



IRF25/770

## Gateway determination report – PP-2025-493

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Amend the zoning and minimum lot size for land at  
Part Lot 2, DP 702230, 11 Farrer Road, Boorooma

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# Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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**Table 1 Reports and plans supporting the proposal**

Relevant reports and plans
Attachment A – Planning proposal
Attachment A1 – Council agenda and minutes

# 1 Planning proposal

## 1.1 Overview

**Table 2 Planning proposal details**

<b>LGA</b>	Wagga Wagga
<b>PPA</b>	Wagga Wagga City Council
<b>NAME</b>	Amend the zoning and minimum lot size for land at Part Lot 2, DP 702230, 11 Farrer Road, Boorooma
<b>NUMBER</b>	PP-2025-493
<b>LEP TO BE AMENDED</b>	Wagga Wagga Local Environmental Plan 2010
<b>ADDRESS</b>	Part 11 Farrer Road, Boorooma
<b>DESCRIPTION</b>	Part Lot 2, DP 702230
<b>RECEIVED</b>	18/03/2025
<b>FILE NO.</b>	IRF25/770
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal

## 1.2 Objectives of planning proposal

The objective of the planning proposal is to rezone the site to facilitate residential development that is consistent with adjacent land uses and increase the development yield of the site.

The objectives of this planning proposal are clear and adequate.

## 1.3 Explanation of provisions

The planning proposal seeks to amend the Wagga Wagga LEP 2010 per the changes below:

**Table 3 Current and proposed controls**

<b>Control</b>	<b>Current</b>	<b>Proposed</b>
Zone	R5 Large Lot Residential	R1 General Residential
Minimum lot size	2ha	No minimum lot size
Number of dwellings	29	69

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

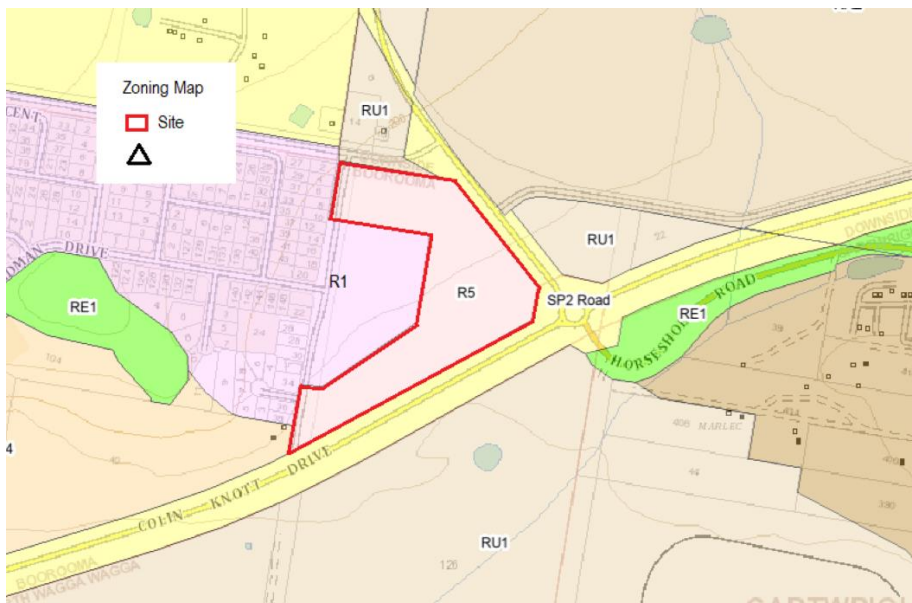
## 1.4 Site description and surrounding area

Lot 2, DP 702230 has a site area of 8.175ha, refer to Figure 1. The land currently zoned R1 General Residential has an area of 2.457ha and land zoned R5 Large Lot Residential, the subject of this planning proposal (Figure 2), is 5.718ha.

