional NSW designates Wagga Wagga as one of the significant growth areas, which include Albury, Maitland, Coffs Harbour, Port Macquarie, Tamworth, Byron-Ballina-Kyogle, Shoalhaven and Tweed, nominated as a centres which could receive population growth sufficient to achieve a population of over 100,000 in the year 2038. To plan for population growth up to and including 100,000 over the long term future, consideration of where 14,000 additional homes shall be accommodated is provided. This will be best accommodated through a mix of greenfield and infill development that achieves a mix of affordable, well designed and adaptive housing that supports the future population. Even though the Local Strategic Planning Statement focusses on the next 20 years, it also identifies residential opportunities beyond 2040.

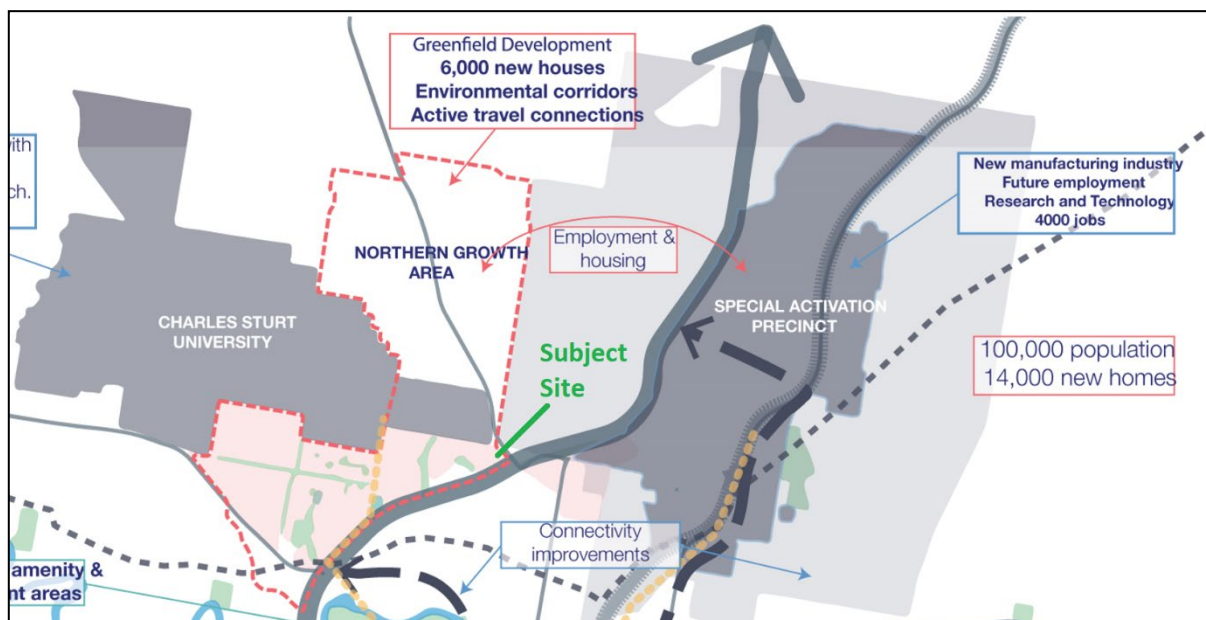
Completion of the remaining undeveloped portions of the existing northern suburbs of Boorooma, Estella and Gobbagombalin are the first component of the Northern Growth Area to be addressed. The Farrer Road Boorooma site featured by this planning proposal comprises the key infill urban growth land, being the development of new dwellings under-utilised land in an existing urban area, for the immediate future of the city. Completion of this development area will later be complimented by the development of lands extending north along Coolamon Road.

This rezoning creates the potential for incrementally more residential lots to be provided in this portion of Boorooma than would otherwise be possible. This increase assists in the provision of additional housing opportunities in the city in line with strategic objectives, though the likely impact to local development intensity is slight. The step change in lot size from 680 sqm to 800 sqm lots in the existing developed area to the west, to a likely averaging around 600 sqm, provides the opportunity for an additional 35 lots within the R5 zoned area.

2. Draft Wagga Wagga Northern Growth Area Structure Plan (not endorsed)

Following the directions of the Wagga Wagga Local Strategic Planning Statement, the Northern Growth Area will receive a large proportion of future greenfield development within Wagga Wagga. Liveability and resilience of new communities are key priorities for growth to occur within this area.

Council is currently in the process of developing a Northern Growth Area Structure Plan. The Plan will support the Local Strategic Planning Statement and will identify areas to provide additional land for housing. This includes items such as the realignment of roads and streets, open space networks and zoning to ensure improved urban and environmental outcomes. Whilst the site sits adjacent to the southern boundary of the Northern Growth Area, all of these types of improvements are facilitated by this planning proposal, including the ability to integrate into the existing and planned active travel routes.



