



Planning Proposal Assessment

APPLICATION DETAILS

Submitted planning proposals:

Council is in receipt of two planning proposals to amend the Wagga Wagga Local Environmental Plan 2010 (LEP):

1. LEP18/0004 - To reduce the minimum lot size of 52 and 56 Gregadoo Road from 2ha to 3000sqm.
2. LEP18/0009 - To rezone 13 and 15 Tallowood Crescent, Lake Albert from RU1 Primary Production Zone to RU5 Large Lot Residential Zone. This proposal also seeks to reduce the minimum lot size requirement applicable to a number lots to the south of Gregadoo Road from 2ha to 1800sqm, 3500sqm and 5500sqm.

Applicant

1. LEP18/0004 – Kerry and Cynthia Podmore (owner of 56 Gregadoo Road). Salvestro Planning has been appointed by the applicant to prepare the planning proposal.
2. LEP18/0009 - Stephen Jay (owner of 68 Gregadoo Road, Lake Albert). MJM Consulting has been appointed by the applicant to prepare the planning proposal.

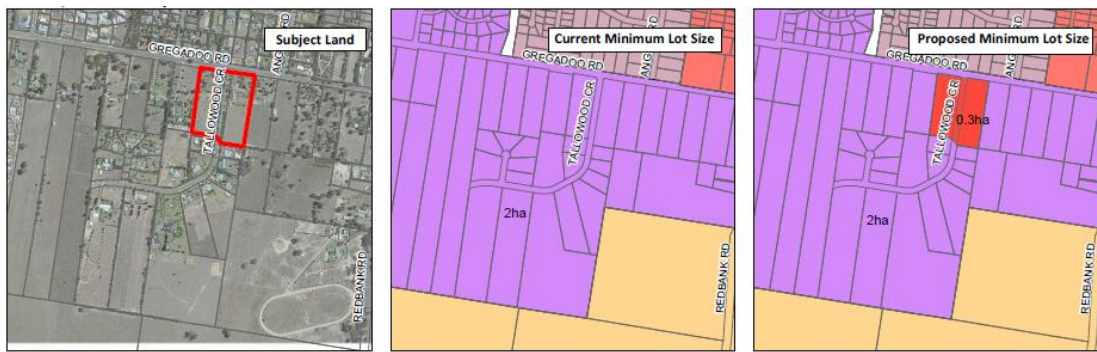
Land owners

Various land owners provided under confidential cover.

Proposal

Council is in receipt of two planning proposals to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to the south of Gregadoo Road.

1. **LEP18/0004** - To reduce the minimum lot size of 52 and 56 Gregadoo Road from 2ha to 3000sqm as per the illustration below.



2. **LEP18/0009** - To rezone 13 and 15 Tallowood Crescent, Lake Albert from RU1 Primary Production Zone to R5 Large Lot Residential Zone.



The proposal also seeks to reduce the minimum lot size requirement applicable to a number lots to the south of Gregadoo Road from 2ha to 1800sqm, 3500sqm and 5500sqm.

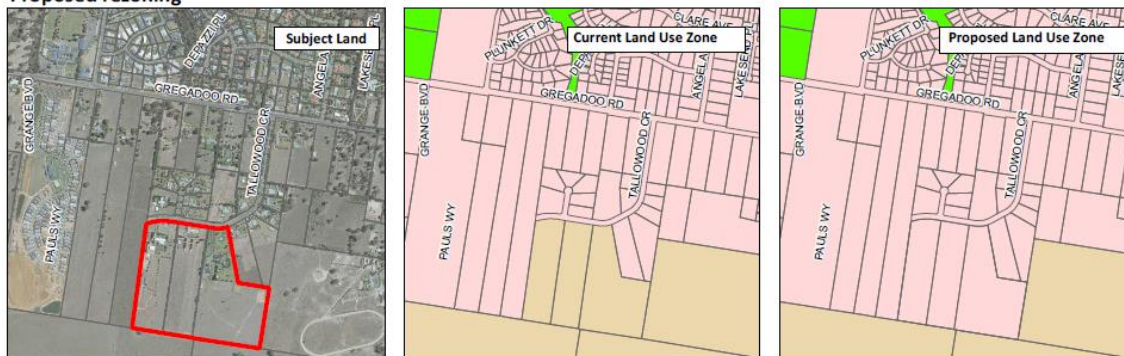


Details of the proposals with supporting information are attached under Attachment 1 and 2.