The site is located approximately 9.5km northwest of the Wagga Wagga City Centre. It sits on the eastern border of the Boorooma centre, near Charles Sturt University. The lot is triangular in shape, bound by two classified roads, Colin Knott Drive and Coolamon Road. Adjacent the site to the west is a suburban subdivision plan zoned R1 General Residential, the site sits on the fringe of the town, bordering a mixture of rural zones, primarily RU1 Primary Production to the north, east and south. The site is undeveloped and mostly cleared of vegetation.



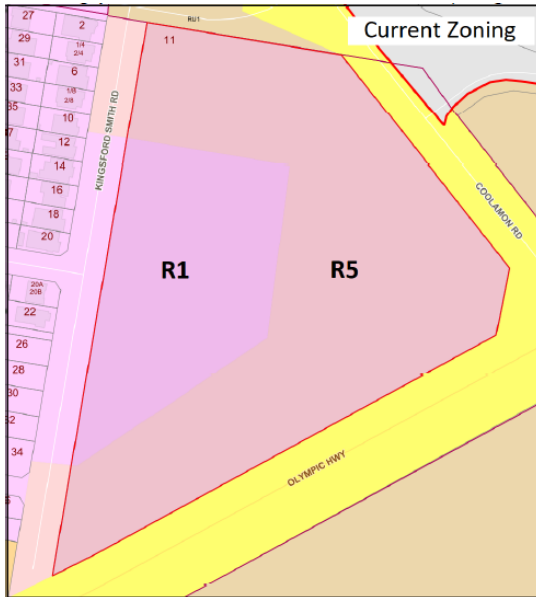
**Figure 1 Subject site (source: Google Maps 2025)**



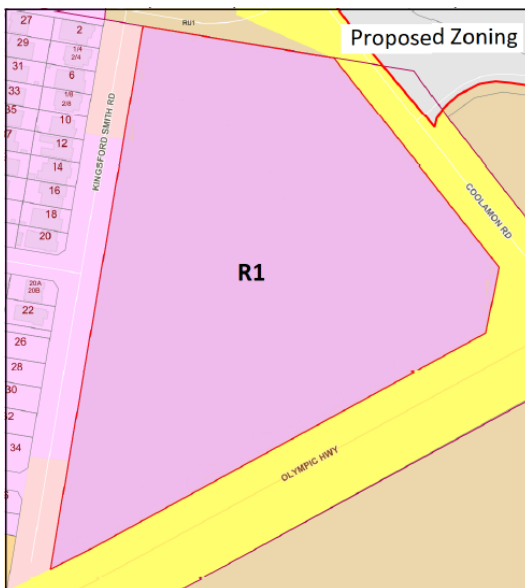
**Figure 2 Site context (Source: Planning proposal, 2025)**

## 1.5 Mapping

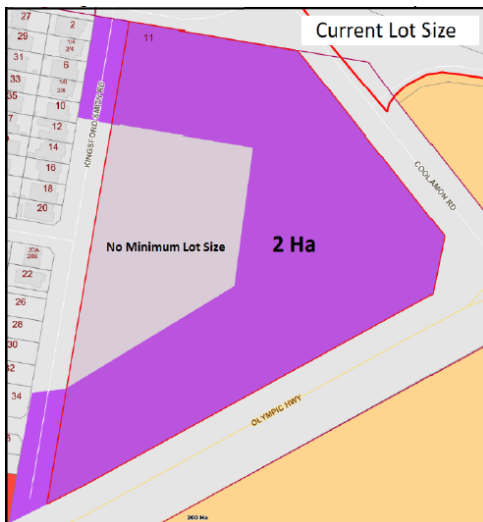
The planning proposal includes mapping showing the proposed changes to the land zoning and minimum lot size maps, which are suitable for community consultation.



