

Planning Proposal

Entry Point Housing Program

Prepared for:
Wagga Wagga City Council
15 May 2026

HiIPDA
CONSULTING

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1.0 INTRODUCTION

The Planning Proposal has been prepared on behalf of Wagga Wagga City Council in support of a proposed amendment to the Wagga Wagga Local Environmental Plan 2010 (“the WWLEP”). The amendment seeks to include an additional Local Provisions Clause to enable the development of Entry Point Housing within Wagga Wagga Local Government Area.

The Proposal has been prepared to address the requirements of Section 3.33 of the Environmental Planning and Assessment Act 1979 (“the EP&A Act”), as well as satisfying the requirements of the (then) NSW Department of Planning, Infrastructure and Environment’s guideline titled Local Environmental Plan Making Guideline (August 2023) (“the Guidelines”).

This report demonstrates the proposed amendment is consistent with the intent and objectives of the planning framework, strategic plans and policies, including the recently endorsed Wagga Wagga Local Housing Strategy. The intended outcome of this Planning Proposal is to provide additional opportunities to encourage home ownership by creating an incentive-based pathway for developers to deliver housing at an entry-level price.



2.0 BACKGROUND

On 15 December 2025, the Wagga Wagga City Council adopted its Local Housing Strategy (LHS) to guide the future of housing over the next 15 years across the Wagga Wagga local government area. The housing vision set by Wagga Wagga City Council is: -

**The right housing for our community, in accessible and sustainable places,
that will successfully transition us into the future.**

The Wagga Wagga LHS estimates that the population is to grow by an additional 8,900 people by 2041, and on this basis, Wagga Wagga City Council has identified the need for an additional 4,150 dwellings. The LHS has five housing objectives to achieve the vision, of which two objectives are associated with increasing housing affordability and housing supply to facilitate the future housing need.

To achieve the housing objectives, Wagga Wagga City Council is investing in a range of initiatives to boost housing supply and choice. One such initiative is to facilitate the supply of quality housing by builders/developers at an entry level housing price point that facilitates home ownership for people/communities who do not own a property, such as, young people, first home buyers and key workforce groups within Wagga Wagga. Currently the entry point cost to purchase a house is high and excludes many people from owning a home in the market.

Wagga Wagga City Council has therefore developed an Entry Point Housing Program. The Entry Point Housing Program is designed to offer a pathway to homeownership, providing individuals or households with an opportunity to enter into housing ownership and to build equity. Whilst the home may not be intended for lifetime ownership, the entry point home provides a practical option for those whose lifestyle, and needs, align with purchasing a home at an entry price, accumulating equity over time, and then leveraging the equity to transition into their next property as the situation or circumstances evolve.

In other words, the home is a priced bracket of private, market rate housing intended to serve as an accessible first step into the housing market for buyers, without government subsidies or income based eligibility. This means Entry Point Housing is different to affordable housing, which is defined through statutory criteria, income bands, and regulated rent settings under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). Currently, there is no equivalent planning framework to facilitate “entry point housing”—a term frequently used in industry and policy discussions to describe the entry cost segment of private, market rate housing.

High-level financial feasibility has been undertaken by HillPDA to ascertain the current cost and revenue for a typical dwelling in Wagga Wagga, compared to the likely cost and entry price that can support EPH. The feasibility provides confirmation that the EPH Program is achievable. The assessment identified that approximately 21% of the Wagga Wagga population could comprise the potential market segment that would be the target market for the Program.

The Entry Point Housing Program provides developers with an alternative pathway to obtain development consent to develop a quality home at an entry price point. The Entry Point Housing program facilitates innovation in design with flexible planning requirements as will be proposed in the Wagga Wagga Local Environmental Plan, 2010. The Program includes a speedier planning assessment timeframe process (an Accelerated Development Planning Pathway) for a determination of a development application. This enables developers to gain greater confidence on the outcome, speeds up process (thus less time in the planning approvals stage) and lowers

planning risk to achieve a planning determination so to facilitate construction of houses at an entry price point for future homeowners in Wagga Wagga.

The benefit of the Program is outlined in the table below.

Figure 1



Source: Wagga Wagga City Council (2026)

The implementation of the Entry Point Housing Program requires the Wagga Wagga Local Environmental Plan, 2010 (WWLEP) to be amended. The program is intended to apply to residential zoned land and primarily focuses on R1 General Residential and R3 Medium Density zoned housing. The reason is that Entry Point Housing is to occur across the LGA in accessible locations, close to facilities and services and where there are utilities (water, sewer and electricity). At this stage the Program has not been limited to certain key sites. Entry Point Housing is likely to result in the construction of attached dwelling, dwelling house, multiple dwelling (villa – single storey), multiple dwelling (townhouses), dual occupancy (attached) and semi-detached, and will not apply to residential flat buildings.

From an implementation or operational point of view, it requires developers who wishes to access the Entry Point Housing to undertake the following:-

- lodge a development application under Part 4 of the Environmental Planning and Assessment Act, 1979, with Council
- enter into a planning agreement with Council to meet a range of requirements, including complete the construction within two years of approval and an agreed price for the sale of each dwelling
- ensure future purchaser meet specified criteria, including not owning any other property at the time of purchase and that they reside in the house during their ownership during the prescribed period.

The proposed Entry Point Housing Program can have significant community and public benefits by increasing home ownership within the LGA, thereby facilitating a place to call home, participating in the economy, and being part of the community.

Figure 2: Case study.

Within the new growth area, Ginninderry, located within the Yass local government area, and bordering the ACT Region, a joint venture between the Suburban Land Agency and Riverview Developments has created a program or house type called "Flexi-Living Homes".

Ginninderry's Flexi-living homes are designed for those looking to enter or re-enter the housing market, with buyers subject to eligibility criteria. Consisting of interlocking, individually titled homes that share garaging between street and lane frontages, as well as townhouses, homes on lots, land, and house packages, the Flexi-living Series delivers multiple benefits, from lower price points and reduced maintenance and operating costs to thoughtful designs that maximise internal and external space. Lot sizes range from 90sqm upwards, and houses are innovative and architecturally designed.



Source: Ginninderry website (2026)

The Flexi-living home price point currently starts from \$398,000, being an affordable, fixed price point and eligibility criteria, including: -

- Must not own any real property either alone or jointly with anyone.
- At least one applicant must occupy the house for a continuous period of at least 3 years, beginning within first year of settlement and must not rent the home before occupying it.
- Undertake not to sell the home for 3 years from the date of settlement.
- For 12 months prior to purchasing, the combined total gross income of all applicants and their domestic partners/s is less than or equal to \$120,000 (regardless of the number of dependents)

Source: <https://ginninderry.com/>

3.0 SUPPORTING DOCUMENTATION

The Planning Proposal has been prepared with input from a number of documents which have been prepared to accompany the application. These documents are included as appendices to this report and are identified in Table below.

Table 1: Accompanying documents

Document name	Prepared by
Draft Entry Point Housing Development Control Chapter	HillPDA
Draft Legal Agreement	Corrs Chamber
Proposed Entry Point Housing Process Flow	HillPDA

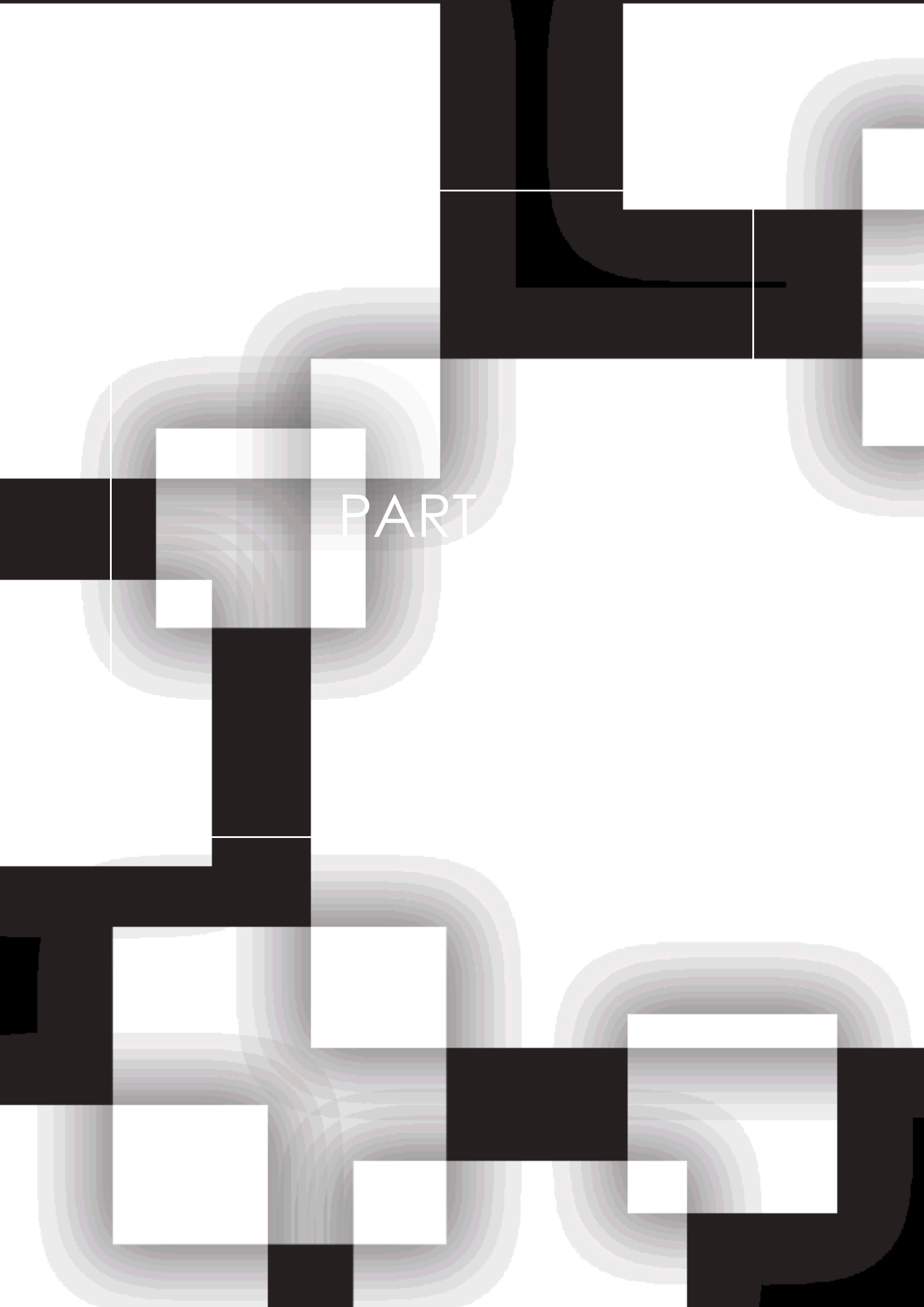
Source: HillPDA

4.0 STRUCTURE OF THIS PLANNING PROPOSAL

The form and content of this Planning Proposal comply with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment's LEP Making Guidelines (August 2023).

