

RP-2 DRAFT PLANNING PROPOSAL (LEP20/0003) TO REZONE LAND AND REMOVE THE MINIMUM LOT SIZE PROVISIONS FOR 47 AND 49 VINCENT ROAD, LAKE ALBERT

20/222 RESOLVED:

On the Motion of Councillors D Hayes and T Koschel

That Council:

- a support planning proposal LEP20/0003 to amend the Wagga Wagga Local Environmental Plan 2010**
- b submit the planning proposal to the NSW Department of Planning, Industry and Environment for Gateway Determination**
- c receive a further report after the public exhibition period addressing any submissions made in respect of the planning proposal**

CARRIED

RECORD OF VOTING ON THE MOTION

For the Motion

Y Braid OAM
G Conkey OAM
P Funnell
D Hayes
V Keenan
R Kendall
T Koschel
K Pascoe
D Tout

Against the Motion

RP-3 MURRAY DARLING ASSOCIATION REPRESENTATION

20/223 RESOLVED:

On the Motion of Councillors R Kendall and D Hayes

That Council appoint a new Councillor representative to the Murray Darling Association.

CARRIED

RP-2 DRAFT PLANNING PROPOSAL (LEP20/0003) TO REZONE LAND AND REMOVE THE MINIMUM LOT SIZE PROVISIONS FOR 47 AND 49 VINCENT ROAD, LAKE ALBERT**Author:** Crystal Atkinson**Director:** Michael Keys**Summary:**

Council is in receipt of a planning proposal to rezone land from R5 Large Lot Residential to R1 General Residential and remove the minimum lot size for land located at 47 and 49 Vincent Road, Lake Albert.

The recommendation is to proceed with the planning proposal and request a Gateway Determination from NSW Department of Planning, Industry and Environment.

Recommendation

That Council:

- a support planning proposal LEP20/0003 to amend the Wagga Wagga Local Environmental Plan 2010
- b submit the planning proposal to the NSW Department of Planning, Industry and Environment for Gateway Determination
- c receive a further report after the public exhibition period addressing any submissions made in respect of the planning proposal

Application details

Submitted planning proposal:

Council is in receipt of a planning proposal (LEP20/0003) to rezone land located at 47 and 49 Vincent Road, Lake Albert from R5 Large Lot Residential to R1 General Residential and remove the minimum lot size provisions.

Applicant

Wayne Preston

Land owners

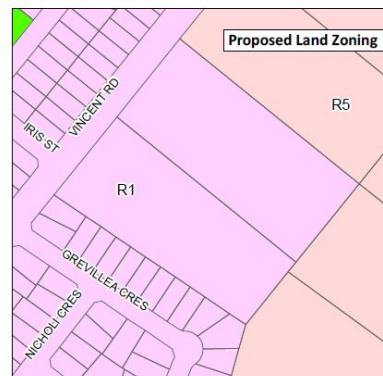
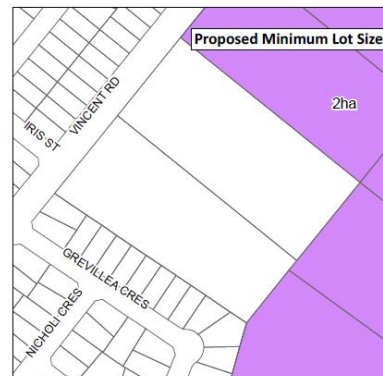
- Wayne Preston - Lot 4 DP228763, 49 Vincent Road, Lake Albert
- Richard & Sharon Coombe – Lot 5 DP228763, 47 Vincent Road, Lake Albert

Proposal

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan 2010 (WWLEP) to:

1. Rezone land from R5 Large Lot Residential to R1 General Residential
2. Remove the minimum lot size provisions

The proposed changes will be achieved by amending the land zoning and minimum lot size maps as shown below:

LEP20/0003 - Proposed Land Zoning**LEP20/0003 - Proposed Minimum Lot Size**

The aim of the planning proposal is to provide additional residential lots within an existing urban area. The proposal will create an opportunity for approximately 40-50 additional residential lots.