An assessment of the applications concluded that the planning proposals may proceed as a combined proposal and that a minimum lot size of 4000sqm be applied across the precinct. The revised proposal seeks the following:

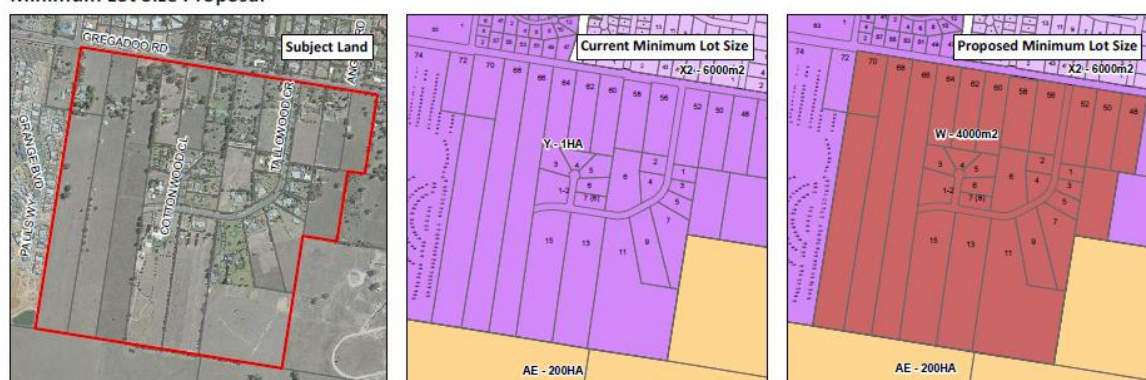
1. Rezone 11, 13 and 15 Tallowood Crescent, Lake Albert (Lot 1 DP 882899, Lot 2 DP 882889 and Lot 2 DP 1013227) from RU1 Primary Production Zone to R5 Large Lot Residential Zone as per the illustration below.

Proposed rezoning



2. Reduce the minimum lot size requirement applicable to 48, 50, 52, 56, 58, 60, 62, 64, 66, 68 and 70 Gregadoo Road, 1- 7 Cottonwood Close 1 – 6, 7, 9, 11, 13, 15 Tallowood Crescent (Lot 1 DP 514671, Lot 3 DP 233523, Lot 4 and Lot 5 DP 233523, Lot 1 and Lot 2 DP 715658, Lot 5 DP 775412, Lot 8 DP 859533, Lot 7 DP 775412, Lot 15 DP 866164, Lot 2 DP 539369, Lot 3 DP 540483, Lot 9 - 13 DP 886164, Lot 1 DP 1013227, Lot 2 DP 1013227, Lot 1 and Lot 2 DP 882899, Lot 1 to Lot 8 DP 866164 from 2ha to 4000sqm as per the illustration below.

Minimum Lot Size Proposal



The above will provide the opportunity for land owners in the precinct to subdivide their land in future. It will create the opportunity for approximately 130 additional lots in the precinct.

Site and locality

The precinct is located on the south of Gregadoo Road and is partly located within the R5 Large Lot Residential Zone and in the RU1 Primary Production Zone. A minimum lot size requirement of 2 hectares currently applies under Clause 4.1 of the Wagga Wagga Local Environmental Plan 2010 to lots within the precinct.

Lots to the north of the precinct (north of Gregadoo Road) are located in the R5 Large Lot Residential Zone and vary between approximately 1500sqm and 4300sqm in size. The Grange Lifestyle Village is located to the west. The land to the south is in the RU1- Primary Production Zone and land to the east is also zoned R5 Large Lot Residential.

Key considerations

1. Population growth and housing demand

The addition of dwellings to the housing stock is a major driver of population growth in the city, providing opportunities for households to relocate from other areas or new households to form locally. At a growth rate of 1.2% the population of Wagga Wagga will exceed 80,000 people in 2040, however the city must plan to grow to beyond 100,000 people. To accommodate a 2% population growth to 100,000 people and an additional 14,000 homes by 2040, 1,750 hectares of land is required if density rates continue at 8 dwellings per hectare.

The supply of residential land was last considered in 2013 as part of the Wagga Wagga Spatial Plan 2013-2043 that identified that there was approximately 426 hectares of urban release area. At a density pattern of 8 dwellings per hectare this equates to an additional 3,500 dwellings. From this, current greenfield areas can accommodate 10 years supply of housing at the projected growth rate and 5 years supply at the aspirational growth rate of 2%.

Whilst the majority of housing will be provided within urban release areas, infill development through redevelopment and intensification (as proposed by the planning proposal) will also play a vital role in utilising existing services to accommodate the growing population of the city. It will also contribute to the mix of housing types available in the city.

A supply-demand analysis was undertaken under as part of the planning proposal lodged under LEP 18/0004 to ascertain that the creation of additional lots were warranted under current land development conditions. Available data indicated that progressing the planning proposal will meet a justifiable need for this type of land development and help balance the current land supply.

2. Land use strategies underway and interim arrangements

Council is currently in the process of reviewing and developing new land use strategies for the city. One of the key priorities is to consider the location of future growth areas and to identify existing urban areas in the city that may be intensified through further subdivision. Noting that it will take some time to complete the above strategic work, landowners may as an interim arrangement lodge planning proposals to increase the development opportunities for their properties prior to the finalisation of the strategic work. Planning proposals will be considered on merit and the onus is on the proponents to provide Council with the necessary information to undertake assessments to determine if there is sufficient justification for a planning proposal to proceed prior to the completion of the above strategic work.