The Planning Proposal is structured as follows:

- Part 1—Objectives or intended outcomes.
- Part 2—Explanation of provisions to be included in the proposed instrument.
- Part 3—Justification and process for implementation
- Part 4—Maps showing proposed modifications and the area to which they apply.
- Part 5—Community consultation to be undertaken.
- Part 6—Draft timeline for the Planning Proposal.

The image features a complex abstract design. A grid of black squares of varying sizes is overlaid on a background of concentric circles. The circles are centered on the intersections of the grid lines and have a color gradient from light gray to dark gray. The word "PART" is written in white, uppercase letters, centered horizontally and slightly above the vertical center.

PART

5.0 PART 1 – OBJECTIVES AND INTENDED OUTCOMES

This Planning Proposal applies to all residential zoned land within the Wagga Wagga Local Government Area, namely R1 General Residential and R3 Medium Density Residential zoned land where attached dwelling, dwelling house, multiple dwelling (villa – single storey), multiple dwelling (townhouses), dual occupancy (attached) and semi-detached are currently permissible under the Wagga Wagga Local Environmental Plan 2010 (WWLEP).

5.1 Objectives

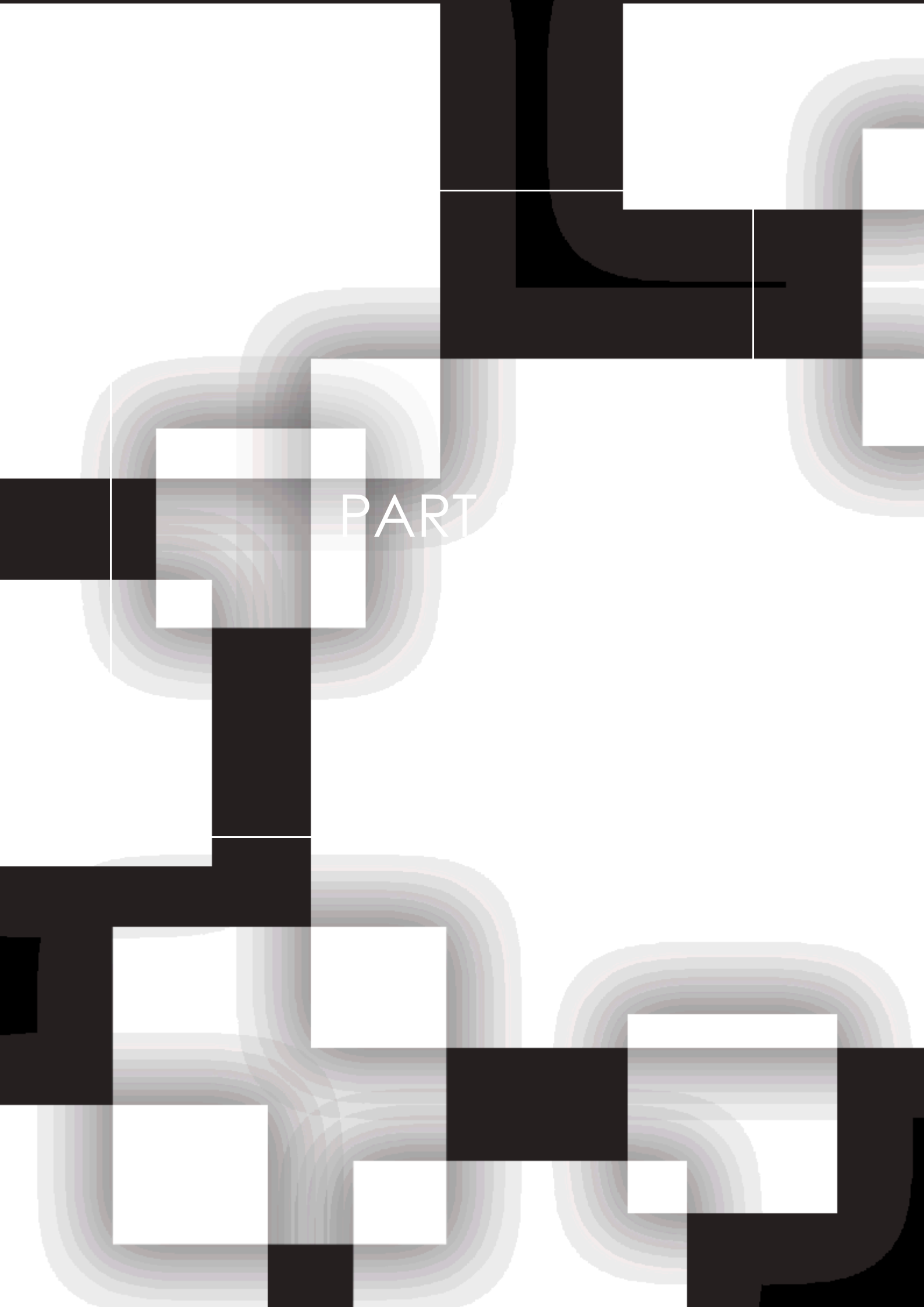
The objective of the Planning Proposal is to create an additional clause in the WWLEP, within Part 7 Additional Local Provisions, as follows:

- To provide a simple pathway for developers/builders to gain greater confidence to build dwellings at an entry price point for future homeowners through straightforward design controls and a speedier timeframe.
- To enable planning controls to support certain housing typologies within the R1 General Residential Zone and R3 Medium Density Housing Zone at an entry point to support house ownership.
- To enable Council to facilitate implementation of entry point housing development within well located and accessible locations in the LGA.

5.2 Intended outcomes

The intended outcomes are to: -

- increase the supply of a diversity of housing at an entry level price point in Wagga Wagga LGA.
- encourage and facilitate the construction of entry level housing which encapsulates quality design for people interested in owning their own home.
- enhance fair access to home ownership within an entry point price range in market housing and ensuring a process that maintains consumer confidence.

The image features a complex abstract design. A grid of black squares of varying sizes is overlaid on a background of concentric circles. The circles are centered on the intersections of the grid lines and have a color gradient from light gray to dark gray. The word "PART" is written in a white, sans-serif font, positioned in the center of the image, overlapping the grid and circles.

PART

6.0 PART 2 – EXPLANATION OF PROVISIONS

To achieve the intended outcomes, this Planning Proposal seeks to amend and create an additional clause in Part 7 Additional Local Provisions of the WWLEP.

The explanation of the provision and the potential wording (outlined in blue shading) of the clause is provided in Table 3 below.

