

Land Reservation Acquisition Map Review

Planning Proposal

Wagga Wagga Local Environmental Plan 2010

DOCUMENT CONTROL

Date	Revision	Status	Author	Reviewed
21/01/2026	D	Updated draft	CB	MY
18/02/2026	E	Final draft for OCM	MY	MY
10/03/2026	No change	Lodgement DPHI	-	MY
12/05/2026	F	Condition 1 updates	GW	MY

Overview

The Wagga Wagga Local Environmental Plan 2010 ('LEP') identifies land reserved for acquisition on the 'Land Reservation Acquisition Map'. This planning proposal seeks to amend the LEP to remove select land parcels from this map. The amendments are proposed following a review of the land currently identified on the Land Reservation Acquisition Map and an assessment of whether that land has been acquired by, or dedicated to, Council or is no longer required from an operational perspective.

The amendments proposed in this planning proposal are critical in ensuring Council's LEP mapping is accurate and useable by Council, community and industry.

Part 1 – Objectives and intended outcomes

The objective of this planning proposal is:

- to amend the Wagga Wagga Local Environmental Plan 2010 to update the Land Reservation Acquisition Map to accurately reflect the acquisition needs of Council and other government organisations.

The intended outcome of this planning proposal is:

- to have an accurate Land Reservation Acquisition Map to guide Council, community and industry decision-making.

Part 2 – Explanation of provisions

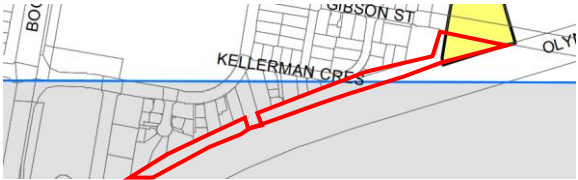
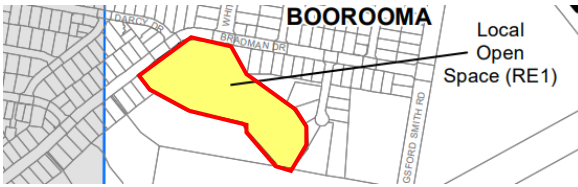
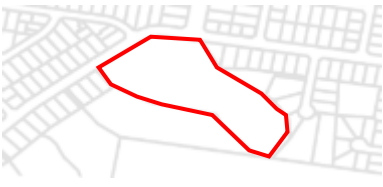
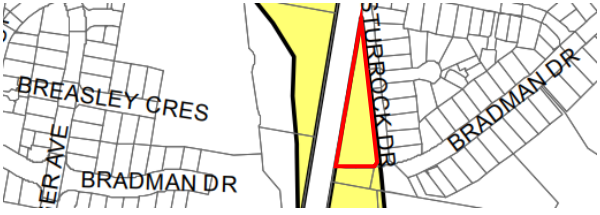
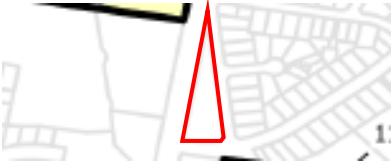
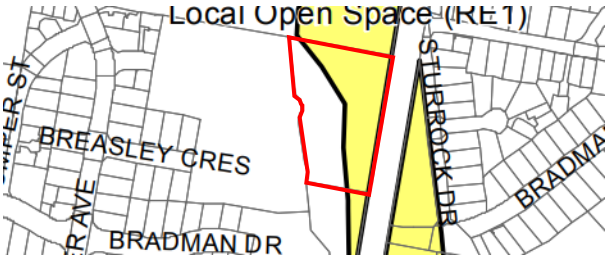
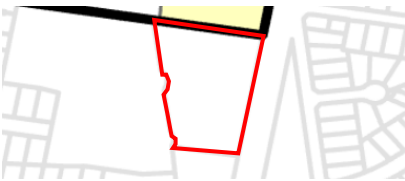
To achieve the objective and intended outcome of the planning proposal, it is proposed to remove select land parcels from the existing Land Reservation Acquisition Map.