Site Location Relative to Northern Growth Area

The planning proposal is fully consistent with the intent of the northern growth area objectives. The planning proposal incrementally expands upon the housing supply opportunities that remain available within Boorooma.

3. Local Environmental Study 2008

This local environmental study (LES) was prepared by Willana Associates on behalf of the Wagga Wagga City Council in support the preparation the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010).

The purpose of this LES was to determine the suitability and capacity of the study areas for various land uses. Section 7 of the LES, Boorooma East, included the subject site and recommended its rezoning for residential purposes. This eventuated in the split R1 and R5 zoning of the site.

The LES advises that “the topography of Boorooma East also imbues the site with visual prominence from surrounding areas. Of particular importance is the view of the escarpment from the Olympic Highway. The section of the Highway adjacent to the site is just beyond the urban edge and as Wagga Wagga’s urban area grows, it is likely to form a gateway to the city. Any development that may take place on the top and midslope of the escarpment must complement the visual qualities of the landscape, thereby enhancing the gateway”.

As shown below in figure 2, for the Boorooma East site, the top 50% of the slope to the ridge line has been developed for residential housing in the R1 zone, with the crown of the hill preserved as a 3Ha reserve known as Explorer Park (Figure 3).

Figure 2 – Developed Ridge Line

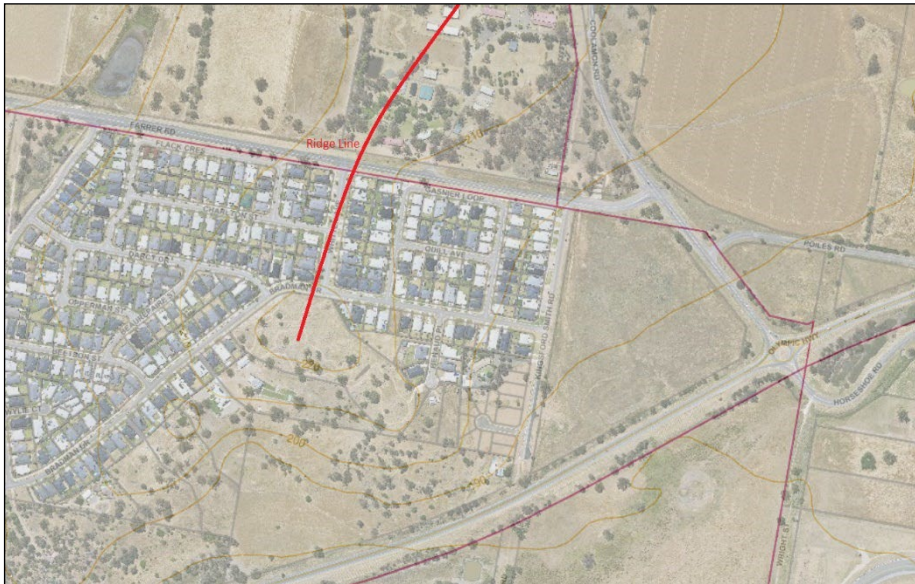


Figure 3 – Explorer Park



Development of the subject site, with appropriate landscape buffers, will not further impact of the visual qualities of landscape. As such development of the site as R1 General Residential land is not inconsistent with the LES in this regard.

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

This planning proposal has emerged as the best, most efficient and most time-effective approach to delivering the desired outcome of allowing the site to be developed in an orderly and economic manner to facilitate future general residential development that will be consistent with the adjacent residential land uses in the R1 (General Residential) zone, increasing the potential dwelling lot yield.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The Riverina Murray Regional Plan 2041 1 is an update to the Riverina Murray Regional Plan 2036 adopted by the NSW Government in 2017. It provides a vision, goals and actions geared towards delivering greater prosperity in the years ahead for those who live, work and visit this important region. The planning proposal is consistent with the actions of the Riverina Murray Regional Plan 2041 as follows:

Table 1

Riverina Murray Regional Plan 2041	
Objectives and actions	Comment
Objective 5 Ensure housing supply, diversity, affordability and resilience	The planning proposal is consistent with Strategy 5.3 in that it facilitates development which will minimise land use conflict with other uses, including agricultural land, freight corridors, industrial uses; be integrated with the existing urban area; provide an opportunity for a variety of housing that reflects community need; does not negatively impact the viability of city centre; accesses existing services and infrastructure as the surrounding area is developed; supports walking and cycle friendly neighbourhoods connecting to the existing and proposed active travel network.
Objective 6 Support housing in regional cities and their sub-regions	The planning proposal is consistent with Strategy 6.1 which recommends strategic and statutory planning which will, where strategically justified, transition rural residential development to a standard residential product. While a large portion of the Boorooma area is already zoned R1 residential, the proposal adds further to this land supply. This represents efficient use of land and will result in additional residential land to meet the city's population growth expectations.
OBJECTIVE 8 Provide for short-term accommodation	The planning proposal is constant with Strategy 8.1, providing greater flexibility in statutory planning controls through the proposed R1 zone increasing options for the