Table 3: Explanation of the provision

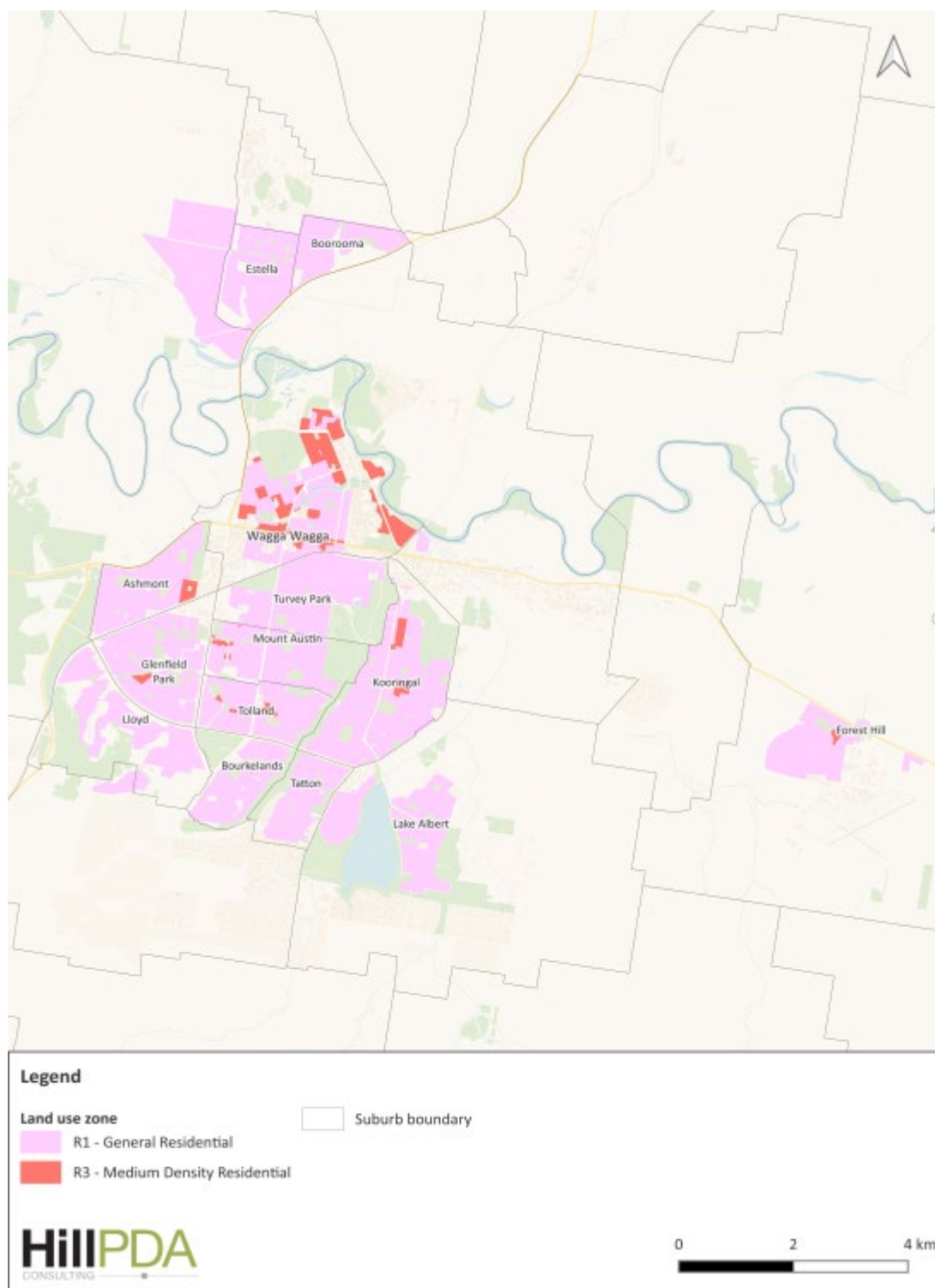
Proposed sub-clause	Explanation
	The clause will apply to R1 General Residential and R3 Medium Residential Density zones. Entry Point Housing is anticipated to be a smaller house on a smaller than average lot to achieve the price point for individuals or households to enter into home ownership. It is therefore proposed that Entry Point Housing be available on R1 and R3 zoned land. Figure 2 provides a map demonstrating the residential zoned land where opportunities may exist for EPH. Viability testing was undertaken to consider the likely price point for the purchase of land and house, with the best options (whether strata or Torrens title) identified as attached dwelling, dwelling house, multiple dwelling, multiple dwelling (townhouses), dual occupancy (attached) and semi-detached dwelling. The residential accommodation must be limited to purchase and not rental. Potential wording: - Application of this Clause - This clause applies to development for the purposes of Entry Point Housing on land zoned R1 General Residential and R3 Medium Density Residential, where the following residential accommodation is permitted, namely attached dwelling, dwelling, dwelling house, multiple dwelling, multiple dwelling (townhouses), dual occupancy (attached) and semi-detached dwelling.
1 - Application of the clause	
2 – Definition of Entry Point Housing	Entry Point Housing is required to be defined by explaining the typology, ownership, process and design controls. The definition is the same as the definition provided in the Development Control Plan which outlines the criteria, process and design controls for this type of housing. Potential wording: - Definition of EPH Entry Point Housing (EPH) means: - <i>An attached dwelling, dwelling house, multiple dwelling (villa – single storey), multiple dwelling (townhouses), dual occupancy (attached) and/or semi-detached dwelling or the like, that meets the requirements for Entry Point Housing in a Development Control Plan and functions as a market related entry point dwelling priced to support home ownership.</i> The objectives of the Entry Point Housing are to:- - To enable planning controls to support certain housing typologies within the R1 General Residential Zone and R3 Medium Density Housing Zone at an entry point to support house ownership. - To enable Council to facilitate implementation of entry point housing development within well located and accessible locations in the LGA. Potential wording: - Objective of the Clause
3 - Objective of the clause	

Proposed sub-clause	Explanation
	a. To create planning controls to support certain housing typologies within R1 General Residential Zone and R3 Medium Density Housing Zone for entry point to property ownership. b. To create a development application pathway which enables the consent authority to facilitate and provide certainty for entry point housing development within well located and accessible locations.
4 - Criteria to be considered prior to granting consent	Land zoned R1 and R3 land exists throughout the LGA, meaning there is considerable opportunities to deliver EPH. It would not be effective for EPH to be located in isolated areas, particularly as the cost of installing new roads and utilities would be higher. Land on which EPH is delivered must have road frontage and connection to the necessary utilities and services. The consent authority will need to consider the proposed EPH criteria, mandatory steps and design criteria as part of the planning assessment, and thus it is important to ensure the WWLEP refers to the DCP. Potential wording: 4. Development consent must not be granted for purposes of Entry Point Housing unless – a. The land has lawful access and frontage to a public road. b. The land is serviced, or that the consent authority is satisfied that adequate arrangements have been made to service the land when required, with water, sewer, stormwater and electricity. c. The consent authority has considered the applicable provisions of a Council's Development Control Plan.
5 – Certain development standards will not apply	The proposed development standards of Clauses 4.1, 4.3 and 4.4 will not apply or be “switched off” for the permissible dwelling associated for the EPH only to assist Council to ensure cost efficient design and materials, support innovation, reduce cost of regulation and ensure they consider the matters as outlined in the DCP. Potential wording: 5. Development standards in Clauses 4.1, 4.3 and 4.4 do not apply to Entry Point Housing.
6 - Suitable arrangements	The objective of the Program is to ensure the residential dwelling will be sold by the developer at an entry price point, as agreed with Council. The proponent is required to identify and commit to a sale price for EPH that will support home ownership. This, along with other relevant matters required to the satisfaction of the consent authority, is to be documented in a legal agreement, such as a planning agreement. The proposed clause requires “suitable arrangements” be made with Council to deliver the objective of the Program. Potential wording: 6. Development consent must not be granted to the erection or use of a building used to which this clause applies unless suitable arrangements are in place to the satisfaction of the consent authority, for the provisions of Entry Point Housing.
7 – Relationship of these local provisions clause within this EPI.	This clause takes precedent over other clauses within the WWLEP to ensure the Entry Point Housing provides certainty to developers/builders, and reduced costs. Potential wording:

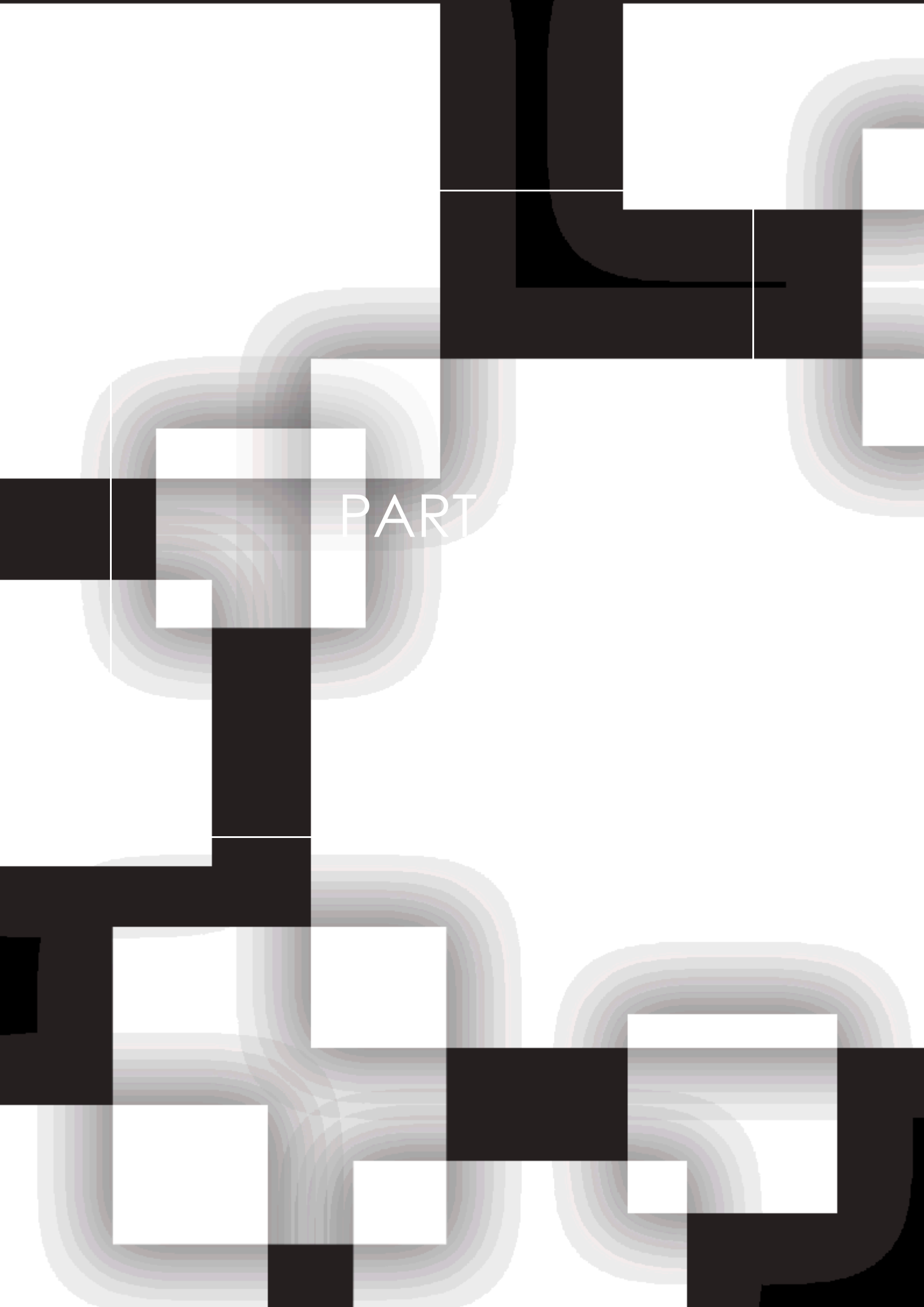
Proposed sub-clause	Explanation
7.	Relationship between this Part and remainder of the Plan - A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.