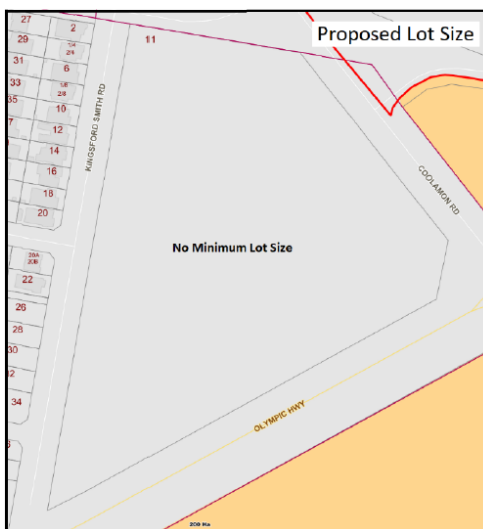
**Figure 3 Current zoning map (Source: Planning proposal, 2025)**



**Figure 4 Proposed zoning map (Source: Planning proposal, 2025)**



**Figure 5 Current minimum lot size map (Source: Planning proposal, 2025)**



**Figure 6 Proposed minimum lot size map (Source: Planning proposal, 2025)**

## 2 Need for the planning proposal

The site forms part of the Northern Growth Area. The planning proposal states the Wagga Wagga Local Strategic Planning Statement identifies the area as a key location for growth which is discussed in table 5.

The planning proposal states it is the most efficient approach to achieve the objectives of increasing the density of the site and applying a zone that is consistent with the surrounding sites.

## 3 Strategic assessment

### 3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Riverina Murray Regional Plan 2041.

**Table 4 Regional Plan assessment**

Regional Plan Objectives	Justification
Objective 5 Ensure housing supply, diversity, affordability and resilience	<p>The proposal will increase housing capacity and variety in response to changing community needs. The location of the site on the edge of the centre allows access to existing infrastructure and services.</p> <p>The planning proposal is generally consistent with the Regional Plan, given it aligns with key priorities such as housing supply, housing diversity and infrastructure efficiency.</p>
Objective 6: Support housing in regional cities and their sub-regions	
Objective 8: Provide for short-term accommodation	

## 3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

**Table 5 Local strategic planning assessment**


Local Strategies	Justification
Wagga Wagga Local Strategic Planning Statement (LSPS) 2040	<p>The proposal responds to Principle 10 Provide for a diversity of housing that meets our needs.</p> <p>The site sits within the Northern Growth Area, which is identified in principle 10 of the LSPS. The majority of new housing is earmarked to be delivered through green field and infill developments in this growth area. The LSPS identifies the changing household profiles, which sees increasing demand for higher density and affordability.</p> <p>The planning proposal states the site is within an established residential area and the proposed zone can facilitate a range of housing options. The proposed zone promotes housing choice and affordability. Additionally, the proposed minimum lot size will contribute to housing delivery in an appropriate location that has been identified in the LSPS. The planning proposal is generally consistent with the LSPS.</p>
Local Environmental Study (LES) 2008	<p>The LES was prepared to determine the suitability and capacity of designated areas for various land uses. The site was identified in Section 7 Boorooma East of the LES. It was recommended the site be rezoned for residential purposes. As a result of the LES the existing split R1 and R5 zoning of the site was applied.</p> <p>The R5 zone was applied due to concerns regarding the visual prominence of the site, which sits at the top of a steep slope and is considered to form a Gateway to Boorooma. The planning proposal addresses the outcome of the strategy stating buffers can be implemented to blend future development into the landscape.</p> <p>The Department notes that despite the planning proposal being inconsistent with the outcomes of this study, the concerns raised can be overcome at the development application stage through siting, setbacks and buffers.</p>