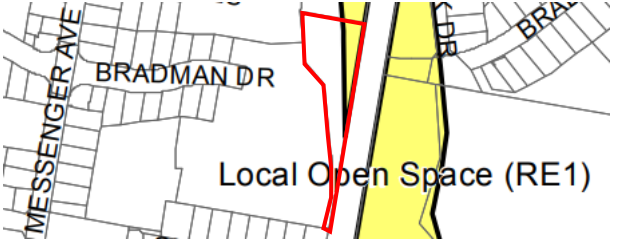
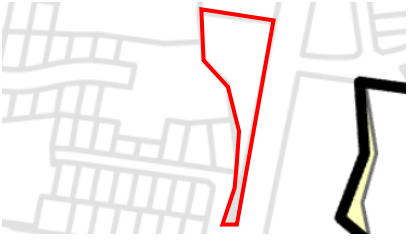
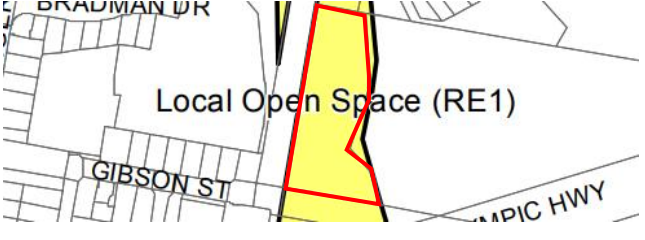
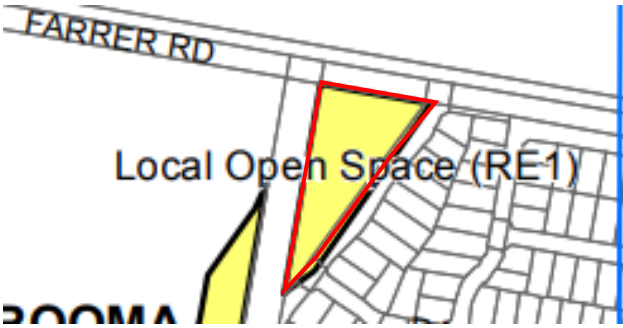
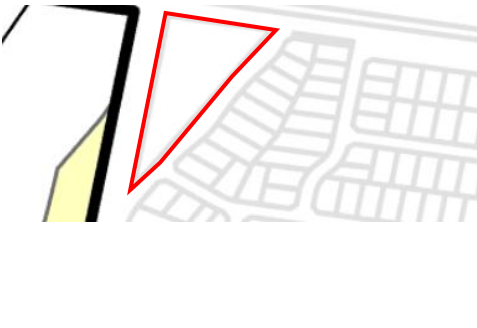
- Table 1 outlines the proposed changes to the Land Reservation Acquisition Map.
- Table 2 provides direction on the digitisation of the LEP maps.