Source: HillPDA

Figure 3: Residential zoned land



Source: HillPDA

An abstract geometric pattern composed of black squares and concentric circles. The squares are arranged in a grid-like fashion, with some squares being solid black and others being white. The concentric circles are centered on the squares, creating a series of overlapping rings. The overall effect is a complex, layered design. The word "PART" is written in white, uppercase letters, centered horizontally and slightly above the vertical center of the image.

PART

7.0 PART 3 – JUSTIFICATION AND STRATEGIC AND SITE SPECIFIC MERIT

Part 3 of the planning proposal provides the rationale for the proposed amendments to Wagga Wagga LEP 2010 and responds to the Proposal's strategic and site-specific merit questions, as outlined in the Department of Planning and Environment's LEP Making Guidelines (August 2023).

Section A – Need for the proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the direct result of any single strategic study or report. Rather, it has been informed by Wagga Wagga City Council's objectives of the Local Housing Strategy as well as broader strategic initiatives to increase housing supply and diversity, with a particular focus on improving access to entry-level home ownership.

Council has investigated an Expression of Interest (EOI) process to seek interest with developers and builders to deliver a quality, innovative and affordable house and land product. This initiative seeks to modify existing planning controls to enable a new design and delivery approach that provides well-designed, entry-level housing without compromising quality.

Council wishes to facilitate the supply of housing as outlined in the LHS. Council has considered its role in assessing and facilitating Entry Point Housing proposals, including associated benefits, risks and implementation considerations.

The proposal also aligns with the Council's LHS, which identifies the Entry Point Housing pilot program as a potential innovative mechanism to support target groups including first home buyers, key workers, and other households seeking an affordable pathway into home ownership within the local government area. Viability testing was undertaken to consider the likely price point for the purchase of land and house, with the best options (whether strata or Torrens title) identified as attached dwelling, dwelling house, multiple dwelling, multiple dwelling (townhouses), dual occupancy (attached) and semi-detached dwelling. The residential accommodation must be limited to purchase and not rental.

Further, the need for greater housing diversity has also been acknowledged through the background analysis, gap analysis and community engagement completed to inform the Wagga Wagga Local Housing Strategy.

Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

This Planning Proposal is the most appropriate and effective means of achieving the intended objectives and outcomes.

The proposal facilitates the delivery of the Entry Point Housing model through an amendment to the Wagga Wagga Local Environmental Plan 2010, enabling a locally tailored approach that responds directly to the housing needs and market conditions within the Wagga Wagga Local Government Area. In parallel, amendments to Council's Development Control Plan (DCP) are being prepared to support detailed design and implementation outcomes.

An LEP amendment provides a more efficient and targeted mechanism to implement and test the Entry Point Housing model as a pilot program. This approach enables detailed local analysis, supports innovation in planning controls, and allows for refinement based on outcomes. Importantly, if successful, the model clause introduced through this Planning Proposal can be replicated by other councils across NSW through similar LEP amendments, providing a scalable and practical pathway for broader implementation without requiring immediate state-wide policy change.

The LEP amendment is supported by Section X of the Wagga Wagga Development Control Plan 2010 (DCP) which supplements the local provisions of the Wagga Wagga Local Environmental Plan 2010 by providing additional detail. The DCP should be read in conjunction with the Wagga Wagga Local Environmental Plan 2010.

The planning pathway for Entry Point Housing requires endorsement by the consent authority of the amendments to the local environmental plan as well as a DCP. It also requires the planning agreement template to be endorsed by the local council, with delegation provided by Council to the General Manager to implement the program. This enables a streamlined and faster process for a development application.

There are two EPH planning pathways, with the major difference being whether Council owned land is included in any EPH project, thus requiring additional steps in the process. The two EPH planning pathways are summarized in the accompanying flow charts.

Having regard to the above, the Planning Proposal represents the most suitable, flexible and deliverable mechanism to achieve the desired housing outcomes.

Section B– Relationship to the 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)?

The Planning Proposal will give effect to the objectives and actions of the applicable regional plan and strategies, as demonstrated below.

Housing 2041	
<i>Housing 2041</i> is a 20-year NSW Government strategy focused on delivering better housing outcomes through increased security, affordability, and choice. Key priorities include: • accelerating supply • strengthening social and affordable housing • improving design and aligning housing with infrastructure	The Planning Proposal is consistent with <i>Housing 2041</i> as it supports key priorities relating to supply, affordability and design. It contributes to accelerating housing supply by introducing a streamlined approval pathway through the Wagga Wagga Local Environmental Plan 2010, enabling faster delivery of entry-level housing. The proposal supports affordability by facilitating the Entry Point Housing model, which includes mechanisms to secure an entry level sale prices and target eligible households, thereby improving access to home ownership. It also promotes improved design outcomes by applying a tailored Development Control Plan (DCP) framework (prepared separately to this PP) to ensure housing is well-designed and appropriately integrated with existing infrastructure and services in Wagga Wagga.
Riverina Murray Regional Plan 2041	
The Riverina Murray Regional Plan 2041 (RMRP) is the applicable regional plan for this Planning Proposal. The Plan establishes a 20-year vision for the Riverina Murray region and includes priorities that emphasise the need to increase the range and diversity of housing options within existing urban areas to accommodate demographic change and support regional growth.	The proposal directly responds to the various themes and objectives of the Regional Plan. The Planning proposal achieves Objective 5 by contributing to housing supply by enabling the delivery of entry-level housing through the introduction of an Entry Point Housing (EPH) clause within the Wagga Wagga Local Environmental Plan 2010. This clause establishes a clear and streamlined

Themes of the Regional Plan: Part 2 – Communities and places: This theme supports diverse housing options that accommodate changing household sizes and enable aging-in-place. Part 3 – The economy: This theme recognises the importance of housing diversity and affordability in attracting and retaining workers and supporting economic growth. The Plan identifies: - • a desire for a more densely populated city that includes medium density housing, including within new growth areas. • demand for housing including staging, preferred formats and locations, affordability, ways of improving resilience, along with the timely and orderly provision of infrastructure. Relevant objectives of the RMRP include: • Objective 5: Ensure housing supply, diversity, affordability and resilience. • Objective 6: Support housing in regional cities and their sub-regions. • Objective 9: Plan for resilient places that respect local character.	approval pathway for development on appropriately zoned residential land, reducing uncertainty and encouraging developer participation, thereby accelerating housing delivery. It promotes housing diversity by facilitating a broader range of dwelling types and sizes suited to first home buyers, key workers, and smaller households. This includes opportunities for younger people entering the housing market, single-person households, and other residents seeking more affordable and appropriately scaled home ownership within the region. The proposal ensures more cost-effective development outcomes through increased flexibility in planning controls, including the ability to vary or “switch off” certain standard LEP provisions (such as height of buildings, minimum lot size and floor space ratio) and apply a tailored Development Control Plan (DCP) framework. This approach is intended to reduce development costs and constraints while maintaining design quality through specific controls. In addition, the EPH model incorporates mechanisms to secure long-term affordability, including legally binding agreements with Council to set maximum sale prices and restrict eligibility to targeted groups. These measures ensure that the housing delivered remains accessible to intended cohorts and supports a more resilient and inclusive local housing market. The Planning Proposal is consistent with Objective 6 as it supports housing in regional cities and surrounding sub-regions by unlocking development potential on existing residentially zoned land. The proposal provides opportunities for smaller, more affordable housing forms that are well-located in proximity to existing infrastructure, employment areas and essential services. By reducing barriers to development and creating a more certain and efficient approval pathway, the proposal encourages investment in housing that meets the needs of local workers and residents. The Planning Proposal is consistent with Objective 9 as it enables additional housing through a locally tailored framework within the Wagga Wagga LEP 2010, supported by a development specific DCP that ensures built form, streetscape outcomes and design quality are responsive to the existing character of Wagga Wagga.
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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?

The Planning Proposal gives effect to the objectives and actions of the applicable local plans, as outlined below.

Local Strategic Planning Statement 2040	
The Wagga Wagga LSPS establishes a 20-year strategic framework for planning and development within the Local Government Area. It sets a vision for Wagga Wagga to grow as an innovative, thriving, and connected regional city with a population target of 100,000, balanced with environmental sustainability and liveability. The LSPS is structured around three key themes: • The environment • Growing Economy • Community, Place and Identity The LSPS also identifies: • the need for a housing strategy to identify specific opportunities and options to deliver on population targets, housing choice and affordability. • that 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 will provide a balance to growth and infrastructure demand. • a population growth target of 100,000 people requiring 14,000 additional homes. Relevant principles guiding the LSPS include: • Principle 3 – Manage growth sustainably. • Principle 7 – Growth is supported by sustainable infrastructure. • Principle 10 – Provide for a diversity of housing that meets our needs	The Planning Proposal is consistent with the principles outlined in the Wagga Wagga Local Strategic Planning Statement (LSPS). Principle 3 – Manage growth sustainably. EPH would allow smaller, more space-efficient dwellings through relaxed planning controls (e.g., no minimum lot size, modified setbacks). This may result in more efficient use of land and encourage home ownership. Principle 7 – Growth is supported by sustainable infrastructure. The model will apply to residential zoned land R1 and R3 across the LGA. It will therefore encourage housing growth where services can be provided across the LGA. Principle 10 – Provide for a diversity of housing that meets our needs. The EPH model is intended to increase the provision of medium-density housing and smaller dwelling options to improve diversity and affordability in the LGA.
Community Strategic Plan 2050 (CSP)	
The purpose of the CSP is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals. Engagement was undertaken to inform the Plan, which highlighted strong community concern about housing affordability, cost-of-living pressures and access to diverse housing options. The CSP identifies priorities directly related to housing, including: • Increasing housing supply and diversity (Growing G06) • Supporting workforce retention (G03) • Sustainable built environment (S03)	Increasing housing supply and diversity (G06) The Planning Proposal will result in more dwellings at price points to support entry into home ownership, increasing both the overall supply and the diversity of housing types available. Supporting workforce retention (G03) Affordable entry-level housing enables essential workers to live locally, strengthening workforce stability. Sustainable built environment (S03) Entry point housing will likely result in smaller footprints, efficient design, and infill opportunities,