3. Consistency with strategic directions

Even though the planning proposal is not supported by a local housing strategy endorsed by the Department of Planning and Environment, the Wagga Wagga Spatial Plan 2013/2043 which is endorsed by the Department of Planning and

Environment identifies several approaches to addressing land demand for urban purposes in the city and encourages additional housing opportunities within existing urban areas where existing services and amenities are already provided.

This area is identified by the Spatial Plan as an area where a reduction of minimum lot sizes can be considered. The proposal is based on site opportunities to optimize the use of available land that is currently serviced by public infrastructure and accessible to existing local community facilities and therefore considered consistent with the provisions of the Spatial Plan.

The proposal is also consistent with the recommendations of the Riverina Murray Regional Plan 2036, the draft Activation Strategy, Section 9.1 Ministerial Directions as well as all relevant State Environmental Planning Policies.

4. Lot size methodology and future subdivision pattern

Isolated amendments to the LEP (“spot rezonings”) are generally not supported and land owners are encouraged to work together and submit joint planning proposals for precincts instead of individual properties.

The planning proposals submitted under LEP18/0004 and LEP18/009 present different approaches to lot sizes. LEP18/0004 proposes to reduce the minimum lot size to 52 and 56 Gregadoo Road from 2ha to 3000sqm and LEP18/0009 proposes to reduce the minimum lot size requirement for a number lots to the south of Gregadoo Road from 2ha to 1500sqm, 3500sqm and 5500sqm.

The precinct approach presented by LEP18/0009 is generally supported. The precinct boundary was chosen as a natural progression of development to the north and west and due the fact that it is void of environmental land constraints (in particular overland flow flooding) to the east. The southern precinct boundary was chosen due to the Lake Albert suburb boundary and adjoining RU1 Primary Production zoned land.

Lots to the north of the precinct (north of Gregadoo Road) vary between approximately 1500sqm and 4300sqm with the majority of lots close to 4000sqm in size. There are smaller lots of 4000sqm already in the precinct. In consideration of the above, it is recommended that a minimum lot size of 4000sqm be applied to the entire precinct. This will ensure that future subdivision will be reflective of the existing rural residential character expected in this locality.

The proposal 4000sqm lot size will also maximise the development opportunities available across the precinct in consideration of the capacity of existing sewer infrastructure.

An approval of the draft planning proposal will create the opportunity for land owners in the precinct to subdivide their land if they choose to do so. An approval of the proposal will not force those land owners who are not interested in subdivision to subdivide their land.

Prior to the implementation of the proposed new lot size, a plan must be developed to illustrate a high level road network scenario for the precinct, access arrangements, servicing provision and how any future subdivision will occur through staging. The plan will also insure that land use conflicts with RU1 Primary Production zone land are minimised.

5. Consistency with zoning objectives

The majority of the precinct is located in the R5 Large Lot Residential Zone. The objectives of the R5 Zone are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.*

The planning proposal will provide residential housing in a rural setting consistent with the above objectives. A minimum lot size of 4000sqm will also ensure that that future subdivision in the precinct does not unreasonably increase the demand on infrastructure and services in the locality.

Three lots in the south-eastern side of the precinct (11, 13 and 15 Tallowood Crescent) are located in the RU1 Primary Production Zone. The planning proposal seeks to rezone 11, 13 and 15 Tallowood Crescent from RU1 Primary Production Zone to R5 Large Lot Residential Zone consistent with the zoning of the rest of the precinct. The land is not identified as prime agricultural land and is unlikely to be used for prime agriculture in future.

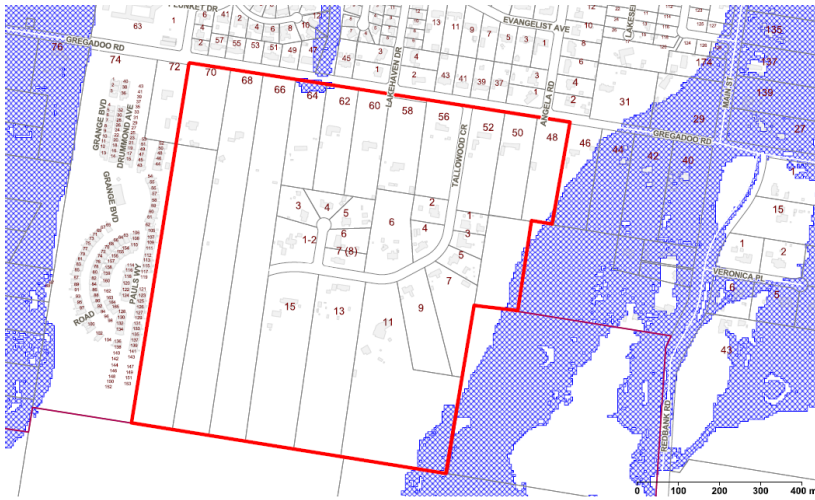
The rezoning of the land to R5 Large Residential Zone with a minimum lot size requirement of 4000sqm is therefore considered appropriate for the locality and will ensure that conflict between the urban and rural land uses are minimised.