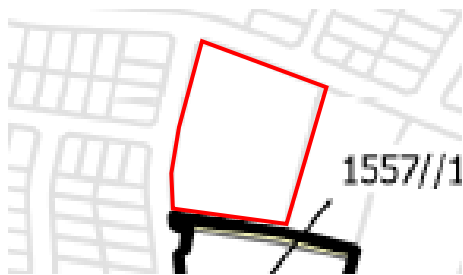
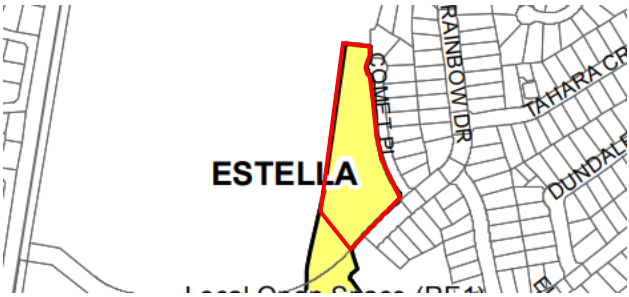
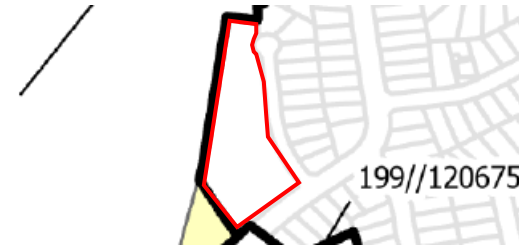
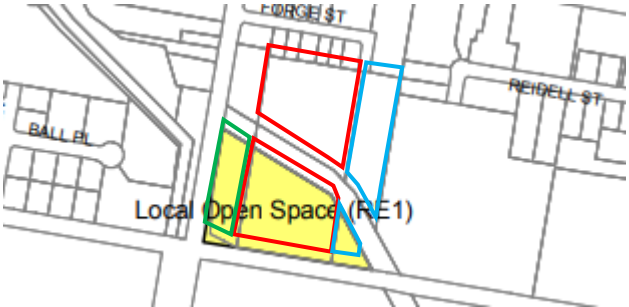
Complete versions of the proposed mapping are available at Appendix 1.

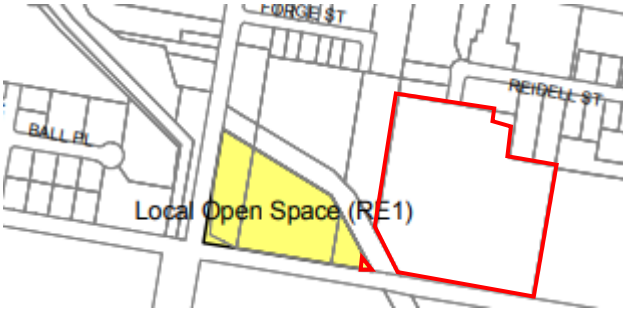
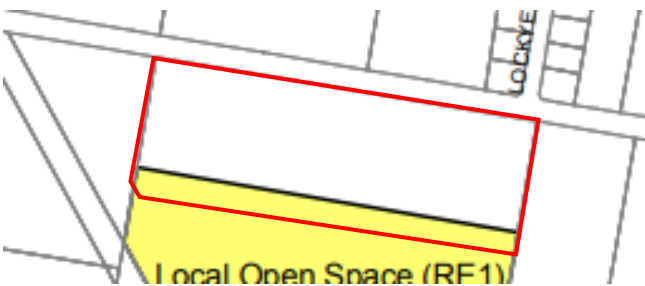
Note: Table 1 includes images of the existing .pdf mapping of the Wagga Wagga LEP 2010. The .pdf mapping may contain historical cadastre alignments which may present as a discrepancy with the updated and proposed mapping. No changes have been made to the extent of the land reservation acquisition on relevant parcels, changes only relate to whether the mapping continues to apply to the subject land or not.

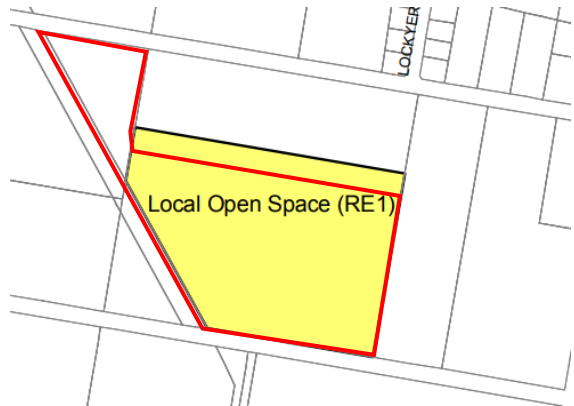
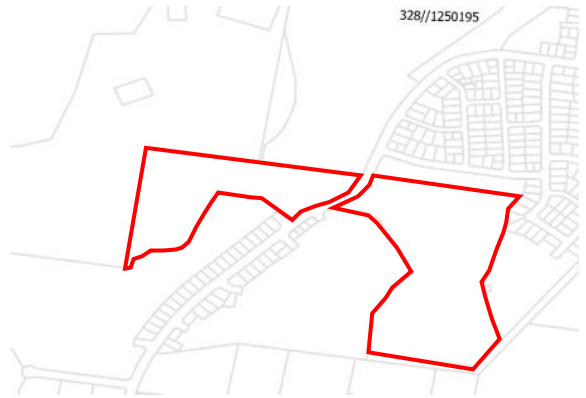
Table 1 – proposed updates to the Land Reservation Acquisition maps in the LEP.