	provision of housing for workers by employers, including state agencies.
OBJECTIVE 11: Plan for integrated and resilient utility infrastructure	The planning proposal is constant with Strategy 11.1, focusing development around existing infrastructure and co-location of new infrastructure proposed to support the Northern Growth Area.
OBJECTIVE 18: Integrate transport and land use planning	The planning proposal is constant with Strategy 18.3, strengthening connectivity and amenity through connection to the active travel network. Council is constructing a 56 km network of dedicated cycle paths which when complete will criss-cross the city and provide residents with a safe, alternative transport option for commuting.

Is the planning proposal consistent with the Council's local strategy or other local strategic plan?

Wagga Wagga Local Strategic Planning Statement (Wagga Wagga LSPS) is the principal strategic plan for the Wagga Wagga Local Government Area.

The Wagga Wagga LSPS nominates the Northern Growth Area, including Boorooma, as a key residential growth area for the city for the next two decades. This planning proposal implements the short-term component of this planning, by progressing toward development of the remaining available lands within the existing northern suburbs of Estella, Boorooma and Gobbagombalin.

The proposal is consistent with the Wagga Wagga Spatial Plan 2013 – 2043, aligning with the following actions identified in the Plan.

Table 2

Local Strategic Planning Statement – Wagga Wagga 2040	
Objectives and actions	Comment
Principle 5 Encourage and support investment	The proposed rezoning is not inconsistent with LSPS Principle 5 as the proposed residential intensification will not take place in the buffer areas nearby the Wagga Wagga Special Activation Precinct. The site sits outside those buffers and some 880m from the nearest extent of the Regional Enterprise Zone. The land is within an established urban area and has cost-effective access to public infrastructure.
Principle 10 Provide for a diversity of housing that meets our needs	Principle 10 advises that a key element of future growth is ensuring that appropriate housing is available while maintaining liveability, sense of community and local identity. The site currently includes around 30% of its area already zoned R1 (General Residential), and its location adjacent to existing developed R1 zoned land to the west further demonstrates the potential for integration of the remaining 70% of the site into the residential character of the area.

	<p>The planning proposal complies with the direction. The land is within an established residential area and the R1 General Residential zone can facilitate a wide range of housing options. This will assist housing choice and affordability.</p> <p>The planning proposal concentrates development accommodate future growth.</p> <p>The proposal to rezone the land seeks to maximise site opportunities available for the development of the land. This is possible as the land is currently serviced by public infrastructure and accessible to existing local community facilities.</p>
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Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The following State Environmental Planning Policies are applicable to the Planning Proposal:

Table 3

State Environmental Planning Policies	
Relevant SEPPs	Comment
<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p>	<p>A Preliminary Site Investigation (PSI) report for the proposed rezoning of the land from R5 Large Lot Residential to R1 General Residential was prepared by McMahon Earth Science in December 2024.</p> <p>This PSI was conducted to assess the risk to future site users from potential contaminants across the site. The assessment included a review of previous investigations conducted in 2021 and 2022, and further inspection, soil sampling, and analysis for potential chemical contaminants, and an assessment of the results against the adopted residential land use criteria. The soil analysis of the previous investigations from 2021 and 2022 and this investigation returned results below the adopted criteria for residential land use.</p> <p>Therefore, it is assessed the site is suitable for the proposed rezoning given management strategies are implemented during development.</p> <p>PSI Conclusions and recommendations This investigation met the objective of investigating and assessing potential contamination to determine whether potential site contamination in the soil poses a risk to human health for the proposed rezoning and subsequent Residential A land use. The results of the investigation conclude that contamination from the contaminants of concern is not present at the site, and it is suitable for the proposed development given the following management strategies are adopted:</p>

	<ul style="list-style-type: none"> • The fill material is recommended to be removed and disposed of at an appropriately licenced landfill, with care taken to identify potential asbestos containing material. • Any material generated from the site should be managed in accordance with the NSW EPA Waste Classification Guidelines and Resource Recovery Orders, whichever is relevant. This is normally a standard development consent condition. • Unexpected finds are possible especially in fill material, including asbestos finds. Filled dams and gullies are not uncommon on agricultural land and are another potential unexpected find. Care must be taken to identify and evaluate unexpected finds such as these during development under an unexpected finds protocol.
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Is the planning proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

The Environmental Planning and Assessment Act 1979 provides for the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of LEP's. A planning proposal needs to be consistent with the requirements of the directions, but in some instances can be inconsistent if justified.