The application is provided under Attachment 1.

Site and Locality

The subject lots are located on the northern fringe of the Lake Albert suburb as rural lifestyle lots.

Key considerations

1. Council's vision or strategic intent:

Wagga Wagga Spatial Plan 2013-2043

The Wagga Wagga Spatial Plan 2013-2043 identifies the subject land as 'potential intensification' subject to overland flow flooding and DCP density provisions being considered and managed.

The plan identifies a demand for 360 new residential lots per year and a supply of around 5,400 lots at the time of developing the plan. This demand and supply indicated a 16-year supply at 2013 and with growth tracking along these figures, we can assume supply has depleted to a 9-year supply.

The plan identifies the need to continually monitor land supply and demand to be able to respond to changing needs of the community and to ensure adequate land is available to support demand. Growth opportunities in this area will contribute to supply of residential lots within the city.

2. Infrastructure

Stormwater

There is no stormwater infrastructure available for this site to drain to. A class 9 stream adjoins the site on the eastern boundary with a 10-metre-wide easement to drain water. Using the stream would require further assessment of the impact on the flow regime of the stream and impact on downstream landowners.

The nearest pit and pipe system is located at Iris Street and north of the site on Vincent Road.

Whether extending the pit and pipe system to connect to existing infrastructure or utilising the stream along the eastern boundary, stormwater management is to be addressed to ensure adequate management. To assist in stormwater management, kerb and gutter would also be required.

Sewer

The sewer main runs along the front of the property and is a pressure main. Gravity sewer is located at Iris Street. Development will be required to extend gravity sewer to the development and dependent on the depth of the sewer main, a sewer pump station may be required.

The existing gravity sewer is nearing capacity and further investigation is required to determine the capacity and likely upgrade of sewer mains needed to accommodate anticipated additional load resulting from rezoning.

3. Flooding

The eastern part of the subject land is affected by overland flow flooding in a 100yr flood event. The land is affected by flood depths varying from 0-100mm.

Council is currently reviewing the Major Overland Flow Flood Study. The revised study will include recommended development controls for development on land affected by overland flow.

Council Infrastructure Officers have reviewed this proposal and have confirmed that there are suitable solutions for flooding, sewer and stormwater management that will enable development to proceed. Infrastructure solutions will be further assessed as part of detailed design at development application stage.

Conclusion

In view of the matters considered, the proposal is found to be reasonable and in the public interest. The infrastructure and flooding considered can be addressed once the Gateway Determination is received to identify suitable solutions.

The proposal is supported for the following reasons:

- The planning proposal will provide opportunities to create additional residential lots that will contribute to land supply.
- It complies with the provisions of Council's endorsed strategy.
- It meets the relevant S9.1 Ministerial Directions.

Financial Implications

The application was lodged during the 2019/20 financial year and attracted an application fee of \$40,000 in accordance with Council's Fees and Charges Policy.

Council's contributions plans will apply to any future development application on the land.

Policy and Legislation

Environmental Planning and Assessment Act 1979
Wagga Wagga Local Environmental Plan 2010

Link to Strategic Plan

The Environment

Objective: We plan for the growth of the city

Outcome: We have sustainable urban development

Risk Management Issues for Council

The planning proposal has been assessed and it is recommended it be submitted to NSW Department of Planning, Industry and Environment for a Gateway Determination. If issued, the determination will require public and agency consultation. Consultation may highlight issues not evident during the assessment.

Internal / External Consultation

Formal public consultation with agencies, adjoining landowners and the general public will occur if Gateway Determination is received.

Proposed consultation methods are indicated in the table below:

	Mail			Media			Community Engagement					Digital					
	Rates notices insert	Direct mail	Letterbox drop	Council news story	Council News advert	Media releases	TV/radio advertising	One-on-one meetings	Your Say website	Community meetings	Stakeholder workshops	Drop-in sessions	Surveys and feedback forms	Social media	Email newsletters	Website	Digital advertising
TIER																	
Consult		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	

Attachments

1. LEP20/0003 Vincent Road Assessment Report