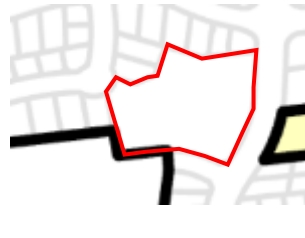
Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
47 in DP1179795	PUBLIC RESERVE 8A Kellerman Cres, Boorooma	Remove acquisition layer as land is in Council ownership.	003A		
65 in DP1193816	Reserve Bradman Dr, Boorooma	Remove acquisition layer as land is in Council ownership.	003C		
64 in DP1193816	RESERVE 59 Amundsen St, Boorooma	Remove acquisition layer as land is in Council ownership.	003A		
14 in DP1204598	RESERVE 24 Breasley Cres, Boorooma	Remove acquisition layer as land is in Council ownership.	003A		

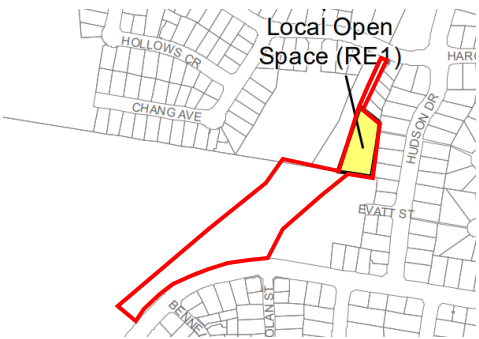
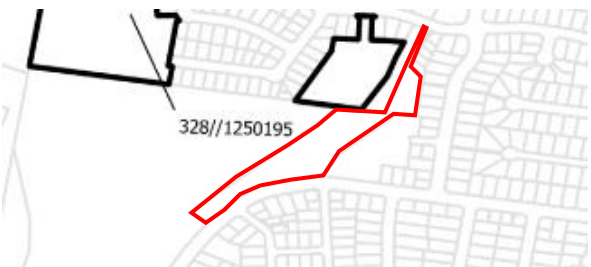
Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
12 in DP1204598	RESERVE 28 Gibson St, Boorooma	Remove acquisition layer as land is in Council ownership.	003A		
10 in DP1204598	RESERVE 61 Amundsen St, Boorooma	Remove acquisition layer as land is in Council ownership.	003A		
419 in DP1216112	Public Reserve Farrer Rd, Boorooma	Remove acquisition layer as land is in Council ownership.	003A		

Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
1500 in DP1318011	81 Avocet Dr, Estella	Remove acquisition layer as land is in Council ownership.	003A		
1556 in DP1318011	RESERVE 1 Comet PI, Estella	Remove acquisition layer as land is in Council ownership.	003B		
1 in DP742224 (outlined in red)	Copland St, East Wagga Wagga	Remove acquisition layer as land is no longer required by Council. Land is surplus to open space planning requirements; the location is	004B		
2 in DP742224 (outlined in blue)	Copland St, East Wagga Wagga		004B		

Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
31 in DP1063553 (outlined in green)	205 Koorungal Rd, East Wagga Wagga	subject to access constraints.	004B		
15 in DP1260044	32 Riedell St, East Wagga Wagga	Remove acquisition layer as land is no longer required by Council. Land is surplus to open space planning requirements; the location is subject to access constraints.	004B		
5 in DP1191483	198 Copland St, East Wagga Wagga	Remove acquisition layer as land no longer required by Council.	004B		

Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
6 in DP1209699	170 Copland St, East Wagga Wagga	Remove acquisition layer as land is in Council ownership.	004B		
1 in DP1174668	RESERVE 108 Ross Smith Rd, Lloyd	Remove acquisition layer as land is in Council ownership.	004A		

Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
58 in DP1177765	Reserve 120 Lingiari Dr, Lloyd	Remove acquisition layer as land is in Council ownership.	004A		
57 in DP1177765	Road Reserve 500 Red Hill Rd, Lloyd	Remove acquisition layer as land is in Council ownership.	004A		
85 in DP1229144	Reserve 2 Dupree Bvd, Lloyd	Remove acquisition layer as land is in Council ownership.	004A		

Lot & DP	Address	Proposed change	Map reference	Current mapping	Proposed mapping
699 in DP1242827	Drainage Reserve 7 Barton Ave, Lloyd	Remove acquisition layer as land is in Council ownership.	004A		

The following lots abut land identified for acquisition in pdf map 004A. With the pdf boundaries sometimes overlapping cadastral boundaries, Council wishes to make clear that the land reservation acquisition layer does not affect the lots listed in Table 2.

Table 2 – direction regarding unaffected but adjoining lots.

Lot & DP	Address	Request
Lot 145 in DP220020	114 Lingiari Dr, Lloyd	Digital land reservation acquisition mapping will align to the cadastre and does not impact these properties.
Lot 146 in DP1281496	112 Lingiari Dr, Lloyd	
Lot 147 in DP1281496	110 Lingiari Dr, Lloyd	
Lot 148 in DP1281496	108 Lingiari Dr, Lloyd	
Lot 150 in DP1281496	104 Lingiari Dr, Lloyd	

Part 3 – Justification of strategic and site-specific merit

This section provides a detailed assessment of the proposal's strategic and site-specific merit to determine whether the planning proposal should be supported. The assessment in this section has been undertaken in accordance with Table 3 of the *LEP Making Guideline (August 2023)*.

1. Matters for consideration

1.1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No, the planning proposal is not the result of an endorsed Local Strategic Planning Statement, strategic study or report.

The planning proposal seeks to update existing mapping within the LEP to ensure it is accurate and reflects the land acquisition needs of Council and other government organisations.

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

This planning proposal is the best means of achieving the objectives and intended outcomes. Table 3 identifies the other pathways which may enable the desired outcomes.

Table 3

Pathway	Comment
Development Application	A Development Application cannot alter the Land Reservation Acquisition maps within the LEP.
Section 3.22 expedited amendment	A Section 3.22 expedited amendment is intended to deal with small or otherwise minimal amendments to the LEP. The scale of change to the Land Reservation Acquisition Maps is not appropriate for a Section 3.22 expedited amendment.
Amending State Environmental Planning Policy	An amending State Environmental Planning Policy (SEPP) may sometimes be used to make updates to an LEP's maps. However, this is generally reserved for state-wide or wide-ranging amendments which need to be undertaken across multiple LEPs. This planning proposal relates only to the Wagga Wagga LEP 2010, making an amending SEPP inappropriate in scale.

Therefore, this planning proposal is the best means for achieving the objectives and intended outcomes.

1.3. 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 *Riverina Murray Regional Plan 2041* (Regional Plan) applies to the Wagga Wagga Local Government Area. There are no relevant objectives or strategies identified within the Regional Plan applicable to the planning proposal, due to the nature of the planning proposal.

1.4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Wagga Wagga Community Strategic Plan

The *Wagga Wagga Community Strategic Plan 2050* (CSP 2050) identifies the community's vision for the future, long-term outcomes, and strategies to get there and how Council will measure progress. The following actions are relevant to the planning proposal:

Regional leadership

- 3.1 Adopt a sound approach to strategic planning to ensure that we are preparing for future growth requirements of the city.

The CSP 2050 provides the overarching direction for Council's Operational and Delivery Plans required to be prepared under the *Local Government Act 1993*. Delivery of updates to the LEP are a core function of the Strategic Planning team and this amendment delivers on the commitment to ensuring the LEP is maintained and current.