6. Natural hazards

The main recognised mechanism for flooding in Wagga Wagga is the Murrumbidgee River. Flooding can also be caused by local rainfall. Recent events have emphasised that numerous areas of Wagga Wagga are liable to overland flow flooding following intense rainfall. Overland flow paths are known to be problematic and difficult to assess and mapping is used to identify the extent, along with the areas subject to potential inundation.

Council recently commenced with the review the Major Overland Flood Study of 2011 (the source of the current mapping) and the main aim is to improve mapping tools and management strategies. The strategy will identify hazards to guide rezoning and

identify areas that may be suitable for intensification. It will also identify areas where intensification are best to be avoided and make recommendations for areas where appropriate planning controls could be introduced to mitigate risk as a result of overland flow.



The precinct is generally void of overflow flow, however there are some small areas along the eastern boundary of the precinct and north along Gregadoo Road that are mapped as being impacted by overland flow. The section along Gregadoo Road has a maximum depth of just under 800mm. The remainder of the effected

areas are less than 250mm deep. Accordingly, the off-site flood level impact is viewed as relatively minor. Further consideration of the overland flow impact would occur at development application stage and could include design measures to lessen the flood impact if required. Building envelopes of Finished Floor Levels could solve issues around land development and can be addressed as part of any future development application. A stormwater management plan would be required as part of any future development application.

7. Infrastructure

One of the key issues to consider with LEP amendments is the ramifications of any proposal on existing infrastructure and the ability of existing networks to cope with increased demands.

The site has access to existing services and infrastructure including roads, reticulated water and waste collection services.

Sewer : The planning proposal aims to optimise the use and capacity of existing sewer infrastructure in the locality. Existing sewer capacity can accommodate 130 additional lots in the precinct.

Stormwater: There are limited stormwater infrastructure in the precinct. Runoff is overland flow into roadside table drains with limited capacity. A Stormwater report and management strategy will be required as part of the future development application to address how additional flow would be safely controlled taking into account overland flow flooding.

The Stormwater management plan shall indicate an appropriate discharge point that will not adversely affect the surrounding properties, it is noted that current infrastructure may not be able to handle the additional stormwater generated from the development and an upgrade

to existing infrastructure should be investigated at critical locations within the stormwater strategy. Investigation other than rural swale drains should be part of the proposal and at a minimum low flow trickle stormwater pipes if swale drains are the only form of drainage. This could be addressed at development application stage.

Roads: A traffic assessment must be developed and should highlight potential recommendations around road and intersection improvements. It is recommended that Tallowood Crescent be extended to join up with Gregadoo Road to the west. No additional road connections (other than the second Tallowood Road intersection) onto Gregadoo Road will be supported.

Water: Local water supply is provided by Riverina Water County Council. Water supply can be made available to the subject land in accordance with Council and RWCC Guidelines. Any upgrades or extensions required to existing water main would investigated at the time of detailed design of future development.

Other infrastructure networks and services, including electricity, gas, public transport, waste management/recycling, health, education, emergency, mail and other community services are established in the local area and accessible to the subject site.

Compliance Test

A detailed assessment of the key matters listed above are provided below.

Direction	Compliance
<i>Riverina Murray Regional Plan 2036. Direction 1, Protect the region's diverse and productive agricultural land.</i>	<p>Complies. The proposal is to rezone 11, 13 and 15 Tallowood Crescent from RU1- Primary Production Zone to RU5 Large Lot Residential Zone. It is acknowledged that the existing land use practices in the locality are likely to be more consistent with those expected in the R5 Large Lot Residential Zone.</p> <p>The proposal to rezone the land from RU1 Primary Production to R5 Large Lot Residential will also not result in the loss of prime agricultural land. The Department of Primary Industries, produces agricultural land classification maps on a local government area basis, which rank land on its suitability for agricultural production. The maps are produced by evaluating biophysical, social and economic factors that influence the use of land for agriculture. The land is mapped as Class 2 land, which is described as <i>"Arable land suitable for regular cultivation for crops, but not suited to continuous cultivation. It has a moderate to high suitability for agriculture but soil factors or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures."</i> The rezoning of the land to R5 Large Residential Zone with a minimum lot size requirement of 4000sqm is considered appropriate for the locality and will ensure that conflict between the urban and rural land uses are minimised.</p>