The relevant directions and consistency have been addressed as follows:

Table 4

Ministerial Directions	
S9.1 Direction	Consistency
1.1 Implementation of Regional Plans. The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The proposal meets the directions of the Riverina Murray Regional Plan 2041. This is discussed in detail at Section B of this document.
3.1 Biodiversity and Conservation The objective of this direction is to protect and conserve environmentally sensitive areas	<p>The planning proposal complies with the direction. The proposal does not apply to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP.</p> <p>Figure 4 below shows the entirety of Lot 2, DP 702230 to be predominantly clear of vegetation beyond pasture grasses, which is expected due to its historical agricultural land use. Specifically, the land is known to have been used for grazing.</p> <p>The 2008 LES advises that the area has low conservation value and should be available for development.</p> <p>It is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.</p>

	<p>The tree inside the fence at the north end of the photo is a remnant yellow box.</p> <p>All the other existing trees are outside the lot.</p> <p>Most of these trees have been planted as landscaping/screen trees, save one along the western boundary to Kingsford Smith Road, which sits within the existing R1 zoned land and is not impacted by this planning proposal.</p>
	<p>Figure 4 – Lot 2, DP 702230 vegetation</p>
<p>3.2 Heritage Conservation.</p> <p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>The planning proposal complies with the direction. An Aboriginal Archaeological Study was undertaken by Kelleher Nightingale Consulting and is referenced in the 2008 LES, which formed the basis of the original residential zoning of the site. Whilst Kelleher Nightingale found no Aboriginal sites in the study area, they concluded that the archaeological sensitivity of the site was moderate to high. Of relevance to this assessment is the site's elevated position offering views of the Murrumbidgee River floodplain and the presence of granite.</p> <p>Residential rezoning under the WLEP2010 occurred on the condition that further investigations would be required at development assessment stage to ascertain whether aboriginal objects are present, and if there is evidence of the presence of objects and/ or</p>


	<p>sites of significance, conservation management practices will be required to be implemented.</p> <p>A Due Diligence investigation is appropriate to inform Development Applications for subdivision, in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.</p>
<p>4.1 Flooding</p> <p>The objectives of this direction are to:</p> <p>(a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>The planning proposal complies with the direction.</p> <p>The site is not subject to riverine flooding.</p> <p>The Wagga Wagga Major Overland Flow Floodplain Risk Management Study and Plan maps the site as being subject to overland flows with a peak 1% AEP flood depth of less than 150 mm.</p> <p>The hazard level for the site is H1, indicating that the site is generally safe for vehicles, people and buildings.</p> <p>These flows may be addressed as part of subdivision design and are not viewed as an impediment to development of the land.</p> <p>The below mapping further details the minor extent of flooding impact on the site.</p>
<div> <div> <p>Table Of Contents</p> <ul style="list-style-type: none"> MOFFS 2021 <ul style="list-style-type: none"> - 5yr - 10yr - 20yr - 50yr - 100yr <ul style="list-style-type: none"> Level Depth Velocity VxD Hazard Hydraulic Category - 200yr - 500yr - PMF - PPA </div> <div> <p>Legend</p> <p>Flood_Consequence</p> <ul style="list-style-type: none"> Floodway Flood Storage Flood Fringe </div> </div>  <p>Figure 5 – Flood Consequence – Flood Fringe</p>	



Figure 6 – Flood Hazard Level – H1 Generally safe for vehicles, people and buildings