Local Strategic Planning Statement

The planning proposal is consistent with the high-level principles of the LSPS. Given its intent is to update existing LEP mapping to ensure it is accurate, the planning proposal is policy neutral.

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

There are no other applicable State or regional studies or strategies relevant to this planning proposal.

1.6. Is the planning proposal consistent with applicable SEPPs?

There are no State Environmental Planning Policies (SEPPs) considered relevant to this planning proposal, given its nature.

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

This section considers the planning proposal's consistency with relevant section 9.1 Ministerial Directions.

Direction 1.1 Implementation of Regional Plans

This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning.

As outlined in section 1.3, there are no objectives or strategies in the Regional Plan relevant to this planning proposal, given its nature.

The planning proposal is considered consistent with direction 1.1.

Direction 1.3 Approval and Referral Requirements

This direction applies to all relevant planning authorities when preparing a planning proposal.

The planning proposal does not seek to impose additional requirements into the development application process. The planning proposal seeks to update existing LEP maps to ensure they are accurate and reflect the operational needs of Council and other government organisations.

The planning proposal is considered consistent with direction 1.3.

Direction 3.1 – Conservation Zones

This direction applies to all relevant planning authorities when preparing a planning proposal.

The proposed amendments to the Land Reservation Acquisition mapping incorporate some conservation zoned land. However, the planning proposal does not alter development standards applying to the land and does not seek to reduce the conservation standards applying to the land.

The planning proposal is considered consistent with direction 3.1.

Direction 3.2 – Heritage Conservation

This direction applies to all relevant planning authorities when preparing a planning proposal.

The updates to the Land Reservation Acquisition mapping do not impact any identified heritage items or areas.

The planning proposal is considered consistent with direction 3.2.

Direction 3.5 – Recreation Vehicle Areas

This direction applies to all relevant planning authorities when preparing a planning proposal.

The planning proposal does not seek to introduce recreation vehicle areas or enable development of the same.

The planning proposal is considered consistent with direction 3.5.

Direction 4.1 – Flooding

This direction 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 planning proposal relates solely to the acquisition of land and does not alter development standards applying to the land.

The planning proposal is considered consistent with direction 4.1.

Direction 4.3 – Planning for Bushfire Protection

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 planning proposal does incorporate some land in proximity to, or comprised of, bushfire prone land. However, the amendments relate solely to the acquisition of land, and not the development outcomes of the land.

The planning proposal is considered consistent with direction 4.3.

Direction 4.4 – Remediation of Contaminated Land

This direction applies when a planning proposal authority prepares a planning proposal that applies to:

- (a) land that is within an investigation area within the meaning of the *Contaminated Land Management Act 1997*
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out.
- (c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:
 - i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

- ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

The planning proposal incorporates land that is adjacent to contaminated land identified by Council. However, the proposal relates solely to the acquisition of land, and not the development outcomes of the land.

The planning proposal is considered consistent with direction 4.4.

Direction 5.1 – Integrating Land Use and Transport

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.

The planning proposal applies to urban land but relates solely to the acquisition of land and does not alter development standards applying to the land.

The planning proposal is considered consistent with direction 5.1.

Direction 5.2 – Reserving Land for Public Purposes

This direction applies to all relevant planning authorities when preparing a planning proposal.

The objectives of this direction are to:

- (a). facilitate the provision of public services and facilities by reserving land for public purposes, and
- (b). facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The planning proposal is consistent with the objectives of this direction as it seeks to facilitate the removal of reservations where that land is no longer required for acquisition.

The following components of the direction have been considered in determining this planning proposal's consistency with direction 5.2:

Table 4

Direction	Assessment
(1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).	Consistent Through this planning proposal, Council is seeking the approval of the Planning Secretary (or their delegate).
(2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and (c) identify the relevant acquiring authority for the land.	N/A

Direction	Assessment
(3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.	N/A
(4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.	Consistent Council seeks to remove land that is currently reserved for public purposes because that land is no longer required or has been acquired and is no longer required to be identified on the maps.