	supporting more sustainable land use and responsible development patterns.
Wagga Wagga Local Housing Strategy	
The Wagga Wagga Local Housing Strategy (LHS) provides a 20-year strategic framework for residential development in the Wagga Wagga Local Government Area. The Strategy identifies current and projected housing supply, demand, diversity, affordability needs and establishes preferred locations for future housing development. The housing strategy identifies the need to provide: • a diversity of housing is critical in greenfield growth areas. • a diversity of housing enables a broad range of people to live in an area, creating a well-rounded community. • denser forms of housing are encouraged around local centres, parks, and open space. • dwelling types such as multi-dwelling housing, attached dwellings and residential flat buildings can be provided to give more people easier access to services and amenities. • fit-for-purpose accommodation for essential workers such as health care workers is an important outcome for the LGA. • housing diversity, with the opportunity to provide a greater variety of affordable housing typologies in the medium density bracket (e.g. apartments and townhouses). • medium and high-density housing to increase diversity and improve affordability.	A diversity of housing is critical in greenfield growth areas. The Entry Point Housing LEP amendment promotes housing diversity across R1 and R3 residential zones, including new housing in greenfield areas. A diversity of housing enables a broad range of people to live in an area, creating a well-rounded community. The Planning Proposal enables a broader range of people to live in the area by delivering more affordable and accessible housing options targeted to different household types. Denser forms of housing are encouraged around local centres, parks, and open space. The Planning Proposal allows flexibility in development standards, facilitating more efficient and potentially higher-density outcomes in suitable locations. Dwelling types such as multi-dwelling housing, attached dwellings and residential flat buildings can be provided to give more people easier access to services and amenities. The Planning Proposal supports increased housing diversity and density through the ‘switching off’ of certain controls. Fit-for-purpose accommodation for essential workers such as health care workers is an important outcome for the LGA. The EPH model provides a practical, locally-targeted supply response that delivers attainable, appropriately scaled housing for ownership by essential workers, directly aligning with the LGA’s need for stable, suitable, and affordable accommodation for this workforce. Housing diversity, with the opportunity to provide a greater variety of affordable housing typologies in the medium density bracket (e.g. apartments and townhouses) The Planning Proposal enables delivery of medium-density housing such as townhouses at a price point which enables entry into home ownership. Medium and high-density housing to increase diversity and improve affordability.

	The Planning Proposal increases feasibility of denser housing through flexible controls, improving affordability outcomes. ‘Entry Point Housing’ as an innovative measure to broaden the range of housing types built and remove barriers for those trying to enter the housing market. The Planning Proposal directly implements the Entry Point Housing model mentioned as a potential innovative mechanism to explore in the Housing Strategy to broaden housing choice and reduce barriers to home ownership.
Draft Interim Affordable Housing Paper	
Recognising that market housing has struggled to provide sufficient supply to meet demand in Wagga Wagga, there has been an increased focus on social and affordable housing (non-market housing) provision. Recognising the discourse around this type of housing, Council and Ethos Urban prepared the Interim Affordable Housing Paper (IAHP) The Draft Interim Affordable Housing Paper (IAHP) identifies multiple factors contributing to demand for social and lower-cost housing in Wagga Wagga, including: • Rental affordability pressures and rent increases. • Increasing social housing waitlists • Ageing social housing stock requiring replacement • Demand for worker accommodation • mismatch between household size and the size of dwellings. The IAHP provides options for Council moving forward. These fall under the categories of advocacy, partnerships, collaboration, statutory mechanisms and direct intervention. This Paper will guide the preparation of Council’s Affordable Housing Strategy, in which Council will evaluate which approaches can feasibly be utilised within the Wagga Wagga LGA.	The Planning Proposal supports the objectives of the draft IAHP by providing a statutory planning mechanism that directly increases the supply of entry point cost, well-designed dwellings for new owner occupiers. Addressing rental affordability and rent increases. Entry Point Housing creates a pathway out of long-term renting by enabling eligible residents to purchase a home. This reduces reliance on the private rental market and provides a structural alternative for people who would otherwise struggle to transition into ownership. Increasing social housing waitlists The Entry Point Housing initiative targets home buyers, key workers, and people needing an entry-level home at any stage of life, directly responding to those cohorts. While it may not directly address social housing waitlists, increasing supply at the entry-level ownership stage supports the broader housing continuum. By enabling eligible households to transition out of the private rental market and into ownership, additional rental stock is freed up. This improves rental availability and affordability, easing pressure that would otherwise contribute to demand for social housing. In this way, the EPH initiative indirectly supports the IAHP objective of responding to rising social housing waitlists by improving flow and capacity across the entire housing system. Demand for worker accommodation EPH intends to provide a secure, affordable ownership option, potentially suited to workers, who are critical to local services and industry but may currently be priced out of the market.

	Mismatch between household size and dwelling size. EPH will remove certain prescriptive planning controls (minimum lot sizes, FSR, setbacks etc), enabling smaller, more appropriate dwellings that match contemporary household structures, such as single persons, couples and smaller households.
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Q5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

State Infrastructure Strategy	
The State Infrastructure Strategy (SIS) is a 20-year plan that places strategic fit and economic merit at the heart of investment decisions. Updated every five years, it identifies infrastructure challenges and solutions to grow the economy, boost productivity and improve living standards. The following two principles guiding the development of the Strategy are relevant to the Planning Proposal. • Strengthen service reliability and resilience: Investments in existing assets should focus on lifting the reliability of those assets and resilience of communities most at risk of disruptive events. • Leverage private investment: Wherever possible, public funding should be supported by private funding and investment in complementary assets and services.	The proposal supports more efficient use of existing infrastructure by directing housing growth into areas already serviced by transport, utilities and community facilities, maximising the value of current networks. The Planning Proposal is considered consistent with the following two principles: Strengthen service reliability and resilience. Focusing growth in well-serviced locations improves community resilience by reducing pressure on overstretched networks and ensuring reliable access to essential services. Leverage private investment. The proposal encourages private sector delivery of housing and related services, reducing reliance on public expenditure while supporting broader infrastructure outcomes
A 20 Year Economic Vision for Regional NSW	
This Plan guide's sustainable economic growth, resilience and productivity in regional NSW. It sets out actions, priorities and investment directions over two decades, aiming to unlock economic potential, support thriving regional communities, and ensure long-term liveability and competitiveness. It includes a series of principles, actions, and policy directions that shape how land-use planning, infrastructure, housing, industry development and community wellbeing should be managed across regional areas. Principle 7 – Regulation and planning to promote commercial opportunities. Under this principle, the Vision identifies several planning focused directions relevant to housing and regional growth, including: • Grow vibrant places to live, work and study to encourage business and population growth. • Investigate planning arrangements over the next 5–10 years that ensure: – appropriate housing supply – adequate utilities and infrastructure	The Planning Proposal is consistent with the recommendations in the Plan, by improving access to suitable housing, which in turn may help to stabilise the local workforce and enhances the business environment. Increased housing availability strengthens the region's economic foundations and makes it easier for businesses to attract staff, aligning with the Plan's aim to use planning to promote economic opportunities. The PP will facilitate well-located, affordable and diverse housing options. This supports population retention, encourages young people and workers to remain in or relocate to the area, and contributes to a more vibrant, socially and economically active community. By doing so, it directly aligns with the Vision's objective to create attractive and liveable regional centres. The Planning Proposal may also increase the supply and diversity of housing in residential zoned areas already serviced or capable of being serviced by

– transport systems that support growth – protection of liveability, sense of community and local identity • A focus on ensuring appropriate housing, utilities and transport in growing regional centres as an economic enabler.	existing infrastructure. This aligns with the Vision’s emphasis on ensuring regional centres have appropriate housing supply and are supported by utilities and transport that enable sustainable population and economic growth. By providing housing choice for entry level buyers, the proposal directly supports the Plan’s aim of strengthening regional competitiveness, attracting businesses, and enabling economic expansion through improved community amenity and stable population base.
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Q6. Is the planning proposal consistent with applicable SEPPs?

No inconsistencies with relevant SEPPs have been identified. The table below demonstrates consistency of the Planning Proposal with relevant SEPPs.

State Environmental Planning Policy (Housing) 2021	
Chapter 2 – Affordable housing	The Planning Proposal does not conflict with the aims and functions of this SEPP. All development applications as a result of the amendment will continue to consider these matters if relevant.
Chapter 3 – Diverse housing	As above.
Chapter 4 – Design of Residential Apartment Development	As above.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	
Chapter 4 – Koala habitat protection 2021	The Planning Proposal does not conflict with the aims and functions of this SEPP. All development applications as a result of the amendment will continue to consider these matters if relevant.
State Environmental Planning Policy (Sustainable Buildings) 2022	
State Environmental Planning Policy (Sustainable Buildings) 2022 applies to all land in the State.	The Planning Proposal does not conflict with the aims and functions of this SEPP. All development applications as a result of the amendment will continue to consider these matters if relevant.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)	
The Codes SEPP is a state policy which applies to different types of residential development on residentially zoned land. Under the Codes SEPP, development (such as dwelling houses, dual occupancies and multi-dwelling housing) may be carried out as exempt or complying development, where it complies with the relevant standards set by the policy	This SEPP will not be relevant
State Environmental Planning Policy (Resilience and Hazards) 2021	
Chapter 3 – Hazardous and offensive development	The Planning Proposal does not conflict with the aims and functions of this SEPP.