<p><i>Riverina Murray Regional Plan 2036. Direction 15, Protect and manage the region's many environmental assets.</i></p>	<p>Complies. The Natural Resource Sensitivity Biodiversity Mapping does not indicate the presence of biodiversity sensitivities on the subject land. With the exception of 11, 13 and 15 Tallowood Crescent, the land has been bio-certified for the urban area and as such is not likely to affect any threatened species, population or ecological community, or its habitat. The proposal also avoids land use conflicts and does not affect an area of high environmental value or cultural heritage significance.</p> <p>More information in relation to the above may be required as part of any future development application in the precinct and particularly on the parcels of land located at 11, 13 and 15 Tallowood Crescent.</p>
<p><i>Riverina Murray Regional Plan 2036. Direction 16, Increase resilience to natural hazards and climate change</i></p>	<p>Complies. The subject land is located away from areas of known high bushfire hazards, contaminated land and designated waterways. There is a minor overland flow flood risk present, however this is compatible with the type of development proposed.</p>
<p><i>Riverina Murray Regional Plan 2036. Direction 22, Promote the growth of regional cities and local centres.</i></p>	<p>Complies. Current land use strategies encourage additional housing opportunities within existing urban areas where existing services and amenities are already provided. The proposal to rezone the land is based on site opportunities to optimise use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.</p>
<p><i>Riverina Murray Regional Plan 2036. Direction 25, Build housing capacity to meet demand.</i></p>	<p>Complies. From data used to develop the Wagga Wagga Spatial Plan 2013-2043, existing greenfield areas at the time could only accommodate 10 years supply of housing at the projected growth rate for the city. If the aspirational growth rate of 2% is achieved, it can only accommodate housing for another 5 years. Infill development as proposed by the planning proposal also plays a vital role in utilising existing services to accommodate the growing population of the city. The proposal will create the opportunity to provide an additional 130 large residential lots.</p>
<p><i>Riverina Murray Regional Plan 2036. Direction 26, Provide greater housing choice, affordability, including a greater mix of housing.</i></p>	<p>Complies. The proposal will contribute to existing housing choice in the city and the region and therefore consistent with Direction 26.</p>
<p><i>Riverina Murray Regional Plan 2036. Direction 27, Manage rural residential development.</i></p>	<p>Complies. The proposal supports Direction 27 by providing rural residential development in proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure. The proposal also avoids land use</p>

	conflicts and does not affect an area of high environmental value or cultural heritage significance.
Riverina Murray Regional Plan 2036. <i>Direction 28, Deliver healthy built environments and improved urban design.</i>	Complies. The proposed rezoning and reduction in the minimum lot size will facilitate infill residential development that is compatible with the local urban built form.
Wagga Wagga Spatial Plan 2013 -2043, <i>Action – Provide for a range of densities in neighbourhoods that respond to community demand.</i>	Complies. Current land use strategies encourage additional housing opportunities within existing urban areas where existing services and amenities are already provided. The proposal to rezone the land and reduce the lot size requirement is based on site opportunities to optimize use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.
Wagga Wagga Spatial Plan 2013 -2043, <i>Action – Investigate areas identified as ‘potential intensification’ for the provision of services.</i>	Complies. This area is identified by the spatial plan for potential intensification subject to investigating service capacity.
Wagga Wagga Spatial Plan 2013 -2043, <i>Action – Identify sites suitable for redevelopment and investigate the potential to concentrate development to infill sites to accommodate future growth.</i>	Complies. The proposal will result in the redevelopment of the site through intensification.

Section 9.1 Ministerial Directions, <i>Direction 2.1</i> <i>Protect and conserve environmental sensitive areas.</i>	Complies. The Natural Resource Sensitivity Biodiversity Mapping does not indicate the presence of biodiversity sensitivities on the subject land. With the exception of 11, 13 and 15 Tallowood Crescent, the land has been bio-certified for the urban area and as such is not likely to affect any threatened species, population or ecological community, or its habitat. More information in relation to the above may be required as part of any future development application in the precinct and particularly on the parcels of land located at 11, 13 and 15 Tallowood Crescent.
Section 9.1 Ministerial Directions, <i>Direction 2.3.</i> <i>Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>	Complies. The site is not identified as a site containing known significant cultural and/or heritage values or items. A Due Diligence investigation is required prior to any development application for subdivision in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.
Section 9.1 Ministerial Directions, <i>Direction 3.1</i> <i>Encourage a variety and choice of housing types to provide for existing and future housing needs.</i>	Complies. The proposal will provide the opportunity to develop the site with a mix of housing types that will address housing needs and anticipated population growth. It will create the potential for an additional 130 lots.
Section 9.1 Ministerial Directions, <i>Direction 3.4</i> <i>Integrate land use and transport</i>	Complies. The subject site is located within an existing urban settlement area with access to existing road infrastructure and public transport to the city. Prior to the implementation of the proposed new lot size, a master plan must be developed to illustrate a high level road network scenario for the precinct and access arrangements. The plan must be informed by a traffic assessment.
Section 9.1 Ministerial Directions, <i>Direction 4.3</i> <i>Consider potential flood impacts</i>	Complies. The land is not mapped as impacted by riverine flooding, however is impacted by overland flow flooding in a major rain storm event. Some small areas along the eastern boundary of the precinct and north along Gregadoo Road are mapped as being impacted by overland flow. The section along Gregadoo Road has a maximum depth of just under 800mm. The remainder of the effected areas are less than 250mm deep. Accordingly, the off-site flood level impact is viewed as relatively minor. Further consideration of overland flow would occur at development application stage.
State Environmental	Complies. Given the previous land uses on the site, being residential and partly rural, it is considered that the potential