The planning proposal is considered consistent with direction 5.2.

Direction 6.1 – Residential Land

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 applies to residentially zoned land but relates solely to the acquisition of land and does not alter development standards applying to the land.

The planning proposal is considered consistent with direction 6.1.

Direction 6.2 – Caravan Parks and Manufactured Home Estates

This direction applies to all relevant planning authorities when preparing a planning proposal.

The planning proposal does not seek to introduce caravan parks or manufactured home estates.

The planning proposal is considered consistent with direction 6.2.

Direction 7.1 – Employment Zones

This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary).

The planning proposal applies to employment zoned land but relates solely to the acquisition of land and does not alter development standards applying to the land.

The planning proposal is considered consistent with direction 7.1.

Direction 9.1 – Rural Zones

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).

The planning proposal applies to rural zoned land but relates solely to the acquisition of land and does not alter development standards applying to the land.

The planning proposal is considered consistent with direction 9.1.

- **Direction 9.2 – Rural Lands**

This direction applies when a relevant planning authority prepares a planning proposal for land outside the local government areas of Lake Macquarie, Newcastle, Wollongong and LGAs in the Greater Sydney Region (as defined in the *Greater Sydney Commission Act 2015*) other than Wollondilly and Hawkesbury, that:

- (a). will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or
- (b). changes the existing minimum lot size on land within a rural or conservation zone.

The planning proposal applies to rural and conservation zoned land but relates solely to the acquisition of land and does not alter development standards applying to the land.

The planning proposal is considered consistent with direction 9.2.

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

There are no expected environmental impacts. The planning proposal seeks to update existing mapping within the LEP to ensure it is accurate and reflects the land acquisition needs of Council and other government organisations. The proposal does not alter development standards applying to the identified sites.

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

There are no expected environmental impacts. The planning proposal seeks to update existing mapping within the LEP to ensure it is accurate and reflects the land acquisition needs of Council and other government organisations. The proposal does not alter development standards applying to the identified sites.

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

The planning proposal is not expected to generate significant social and economic effects. There may be an economic impact on Council, as it will be required to acquire the remaining land parcels. However, no additional parcels have been identified that have not already been considered by Council in terms of likely financial impacts. By ensuring an up-to-date Land Reservation Acquisition Map, Council enhances industry and community understanding of impacted land. The land acquired will also likely produce a positive social effect, as it serves a purpose in Council's core business.

1.11. Is there adequate public infrastructure for the planning proposal?

There are no expected impacts in relation to public infrastructure, given the nature of the planning proposal.

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

Relevant consultation with state and/or federal authorities will be conditioned as part of the Gateway Determination. No pre-consultation has occurred due to the nature of the planning proposal.

Part 4 – Maps

The amended maps are requested to be digitised as part of this amendment, with the .pdf maps being superseded. The proposed maps (reflecting the changes in Table 1) are provided at Appendix 1.

Current map reference	Comment	Proposed map reference
LRA_003A	Amendments per Table 1.	To be digitised.
LRA_003B	Amendments per Table 1.	To be digitised.
LRA_003C	Amendments per Table 1.	To be digitised.
LRA_003D	No amendments required.	To be digitised.
LRA_004A	Amendments per Table 1.	To be digitised.
LRA_004B	Amendments per Table 1.	To be digitised.

Part 5 – Community Consultation

Community consultation will be identified at the Gateway Determination stage. Council will undertake public exhibition and engagement as required.

Part 6 – Project Timeline

The project timeline is based on the benchmark timeframes for a standard planning proposal.

Stage	Timeframe
Council decision	March 2026
Stage 3 - Gateway Determination	April 2026
Stage 4 – Post-Gateway	June 2026
Stage 5 – Public Exhibition and Assessment	July 2026
Stage 6 – Finalisation	October 2026
Gazettal of LEP amendment	November 2026