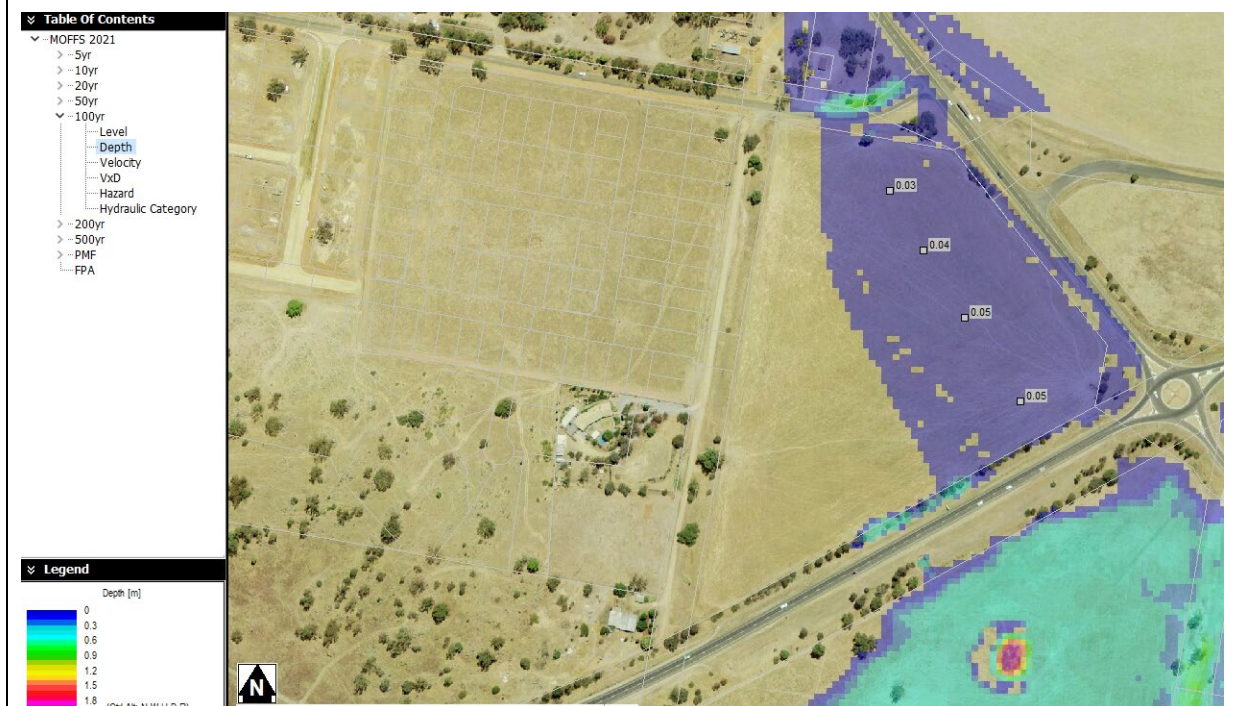


Figure 7 – MOFFS depth of flooding less than 150mm



Figure 8 – Mapped MOFFS Flood Planning Level

4.3 Planning for Bushfire Protection

The objectives of this direction are to:

- (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) encourage sound management of bush fire prone areas.

The planning proposal complies with the direction.

The site is mapped as being partially within the buffer area to category 3 land adjacent to Farrer and Coolamon Roads and is therefore classified as bushfire prone land as shown in figure 9 below.

The site is partially edged by a strip of vegetation (trees) less than 20 metres in width (measured perpendicular to the elevation exposed to the strip of vegetation) as shown in figures 9 and 10 below. This narrow strip of vegetation is not required to be considered for the purposes of PBP under exclusions of AS 3959 Construction of buildings in bushfire prone areas (PBP s7.1.2 Exclusions).

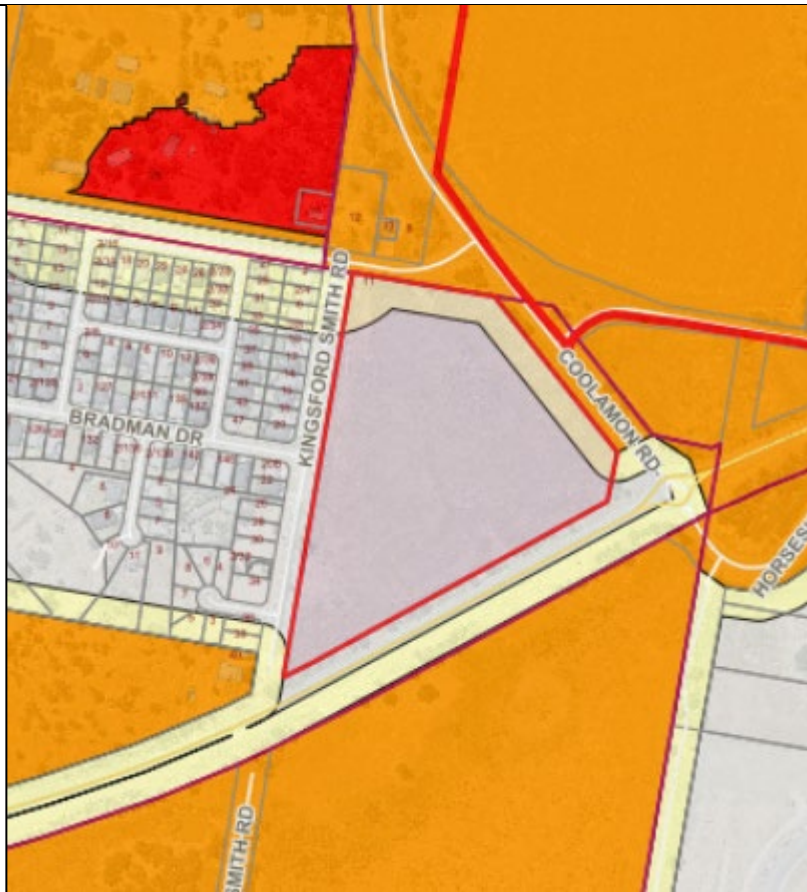


Figure 9 – WWCC Bushfire Prone Land Mapping



Figure 10 – Aerial Photography of the site and surrounds (WWCC)