Planning Policy No 55 – Remediation of Land	impacts of Land Contamination are low and a detailed assessment may be undertaken as part of any future application for subdivision and/or land use change.
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Internal / External Consultation

A Councillor workshop was held on 1 July 2019.

Internal	A cross-directorate internal referral occurred. The proposal is supported in principle. A summary of the comments received with Council's response is provided below.
External	Preliminary consultation were undertaken during September and October 2018 with land owners and people living in the area to ascertain if there is support for the planning proposal to proceed. The comments received were considered as part of the assessment and resulted in the amended planning proposal. A summary of the comments received with Council's response is provided below.

Formal public consultation with adjoining land owners, the general public and referral agencies will occur after the Gateway Determination.

Internal submissions received	Comment
Support the precinct approach as opposed to assessing the two individual proposals. The extent of the precinct identified appears to be logical in that it follows existing land zonings, overland flow paths etc.	Noted.
It is recommended that the land at 11 Tallowood Crescent be included and re-zoned as R5 consistent with the adjoining two lots directly to the west.	The revised planning proposal now includes 11 Tallowood Crescent.
The lot size selected is comparable to established subdivisions on the northern side of Gregadoo Road along Angela Road, Evangelist Avenue etc. and can therefore be justified however it is essential that lots of this size are capable of being serviced (sewer and stormwater) and this should be demonstrated in the final planning proposal.	Current sewer infrastructure can accommodate an addition 130 lots in the precinct. A stormwater management plan will be developed as part of will be developed as part of the masterplan.
In order for the precinct approach to work and not result in individual landowners subdividing out of sequence it will be necessary to prepare a Master Plan for the area that is subject to the proposal. An	Prior to the implementation of the proposed new lot size, a master plan must be developed to illustrate a high level road network scenario for the precinct, access arrangements, servicing provision and how

LEP clause similar to the urban release area clause could be utilised to ensure that subdivision remains consistent with any such master plan.	any future subdivision will occur through staging. The above will inform new development controls that will be included in the Wagga Wagga Development Control Plan 2010.
An analysis of vehicle movements on Gregadoo Road and the ability of this road to accommodate the additional load of vehicles is required.	A traffic assessment is required to be developed in conjunction with the master plan and should highlight potential recommendations around any treatment that may be required as a result of the road intersection off Gregadoo Road.
Will the smaller sized lots result in a need for kerb and guttering to all lots which is not always required in R5 zones? Clarification of this could be included within the master plan.	This is a design element which can be considered as part of the development of the stormwater management plan and development plan for the precinct.
Has consideration been given to including The Grange development to the west? There may be potential for expansion into the precinct area and this could be explored further?	<p>The minimum lot size proposed is considered appropriate for the locality. Smaller lot sizes will require additional demand on infrastructure which is unable to be accommodated under current available service capacity.</p> <p>The development type of the Grange does not require changes to the minimum lot size, this type of development can occur with the current minimum lot size.</p>
The properties at 11 and 13 Tallowood Crescent have building envelopes on them, it would be useful to know what dictated the need for those envelopes and whether any future restriction on development is required along the southern part of the precinct.	This will be reviewed as part of the concept development plan or future development application for subdivision.
The lots to the south of the precinct will be directly adjacent to RU1 land where a number of agricultural activities are permitted and which may have the potential to impact on future smaller lots and dwellings in this locality. It may be appropriate for the master plan to include some form of buffer in this area to mitigate impacts between different land zones.	This may be considered as part of the master plan. The proposed 4000 sqm lot size is considered sufficient size to be able to accommodate appropriate separation distances between residential and rural land.
The land is within the Lake Albert catchment area and Ch.26 of the DCP2005 will apply. The issue of	A stormwater management plan will be developed as part of the master plan.

stormwater run-off and management must be addressed as part of the proposal/master plan on a precinct approach and not at development application stage as suggested in the draft report (p7-8).	
The land is historically agricultural in use and as a potentially contaminating land use a detailed site investigation area of the precinct area should confirm that the land is suitable for its intended use as residential, this would avoid the need for each application for subdivision having to complete such a report at a later date.	This will be considered as part of any future development application for subdivision.
Land to the south has been the subject of a number of enquiries for large scale solar development which has generally been supported, perhaps this should also be considered?	There is a solar farm approved as a state significant development on Lot 11 DP 1043022. Lot 11 is located approximately 550m south-east of the precinct, directly off the Gregadoo Waste Management Centre. The planning proposal will have no significant impact on the operations of the future solar farm, neither will the solar farm have any significant impact on future residential development in the precinct. There is currently no other development application lodged or approved for a solar farm in this location.