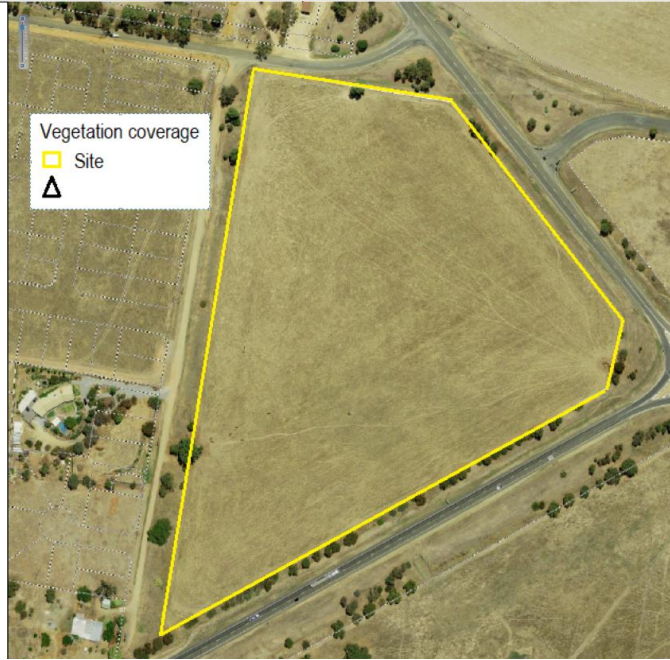
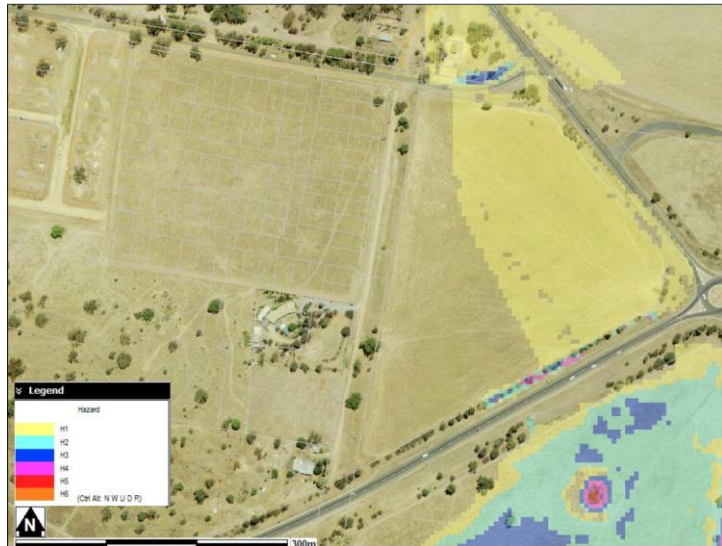


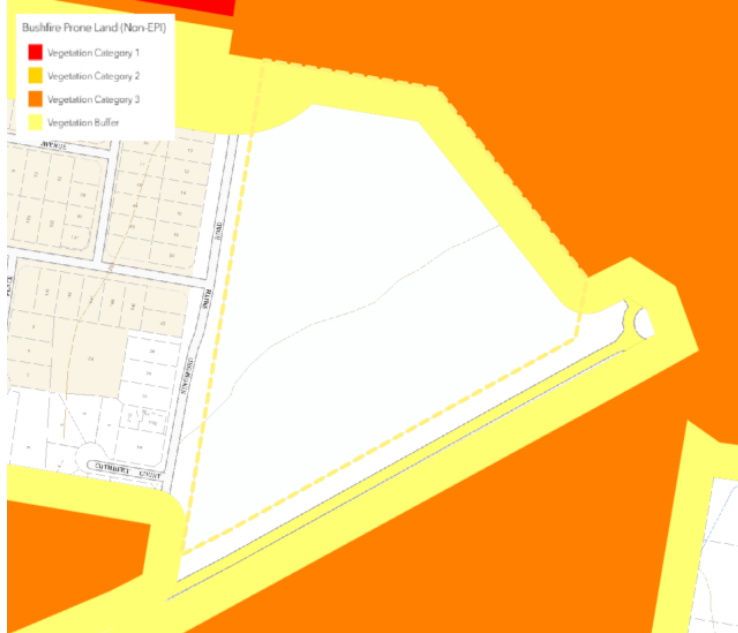
### 3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