Chapter 4 – Remediation of land	As above.
State Environmental Planning Policy (Planning Systems) 2021	
Chapter 2 – State and Regional Development	As above.
Chapter 3 – Aboriginal land (applies to land owned by an Aboriginal Land Council)	As above.
Chapter 4 – Concurrences and consents	As above.
State Environmental Planning Policy (Precincts – Regional) 2021	
Chapter 2 – State significant precincts	The Planning Proposal does not conflict with the aims and functions of this SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	
Chapter 2 – Infrastructure	The Planning Proposal does not conflict with the aims and functions of this SEPP. All development applications as a result of the amendment will continue to consider these matters if relevant.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This assessment determines that the Planning Proposal's consistency with the applicable Ministerial Direction (s9.1 Directions), or where applicable, is justifiably inconsistent in accordance with the criteria specified within the relevant Direction.

While it is recognized that further justification may be requested in relation to the Section 9.1 Ministerial Directions, it is considered that this can be addressed by noting that the land is already zoned residential. The proposal does not fundamentally alter the zoning or introduce incompatible land uses, with key planning considerations to be resolved at the development application stage.

Those Ministerial Directions that are not applicable have been assessed; however, they are not included within the table below.

No.	Title	Consistency/applicability
Focus area 1: Planning Systems		
1.1	Implementation of Regional Plans	Applies to all Planning Proposals that apply to land where a Regional Plan has been prepared. The Planning Proposal is consistent with the goals, directions and actions as contained within the Riverina Murray Regional Plan 2041
1.3	Approval and Referral Requirements	Consistent. The Planning Proposal does not propose any referral or concurrence requirements or nominate any development as 'designated development'. Applies to all Planning Proposals
1.4	Site Specific Provisions	The Planning Proposal does not seek to introduce any site-specific provisions.
1.4A	Exclusion of Development Standards from Variation	Consistent.

		The Planning Proposal does not introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP.
Focus area 1: Planning Systems – Place based		
		Does not apply to the Wagga Wagga LGA
Focus area 3: Biodiversity and Conservation		
3.1	Conservation Zones	Does not apply to this Planning Proposal.
3.2	Heritage Conservation	Consistent. No changes to the application of heritage controls across any residential zoned land.
Focus area 4: Resilience and Hazards		
4.1	Flooding	Consistent. Applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. The proposal does not seek to alter any provisions related to flooding controls and further development on such land will be subject to assessment as necessary
4.3	Planning for Bushfire Protection	Consistent. This direction applies to all local government areas when a relevant planning authority prepares a Planning Proposal that will affect, or is in proximity to, land mapped as bushfire prone land. The proposal does not seek to alter any provisions related to bushfire controls and further development on such land will be subject to assessment as necessary.
4.4	Remediation of Contaminated Land	Consistent. This direction applies to development for residential purposes whereby land contamination is incomplete or requires investigation. The Planning Proposal is consistent with this direction, as it does not conflict with the SEPP Hazards and Risk provisions related to contaminated land matters and necessary investigations will be required during assessment of a development application
4.5	Acid Sulfate Soils	Consistent. This direction applies to land having a probability of containing acid sulfate soils. The Planning Proposal is not changing the provisions in the LEP and thus would apply to land where development applications will be submitted.
Focus area 5: Transport and Infrastructure		
5.1	Integrating Land Use and Transport	Consistent.

		This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, employment, village or tourist purposes. This Planning Proposal is consistent with one objective of this direction, to improve 'access to housing, jobs and services by walking, cycling and public transport'.
Focus area 6: Housing		
6.1	Residential Zones	Consistent. This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted. The Planning Proposal will meet the objectives of the direction by broadening the choice of building types and locations available in the housing market. The housing will also be of good design, aligned with the objectives of the direction. Further, the Planning Proposal will require that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and the provisions will not reduce the permissible residential density of land.
Focus area 7: Industry and Employment		
		As this Planning Proposal relates to residential zoned land, this Direction is not applicable.
Focus area 9: Primary Production		
		As this Planning Proposal relates to residential zoned land, this Direction is not applicable.

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 as a result of the proposal?

This Planning Proposal is non-site specific. Any development applications, as a result of the proposal, that have the potential to impact critical habitat or threatened species, populations or ecological communities, or their habitats will continue to be assessed during the appropriate assessment pathway.

The proposal will only amend development standards and does not rezone land, identify specific development sites. The Planning Proposal does not alter existing environmental assessment requirements or processes.

Q9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No significant environmental effects are anticipated as a result of the Planning Proposal.

The Planning Proposal seeks to introduce a clause to the Wagga Wagga LEP that would allow certain development standards in the LEP to be overridden where development meets the eligibility criteria for Entry Point Housing.

Any future development will still be subject to a Development Application process, environmental assessment under the EP&A Act, and compliance with all relevant technical standards and policies, including State Environmental Planning Policies, infrastructure servicing requirements, and localised impact assessments.

As such, any potential environmental effects, such as traffic, noise, amenity, character, overshadowing, biodiversity, stormwater, contamination or heritage impacts, will be addressed at the DA stage through detailed site-specific investigations and conditions of consent. These assessments will ensure:

- Built form impacts are appropriately managed through design review and assessment against relevant planning controls and design guidelines.
- Amenity impacts (privacy, overshadowing, noise etc) are considered in accordance with relevant planning frameworks.
- Traffic and access impacts are assessed through traffic and parking studies and managed through design, conditions and mitigation measures.
- Environmental constraints (flooding, contamination, stormwater etc) are assessed and mitigated.
- Infrastructure capacity is confirmed through consultation with relevant service authorities.

Given the continued requirement for a full merit assessment at DA stage, the Planning Proposal is not expected to result in any environmental effects beyond those ordinarily associated with low-medium scale residential development. All potential impacts will be addressed and managed through the statutory development assessment process.

Q10. Has the Planning Proposal adequately addressed any social and economic effects?

Yes. The Planning Proposal is expected to generate positive social and economic effects. Any potential negative impacts arising from the Planning Proposal are considered to be manageable and can be addressed through existing planning processes.

Positive social and economic effects

The proposal responds directly to rising housing stress in Wagga Wagga. Although historically more affordable than metropolitan markets, Wagga Wagga is now experiencing increasing pressure due to escalating land and construction costs, limited dwelling diversity and regulatory barriers that constrain the delivery of lower-cost homes. These pressures affect how people live, their financial security, their health and wellbeing, and their capacity to maintain a stable connection to their community.

The Planning Proposal seeks to address these challenges by creating opportunities for attainable home ownership through an incentive-based development pathway. By simplifying the rules and speeding up the approval process, the proposal helps keep homes affordable from the start and reduces the chance of prices increasing as projects progress. This may lessen the financial stress that can affect mental wellbeing, social participation and quality of life for residents.

This benefit also extends to households whose needs are not currently well served by the LGA's existing housing stock. Because Wagga Wagga offers limited housing diversity (85% of all dwellings in Wagga Wagga are separate houses)¹, some smaller households may struggle to find options to purchase a home that suit their lifestyle or stage of life. In some cases, these households may be living in larger dwellings than they need simply because no alternative is available. This can result in people paying more than required for space they do not use, while also reducing the availability of larger homes for growing families who need them. By enabling an entry point to home

¹ Wagga Wagga City Council, *Wagga Wagga Local Housing Strategy 2025*

ownership, the Planning Proposal could help address this mismatch between household needs and available housing, supporting a more efficient and equitable use of the existing housing supply.

The Planning Proposal also delivers important economic benefits. By removing certain restrictive or prescriptive controls, the proposal would give developers and builders a more feasible pathway for delivering quality homes at a lower cost. This may help to promote the construction of more diverse housing types and create cost efficiencies through reducing build prices. Additionally, increased construction activity can also have short and long-term benefits with respect to construction employment and the purchase of materials. Local businesses may also benefit from increased construction-related trade, in direct and indirect expenditure. The construction industry has strong linkages with other sectors, so its impact on the economy goes further than the direct contribution of construction.

The EPH Planning Proposal has the potential to provide both social and economic benefits to the local community in Wagga Wagga. It also offers a strategic model that, if successful, could be applied more broadly across other LGAs in NSW.

Section D– Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the Planning Proposal

Yes. It is considered that adequate public infrastructure exists to support the delivery of Entry Point Housing as outlined in the Planning Proposal.

Wagga Wagga is a major regional centre with a well-established network of community, social and physical infrastructure. Strategic assessments undertaken for the LGA, including the *Wagga Wagga Special Activation Precinct Community and Social Infrastructure Assessment* and Council's *Recreation, Open Space and Community Strategy and Implementation Plan 2040*, confirm that the LGA is generally well serviced by schools, emergency services, health facilities, community programs, cultural assets, recreation facilities, sporting fields and places of worship. These studies also recognise that while some services, particularly health and education, are experiencing some capacity pressures, these challenges relate to wider regional population growth and will continue to be addressed through State and local infrastructure planning.

In terms of servicing requirements, the Planning Proposal does not rezone land or create new release areas. Instead, it enables a clearer pathway for entry point small-scale residential development within R1 and R3 residential zoned areas. As such, it is not anticipated to create demand for new large-scale infrastructure beyond what is typically required for standard residential infill development. For greenfield development EPH can be part of a larger subdivision where infrastructure will be provided

Any individual development will need to meet the requirements of relevant service providers and demonstrate adequate servicing at the Development Application stage, ensuring water, sewer, stormwater, electricity, waste collection and other essential services are available.