External submissions received	Council comment
Why are there two planning proposals and why do they propose different things. This is confusing. What happens if both proposals are approved?	The planning proposals were submitted by individual land owners. The planning proposals are not supported in its current format. The recommendation is that a consistent approach be applied to the precinct.
While we understand developers will always look for opportunities to profit from rezoning areas into smaller blocks, Council also needs to consider the views of existing residents.	Council undertook preliminary consultation to see if there is support for a planning proposal to proceed. The response was mixed, with some residents seeing the opportunity to subdivide their land in future and others opposing to any form of subdivision in the locality.
The land was always intended to be rural. People bought properties and moved to the area with the expectation that no subdivision would occur.	The land is located in the R5 Large Lot Residential Zone. The zone allows for residential development in a rural setting. The current minimum lot size map allows subdivision to occur in the precinct but

	<p>does not allow lots smaller than 2ha in size. The proposal is to reduce the minimum lot size requirement to allow smaller lots in the precinct.</p> <p>A number of lots within the proposal area are already below the current 2ha minimum lot size. Subdivision is currently permitted under the current minimum lot size. The proposed minimum lot size will enable subdivision patterns consistent with the lot size pattern on Cottonwood Close.</p> <p>The endorsed Wagga Wagga Spatial Plan 2013 -2043 and the Riverina Murray Regional Plan 2036 encourages additional housing opportunities within existing urban areas where existing services are already provided. The proposal to rezone the land and to reduce the lot size requirement is based on site opportunities to optimize use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.</p>
The proposed subdivision will change the character of the area.	<p>Lots to the north of the precinct (north of Gregadoo Road) vary between approximately 1500sqm and 4300sqm with the majority of lots close to 4000sqm in size. There are smaller lots of 4000sqm already in the precinct. In consideration of the above, it is recommended that a minimum lot size of 4000sqm be applied to the entire precinct. This will ensure that future subdivision will be reflective of the existing rural residential character.</p> <p>The character of the proposal area is a mixture of lots between 4,000 sqm and 8.5ha. The proposed lot size is consistent with existing pattern emerging in the area.</p>
We don't want new dwellings around us.	<p>With some larger lots in the proposal area being above the existing minimum lot size, subdivision and new dwellings are permitted. An approval of the draft planning proposal maintains ability for further subdivision consistent with the smaller lot layout already existing within the proposal area.</p>

We don't want our land to be subdivided. We want to keep our large parcel of land the way it is.	An approval of the proposal will not force those land owners who are not interested in subdivision to subdivide their land.
We don't want a road through our property.	No land owner will have to provide a road through their property unless they agree to it.
The proposed subdivision will have a significant negative impact on property values in the locality.	Property market value is not a consideration for planning matters. The proposed lot size is compatible with the existing subdivision pattern in the locality and therefore supported from a strategic point of view.
There is no demand for this type of subdivision.	<p>The addition of dwellings to the housing stock is a major driver of population growth in the city, providing opportunities for households to relocate from other areas or new households to form locally. The city must plan to grow to beyond 100,000 people. Current greenfield areas can accommodate 10 years supply of housing at the projected growth rate and 5 years supply at the aspirational growth rate of 2%. Whilst the majority of housing will be provided within urban release areas, infill development through redevelopment and intensification (as proposed by the planning proposal) will also play a vital role in utilising existing services to accommodate the growing population of the city. It will also contribute to the mix of housing types available in the city.</p> <p>A supply-demand analysis was undertaken under as part of the planning proposal lodged under LEP 18/0004. Available data indicated that progressing the planning proposal will meet a justifiable need for this type of land development and help balance the current land supply.</p>
Alternative sites for subdivision should be considered.	Council is currently in the process of reviewing and developing new land use strategies for the city. One of the key priorities is to consider the location of future growth areas and to identify existing urban areas in the city that may be intensified through further subdivision.