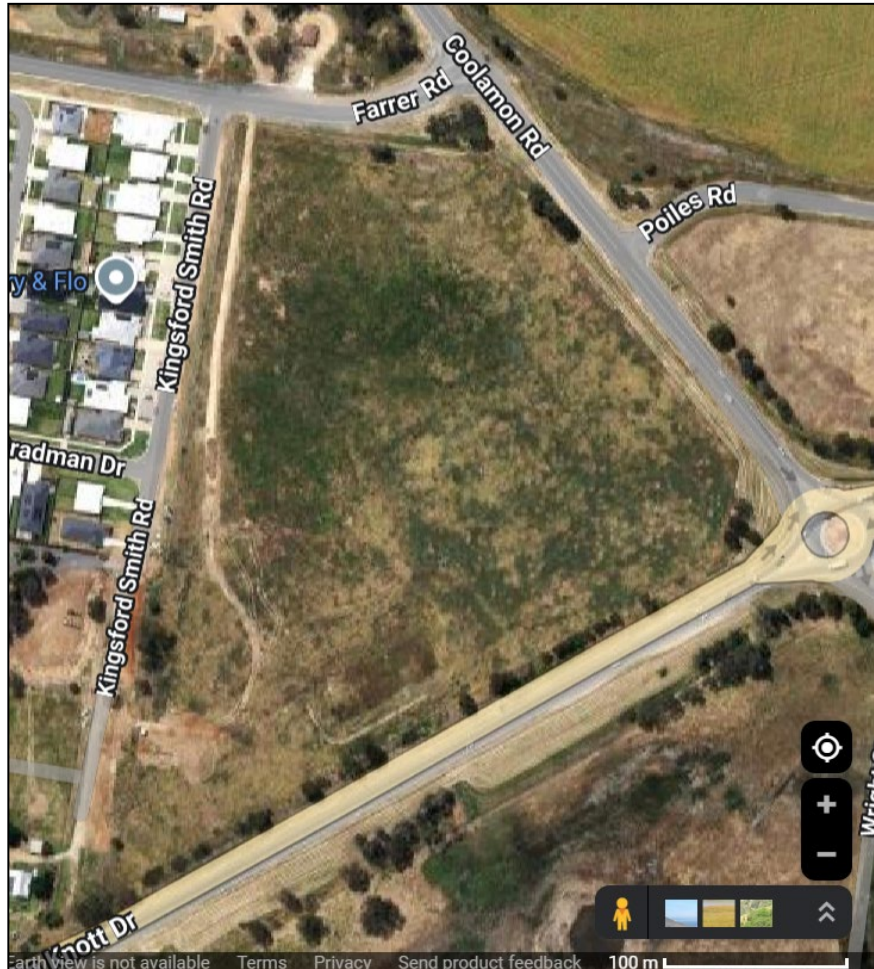


Figure 11 –Current Google Maps Aerial Image of the site

Figure 12 below shows a concept subdivision of the land with the resultant three levels of bushfire exposure numbered as 1, 2 and 3.

Based on this subdivision layout, and taking a precautionary view, a BAL assessment has been undertaken concluding the worst case scenario of BAL 12.5 for exposure area 1 and 2 and BAL Low for exposure area 3 and all other lots.