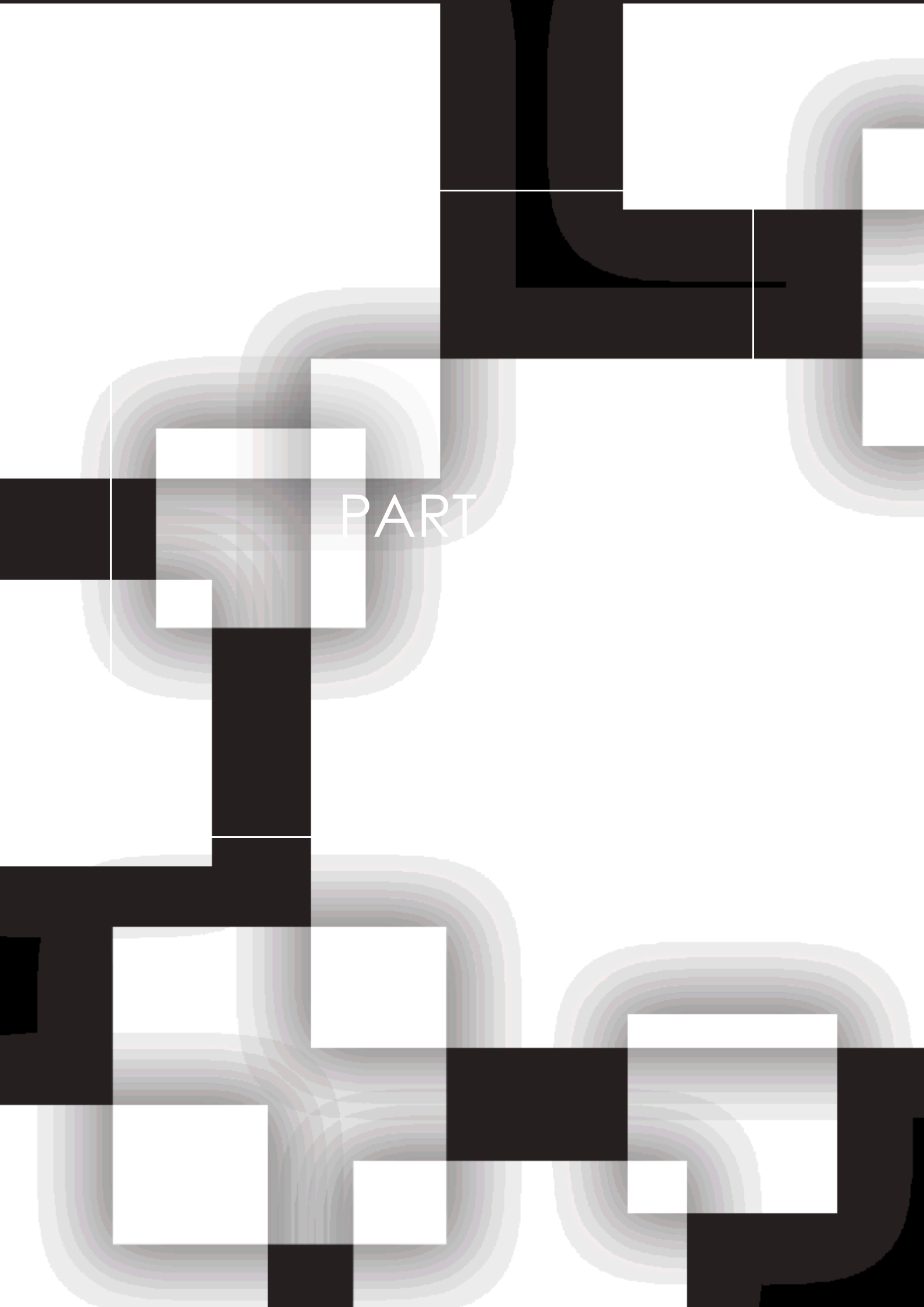
Council's adopted strategies confirm adequate provision of open space and recreation facilities across the LGA, with planning underway to maintain this as the population grows. The broader LGA is also supported by long-term infrastructure initiatives such as the Riverina Intermodal Freight and Logistics Hub and significant State-led investment in the Special Activation Precinct, which will strengthen regional economic capacity and services over time.

Should any contributions or infrastructure coordination be required, this will be addressed through the DA stage.

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?

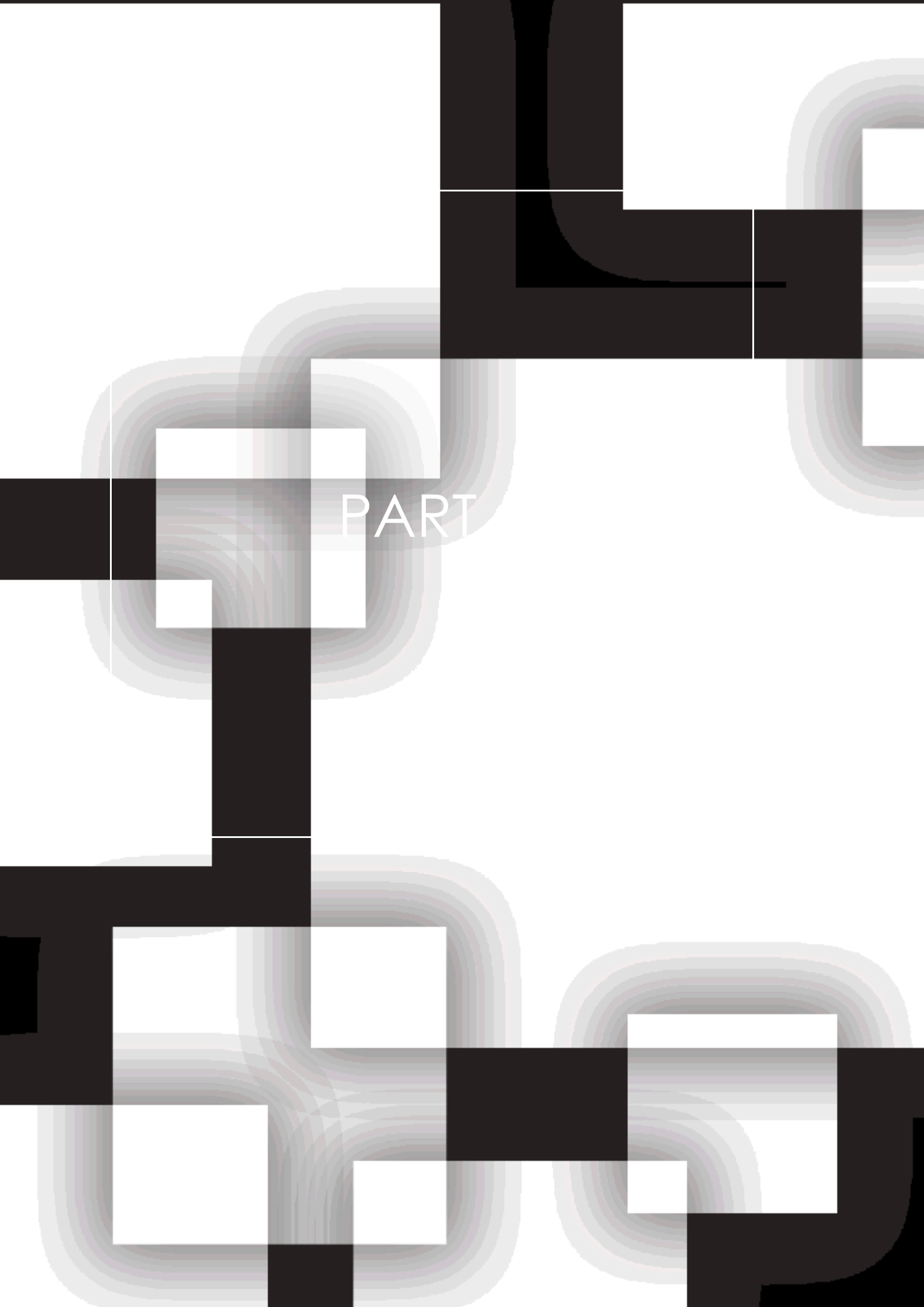
The Department of Planning, Housing and Infrastructure has been consulted, and their views and comments have been included as part of this Planning Proposal.

An abstract geometric pattern featuring a grid of black squares of varying sizes. Overlaid on this grid are several concentric circles in shades of gray, creating a layered, architectural effect. The circles are centered on some of the black squares, while others are partially visible at the edges of the frame. The overall composition is minimalist and modern.

PART

8.0 PART 4 – MAPS

No amendments to the Wagga Wagga Local Environmental Plan maps are required for this Planning Proposal.

The image features a complex abstract design. A grid of black squares of various sizes is overlaid on a background of concentric circles. The circles are centered on the intersections of the grid lines and have a color gradient from light gray to dark gray. The word "PART" is written in white, uppercase letters, centered horizontally and partially obscured by the grid and circles.

PART

9.0 PART 5 - COMMUNITY CONSULTATION

The Planning Proposal will be publicly exhibited in accordance with Clause 4 of Schedule 1 of the Environmental Planning and Assessment Act 1979, the Local Environmental Plan Making Guideline (August 2023), and any specific conditions issued in the Gateway Determination.

The proposal will be placed on public exhibition for a minimum of 28 working days, in accordance with Council's adopted Community Participation Plan (CPP).

Public exhibition will include a range of notification methods to ensure accessibility for the community. Council will advertise the exhibition period via their website and the NSW Planning Portal, and electronic copies of all documents will be made available free of charge.