**Table 6 9.1 Ministerial Direction assessment**

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plan	Consistent	The planning proposal is consistent with this Direction, as discussed in Section 3.1.
3.1 Biodiversity and Conservation	Consistent	<p>The site is identified as Environmentally Sensitive Land on the Terrestrial Biodiversity Map, figure 7. The planning proposal states the land is mostly cleared of vegetation (figure 8), has historically been used for grazing and is currently zoned for residential development. Additionally, the 2008 LES advised that the area has low conservation value. 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 proposal does not seek to amend the existing terrestrial biodiversity provisions which will be applied at the development application stage, therefore the proposal is consistent with this Direction.</p>  <p><b>Figure 7 Terrestrial Biodiversity Map (Source: Spatial Viewer, 2025)</b></p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		 <p><b>Figure 8 Vegetation coverage (Source: Planning proposal, 2025)</b></p>
4.1 Flooding	Inconsistency justified	<p>The site is not subject to riverine flooding. The planning proposal includes simulations illustrating the site has H1 hazard, which is the lowest level hazard and is safe for vehicles, people and buildings (figure 9). In a 1 in 100 flood the projections demonstrate a flood depth of less than 150mm.</p>  <p><b>Figure 9 Flood Hazard Level</b></p> <p>The planning proposal is inconsistent with the Direction as it seeks to permit a significant increase in the development and/or dwelling density of that land.</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		<p>However, this is considered to be of minor significance as the planning proposal:</p> <ul style="list-style-type: none"> <li>Retains a residential zone</li> <li>Will not result in significant flood impacts to other properties</li> <li>Is not located within a high hazard area and can be safely evacuated</li> <li>Proposes land uses that are appropriate for the hazard level</li> </ul>
4.3 Planning for bushfire protection	Inconsistent - further justification required	<p>The site contains 'Vegetation Buffer' land, (figure 10). Category 3 bushfire prone land surrounds the site, including south of the existing village and across classified roads to the east. The site is mostly cleared of vegetation and can accommodate asset protection zones.</p>  <p><b>Figure 10 Bushfire Land Use Map</b></p> <p>Whilst the proposal is consistent with aspects of this Direction, consultation is required with NSW Rural Fire Service as the site includes bushfire prone land. A condition has been included in the Gateway determination to this effect. Upon completion of the Gateway determination condition the planning proposal will be consistent with the Direction, subject to no further issues being identified during consultation with NSW Rural Fire Service.</p>
6.1 Residential Zones	Consistent	<p>This direction is applicable, as the proposal affects land within an existing residential zone.</p> <p>The planning proposal notes that it is consistent with the Direction as the proposal will result in the following:</p> <ul style="list-style-type: none"> <li>Increase in housing diversity</li> <li>Increased housing yield</li> </ul>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		<ul style="list-style-type: none"> <li>Improved neighbourhood design outcomes</li> <li>Land that is currently serviced by public infrastructure and accessible to existing local community facilities</li> </ul> <p>The proposal is consistent with this Direction.</p>

### 3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs, further assessment of the State Environmental Planning Policy (Resilience and Hazards) 2021 will be undertaken at the development application stage.

## 4 Site-specific assessment

The proposed amendments will have a positive social and economic impact. Additional housing stock and housing options will be delivered through future development at the site. The modest population increase will support the existing commercial function of the Boorooma centre through boosting demand for services. Given the site is on the fringe of an existing township, the planning proposal states the site is well positioned to integrate with existing services and infrastructure.

## 5 Consultation

### 5.1 Community

The planning proposal suggests a community consultation period of 28 days, in keeping with council's policy.

The exhibition period proposed is considered appropriate, and forms a condition of the Gateway determination.

### 5.2 Agencies

It is recommended the Rural Fire Service and Department of Climate Change, Energy, the Environment and Water be consulted on the planning proposal and given 30 working days to comment.

## 6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard

The Department recommends an LEP completion date of 23 February 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

## 7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the site/planning proposal is endorsed by council the Department recommends that Council be authorised as the local plan-making authority for this proposal.

## 8 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Direction 4.1 Flooding is minor or justified.
- Note that the consistency with section 9.1 Directions 4.3 Planning for bushfire protection is unresolved and requirements will be met as part of the consultation process.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to community consultation, consultation is required with the Rural Fire Service in accordance with section 9.1 Direction 4.3 Planning for bushfire protection.
2. Consultation is required with Department of Climate Change, Energy, the Environment and Water
3. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 23 February 2026 be included on the Gateway.



9/4/25

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