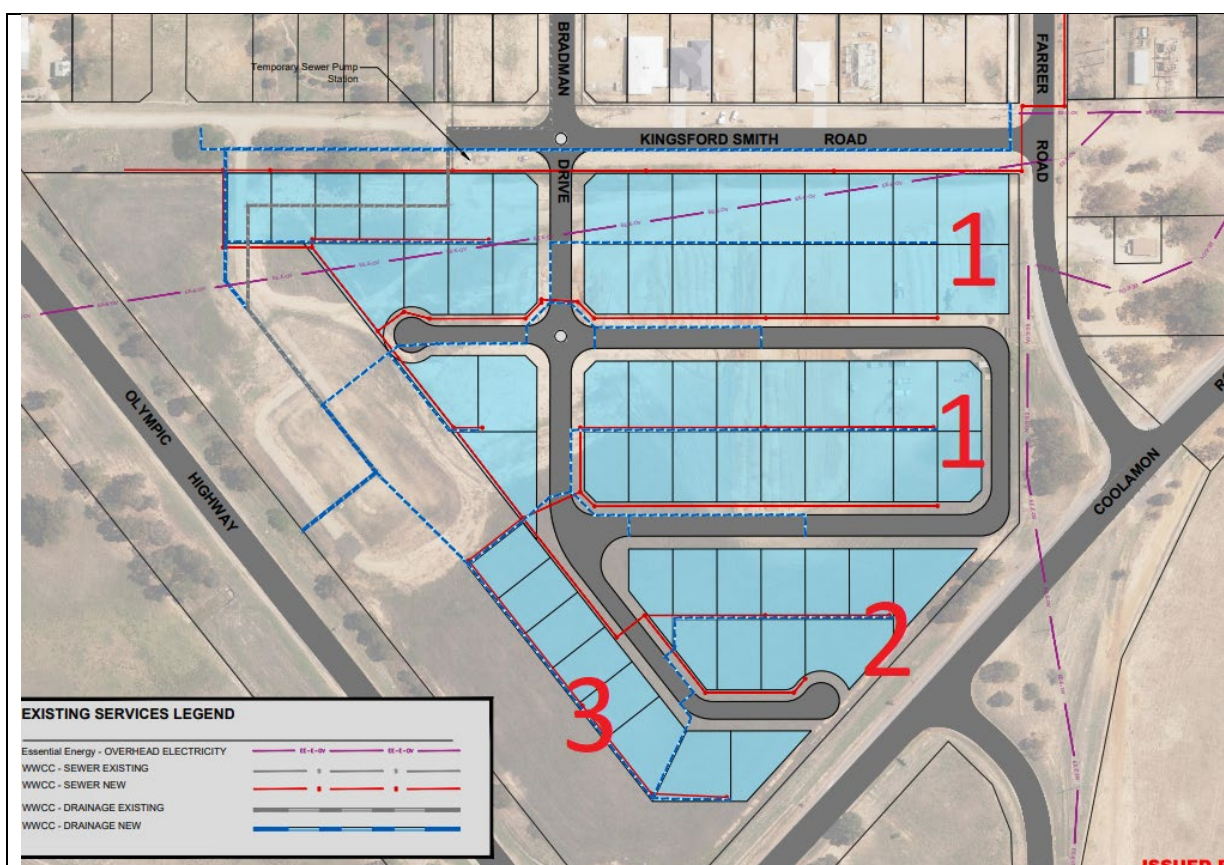


Figure 12 – Concept subdivision plan

Assuming the site is fully developed the three locations where bushfire assessment would be relevant would be:

1. Northern boundary (along Farrer Road)
2. Eastern boundary (along Coolamon Road)
3. Southern boundary (along Olympic Highway)

Area 1 – location NW corner of the lot.

	North	East	South	West
Vegetation	Woodland	Grassland	Managed	Managed
Slope	Flat/upslope	Flat/upslope	N/A	N/A
Distance to hazard	>22m	>20m	N/A	N/A
Available APZ on site	Minimal (res setback only)	Minimal (res setback only)	N/A	N/A
Available APZ off site	Farrer Road width >24m	Farrer Road and Coolamon Road can be used. Distance >20m	N/A	N/A
APZ required for BAL29	11m	10m	N/A	N/A
APZ proposed	Would be >20m (due to the road)	Would be >20m (due to the road)	N/A	N/A
BAL	12.5	Low – 12.5	N/A	N/A

Comments		Small chance grassland to the east could be within 140m, would always be greater than 20m away at closest point.	Developed subdivision	Developed subdivision
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Area 2 – adjoining Coolamon Road

	North	East	South	West
Vegetation	Grassland/Woodland	Grassland	Managed	Managed
Slope	Flat/upslope	Flat/upslope	N/A	N/A
Distance to hazard	>22m	>20m	N/A	N/A
Available APZ on site	Minimal (res setback only)	Minimal (res setback only)	N/A	N/A
Available APZ off site	Farrer Road width >24m	Coolamon Road can be used. Distance >20m	N/A	N/A
APZ required for BAL29	11m	10m	N/A	N/A
APZ proposed	Would be >20m (due to the road)	Would be >20m (due to the road)	N/A	N/A
BAL	12.5	12.5	N/A	N/A
Comments		Small chance grassland to the east could be within 140m, would always be greater than 20m away at closest point.	Developed subdivision	Developed subdivision

Area 3 – adjoining the Olympic Highway

	North	East	South	West
Vegetation	Managed	Grassland	Grassland	Managed
Slope	N/A	0-5 degrees downslope	0-5 degrees downslope	N/A
Distance to hazard	N/A	>60m	>60m	N/A
Available APZ on site	N/A	Minimal (res setback only)	Minimal (res setback only)	N/A
Available APZ off site	N/A	Olympic Highway can be used. Distance >60m	Olympic Highway can be used. Distance >60m	N/A
APZ required for BAL29	N/A	11m	11m	N/A
APZ proposed	N/A	Would be >60m (due to the road)	Would be >60m (due to the road)	N/A
BAL	N/A	Low	Low	N/A