In addition, all public authorities, Government agencies and key stakeholders identified in the Gateway Determination will be formally notified. This is expected to include:

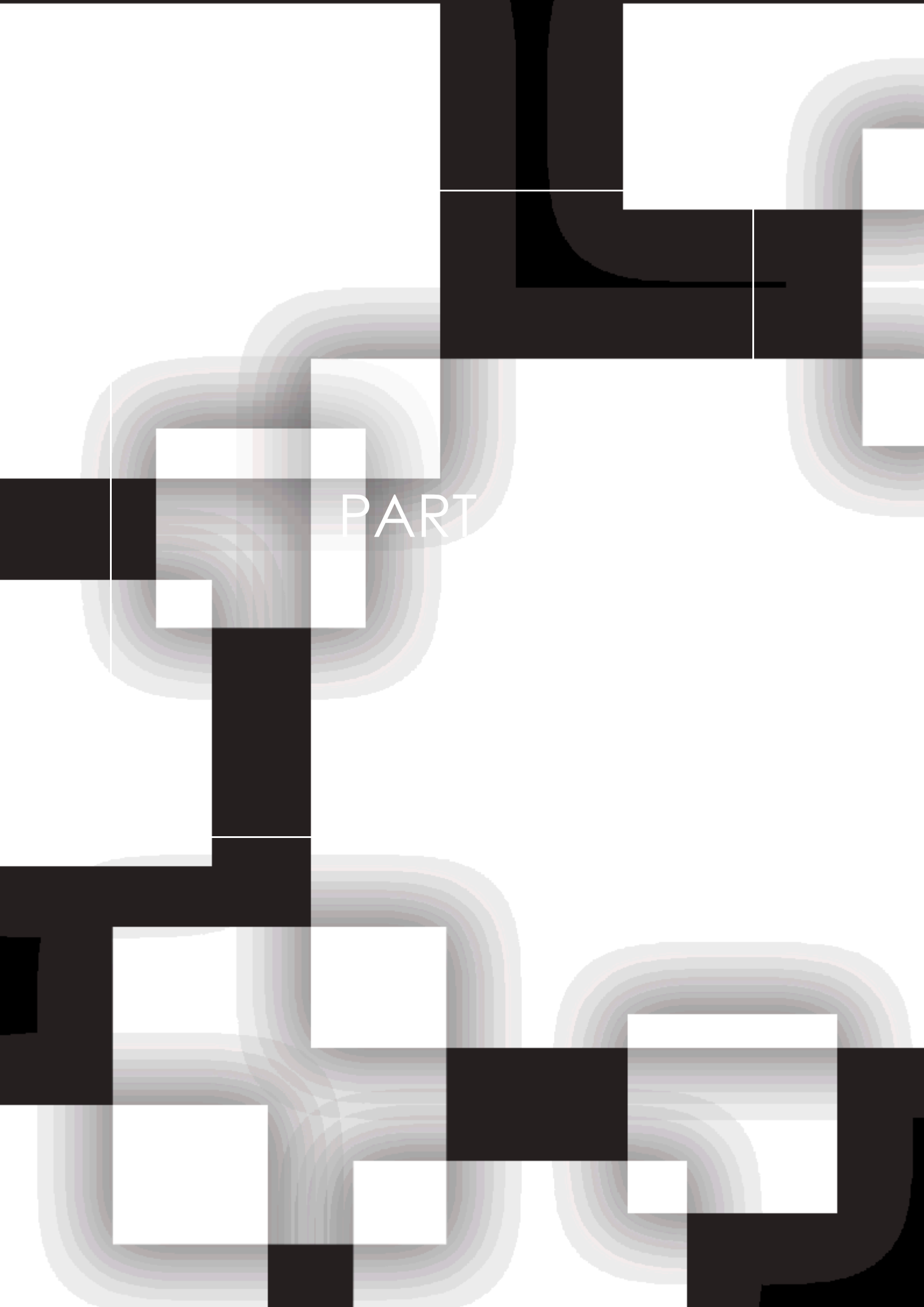
- Relevant NSW Government agencies
- Applicable Commonwealth agencies (if required)
- Local service authorities and utility providers
- Any other organisations specified by the Gateway.

Additional public notices may be placed through Council communication channels such as:

- Notices on the NSW Planning Portal
- Council's website
- Council's social media channels
- Other local advertising channels (such as local newspapers).

At the end of the exhibition period, Council staff will review and summarise all submissions received. A post-exhibition report will then be prepared for Council, outlining any issues raised, Council's responses, and recommended amendments to the Planning Proposal.

Following Council's endorsement, the final proposal and supporting material will be submitted to the Department of Planning, Housing and Infrastructure for finalisation and gazettal.

The image features a complex abstract design. A grid of black squares of varying sizes is overlaid on a background of concentric, multi-colored circles. The circles have a gradient from light gray to dark purple. The word "PART" is written in white, uppercase letters, centered within one of the black squares.

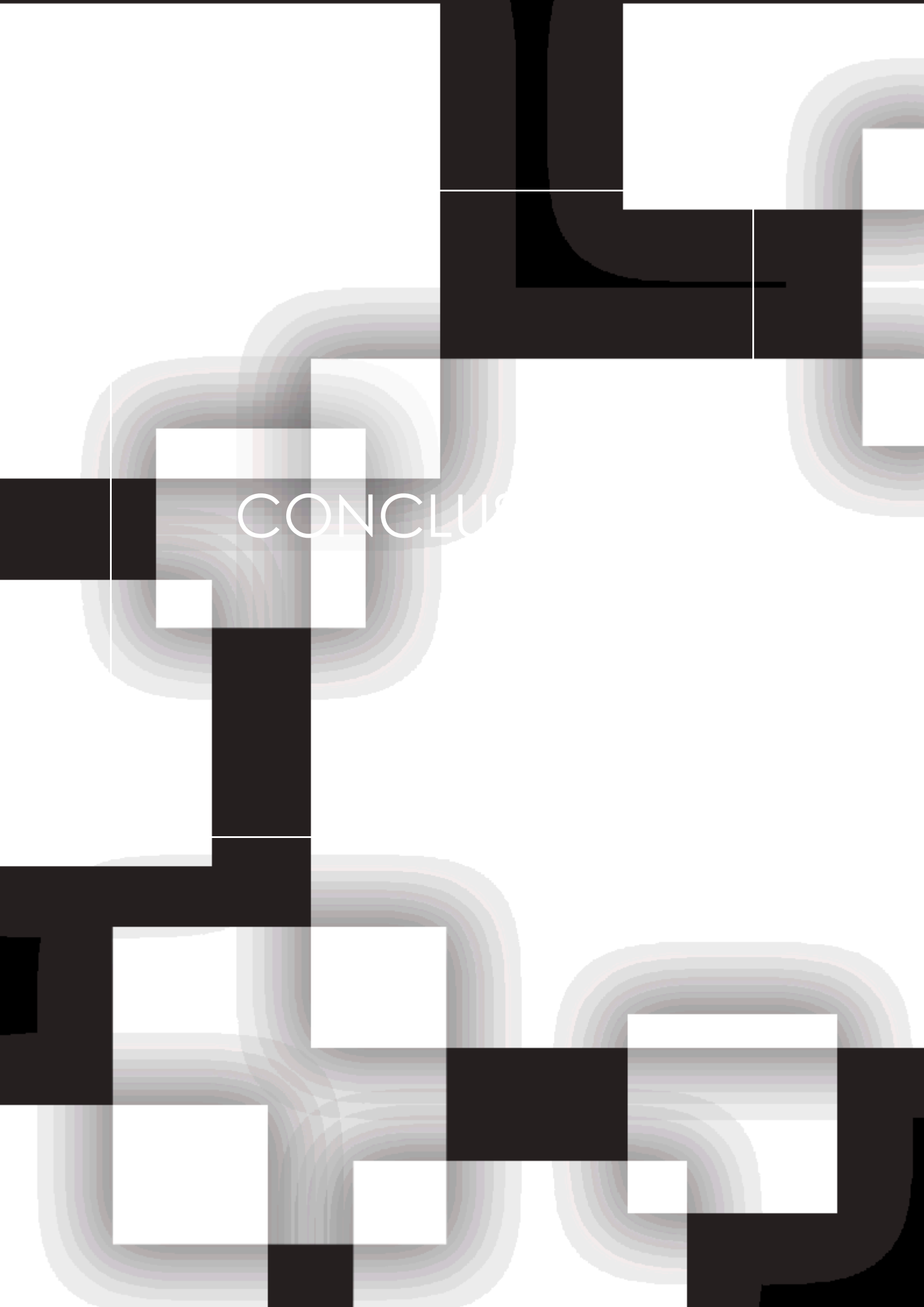
PART

10.0 PART 6 – PROJECT TIMELINE

The following table outlines the indicative Planning Proposal timeline.

Table 2: Proposed timeframe of the amendment to the LEP

Stage	Indicative timeframe
Council Meeting – Consider draft Planning Proposal	May 2026
Gateway determination request lodged	June 2026
Gateway determination received	June 2026
Complete any additional studies (if required)	July 2026
Public exhibition of draft Planning Proposal and public agency consultation (if required by Gateway)	July 2026
Review of submissions	August 2026
Council resolution (post exhibition)	September 2026
Lodgement to the Department for finalisation	September 2026
Finalisation/gazettal of Planning Proposal	September 2026
Notification of LEP amendment	September 2026

The background is a complex geometric composition. It features a grid of black squares of various sizes, some of which are solid black, while others are white with a subtle, multi-layered concentric circle pattern in shades of gray and purple. The word "CONCLUS" is centered in the upper half of the image, rendered in a white, sans-serif, all-caps font. The overall aesthetic is modern and minimalist.

CONCLUS

11.0 CONCLUSION

Entry Point Housing (EPH) is a planning pathway that enables individuals/families who do not currently own a property to enter home ownership at a targeted entry price point.

An attached dwelling, residential flat building, dwelling house, multiple dwelling (villa – single storey), multiple dwelling (townhouses), dual occupancy (attached) and/or semi-detached or the like, that meets the requirements for Entry Point Housing in a Development Control Plan and functions as a market related entry point dwelling priced to support home ownership.

The Planning Proposal seeks to amend the Wagga Wagga Local Environmental Plan 2012. The objective of the Planning Proposal is to create an additional clause in the WWLEP, namely, Clause 7.14 of Part 7 Additional Local Provisions, in order to:

- To provide a simple pathway for developers/builders to gain greater confidence to build dwellings at an entry price point for future homeowners through straightforward design controls and a speedier timeframe to achieve a planning determination
- Create planning controls to support certain housing typologies within the R1 General Residential Zone and R3 Medium Density Housing Zone at an entry point to enable house ownership.
- To create a speedier development application pathway which enables Council to facilitate implementation of entry point housing development within well located and accessible locations in the LGA.

The Planning Proposal report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), as well as satisfying the requirements of Local Environmental Plan Making Guideline (August 2023). It provides a comprehensive analysis of the proposal's strategic merit and demonstrates that the amendments are well justified and suitable.



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