Comments	Developed subdivision	50m separation from a grassland results in a BAL low	50m separation from a grassland results in a BAL low.	Developed subdivision
<p>The objectives of protection of life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and encouraging sound management of bush fire prone areas are satisfied, with the future development of the site as R1 General Residential land.</p>				
<p>5.1 Integrating Land Use and Transport. The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> improving access to housing, jobs and services by walking, cycling and public transport, and increasing the choice of available transport and reducing dependence on cars, and reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and supporting the efficient and viable operation of public transport services, and providing for the efficient movement of freight. 		<p>The planning proposal complies with the direction. The proposal enables continuing improvement to the integration of land use and transport across all modes of travel.</p> <p>A Northern Growth Structure Plan is currently being developed for the northern areas of the city. It will make recommendations to improve road networks, active travel routes and public transport across the north of the city.</p> <p>The planning proposal, whilst conducted in advance of the structure plan, provides for a transport planning outcome supportive of continued urban growth in the north of the city and consistent with the emerging findings and directions of the Plan in progress.</p> <p>All access to the site will be via Kingsford Smith Road. TfNSW have been consulted in relation to the proposal and suggest that the site be included in the current transport studies being undertaken to support the Northern Growth Structure Plan.</p> <p>The land connects to the Olympic Highway, via Farrer Road and Coolamon Road and is 8km from the hart of the Wagga Wagga CBD.</p> <p>The land connects with Charles Sturt University, Boorooma and Estella, via Farrer Road and a future bridge planned to connect Bradman Drive east and Bradman Drive west, Sturrock Drive, will provide greater connectivity to the west.</p>		
<p>6.1 Residential Zones. The objectives of this direction are:</p> <ul style="list-style-type: none"> to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing as appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands. 		<p>The direction applies to this planning proposal, as the proposal affects land within existing residential zones. The planning proposal complies with the direction. In accordance with the direction;</p> <ul style="list-style-type: none"> the proposal will provide opportunity for development of a range of housing to address residents' housing requirements and overall population growth The planning proposal does increases the permissible density of the subject land the planning proposal will provide for improved neighbourhood design outcomes the planning proposal will optimize use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities 		

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land is currently zoned R1 General Residential and R5 Large Lot Residential. Land to the west is zoned R1 General Residential and has been substantially developed for dwelling houses.

The subject land has been used for agricultural uses in the past. Specifically, the land is known to have been used for grazing. The 2008 LES advises that these areas of paddock with low conservation value should be available for development.

It is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As the land currently enjoys the residential zoning of R5 Large Lot Residential, uplifting the zoning to R1 General Residential will provide a modest increase in housing numbers and is unlikely to increase the environmental effects of developing the land.

Management of stormwater runoff should maintain existing (environmental) flows to support downstream habitats.

How has the planning proposal adequately addressed any social and economic effects?

This assessment finds that the planning proposal will produce a net benefit to the community across social, cultural and economic impacts. The rezoning of the land will facilitate additional housing opportunities in an established residential area to meet the growing population of the city. Delivery of this housing in an orderly and well-planned manner preserves a high quality of life for existing and new residents of the city. This area is well positioned to integrate with existing built infrastructure and social and community infrastructure.

Whilst providing only a modest increase in housing numbers, the additional residential population to be supported by rezoning will have an economic effect of supporting business activity in the city both as consumers and as a source of labour. This will particularly support expansion of the commercial and services offering in the northern suburbs, and provide patronage of public services in the city.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Being located adjacent to serviced urban residential development, the subject land has access to all urban infrastructure. There is capacity for this infrastructure to accommodate the demand created by the future development of the subject land.

Additionally, sewerage services are proposed to be augmented to account for future growth in the southern catchment of northern growth area, which will drain through this site.

Wagga City Council has been successful in securing funding through the NSW Accelerated Infrastructure Fund Grants program, designed to provide critical infrastructure to support sewer upgrades in the Northern Growth Area to support the delivery of new homes.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with public authorities will occur in accordance with the terms of Gateway Determination as provided by the Department of Planning, Housing and Infrastructure.

PART 4 – MAPPING

The planning proposal seeks to amend the following maps:

Land Zoning Maps:

Update the digital land zoning map layer

Lot Size Map:

Map Sheet LSZ_003E

PART 5 – COMMUNITY CONSULTATION

Community consultation will occur in accordance with the terms of Gateway Determination as provided by the Department of Planning, Housing and Infrastructure.

Community consultation will also occur in accordance with Council policy. Council policy requires a public exhibition period of 28 days and a concurrent period of 42 days for the receipt of written submissions, commencing on the same date as public exhibition.

PART 6 – PROJECT TIMELINE

Task	Anticipated timeframe
Submit Planning Proposal	March 2025
Anticipated date of Gateway Determination	April 2025
Timeframe for Government agency consultation	April/May 2025
Commencement and completion dates for public exhibition.	May/June 2025
Dates for public hearing	N/A
Timeframe for consideration of submissions	June 2025
Timeframe for the consideration of a proposal post exhibition	July 2025
Date of submission to the Department to finalise the LEP	July 2025
Anticipated date RPA will make the plan	September 2025
Anticipated date RPA will forward to the Department for notification	September/October 2025