<p>Why is this area chosen for subdivision?</p>	<p>The site has been identified by individual land owners who wish to subdivide their land. A precinct approach with a consistent lot size reflective of the existing subdivision pattern is supported.</p> <p>In addition, existing land use strategies encourage additional housing opportunities within existing urban areas where existing services are already provided.</p> <p>The proposal to rezone the land and to reduce the minimum lot size requirement is based on site opportunities to optimise use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities. It will contribute to the housing mix already available in the city and address the housing need consistent with population growth expectations.</p>
<p>Property owners have invested a lot of money and time on landscaping and tree planting on their properties. The investment would be all lost if subdivision should proceed.</p>	<p>An approval of the proposal will not force those land owners who are not interested in subdivision to subdivide their land.</p>
<p>The existing subdivision provides for a mix of lot sizes. Some properties are large enough to hold horses, sheep and cattle. Will additional restrictions be placed on the keeping of livestock?</p>	<p>Existing activities on land will be able to continue as existing use rights.</p> <p>The proposed lot size will assist in providing lots that are compatible with existing rural activities. Buffer areas may be implemented as part of the concept development plan for the precinct.</p>
<p>The information of the lot sizes maps are incorrect. Some lot sizes are already below the minimum lot size requirement</p>	<p>Correct, the minimum lot size does not reflect the actual lot sizes in the area. A number of lots are well below the minimum lot size provisions. The proposed minimum lot size will acknowledge the smaller lots and enable surrounding lots the opportunity to have a lot size consistent with the existing smaller lots.</p>
<p>We support lots of 1800sqm in size as it will optimize the development potential of the land.</p>	<p>Noted. The 1800sqm lot size was considered and determined to be inconsistent with the subdivision pattern in the locality as it has the potential to change</p>

	<p>rural-residential character of the area. In addition, the capacity of existing infrastructure would not be able to support the 1800sqm lot size and resulting increase in density without significant upgrades.</p>
<p>The 1800sqm lots as proposed in the proposal submitted by the applicant is too small and out of character.</p> <p>If Council is considering a reduction of the lot size requirement, it should not be less than 1 acre/4000sqm.</p>	<p>Agreed, the 1800sqm was assessed and considered to be inappropriate for the area. The amended proposal is recommending a minimum lot size of 4000sqm which is considered compatible with the existing subdivision pattern in the locality. It is similar to lot within the precinct and also similar to those to the north of Gregadoo Road.</p>
<p>We don't support the removal of trees. The subdivision will have an impact on bird habitats and population.</p>	<p>The planning proposal is not proposing the removal of trees. Subsequent development applications may involve the removal of trees, which would require more detailed assessments.</p>
<p>The proposed subdivision will result in additional traffic in the locality. Current roads are in bad condition and not safe.</p> <p>Gregadoo is in a bad condition. The subdivision will make this situation worse</p> <p>The intersection of Gregadoo Road with Plumpton Road is dangerous and needs an upgrade.</p> <p>Tallowood Crescent will not be able to accommodate additional traffic.</p> <p>The subdivision will create an unsafe environment for young children who walks and ride bikes to school along Tallowood Crescent.</p>	<p>A traffic assessment is required to be developed and should highlight potential recommendations around any road upgrades as a result of any future development application for subdivision.</p> <p>It is recommended that Tallowood Crescent be extended to join up with Gregadoo Road to the west. No additional road connections (other than the second Tallowood Road intersection) onto Gregadoo Road will be supported.</p> <p>Any future development application may recommend the augmentation of existing road infrastructure in consideration of the final subdivision design and safety recommendations.</p>
<p>Water supply is already low in the area. Water pressure in the location is an issue.</p>	<p>Local water supply is provided by Riverina Water County Council. Water supply can be made available to the subject land in accordance with Council and RWCC Guidelines. Any upgrades or extensions required to existing water main would be investigated at the time of detailed design of future development.</p>

The proposal does not account for the increase sewer effluent created as a result of the subdivision.	The planning proposal aims to optimise the use and capacity of existing sewer infrastructure in the locality. Existing sewer capacity can accommodate 130 additional lots in the precinct.
Storm water management is a problem in the area. There is no kerb and gutter.	<p>There is limited stormwater infrastructure in the precinct. Runoff is overland flow into roadside table drains with limited capacity. A Stormwater report and management strategy will be required as part of the future development application to address how additional flow would be safely controlled taking into account overland flow flooding.</p> <p>The Stormwater management plan shall indicate an appropriate discharge point that will not adversely affect the surrounding properties, it is noted that current infrastructure may not be able to handle the additional stormwater generated from the development and an upgrade to existing infrastructure should be investigated at critical locations within the stormwater strategy. Investigation other than rural swale drains should be part of the proposal and at a minimum low flow trickle stormwater pipes if swale drains are the only form of drainage.</p>
The planning proposals lack detail.	Prior to the implementation of the proposed new lot size, a master plan must be developed to illustrate a high level road network scenario for the precinct, demonstrate access arrangements and servicing provision. It must also show how any future subdivision will occur through staging. I

Conclusion

The planning proposal has been considered in respect to the benefits to the community and the matters discussed in this report are all reflections of the public interest and community expectations through strategic direction and policy guiding documents. Taking into account the full range of matters that have been considered as part of this assessment (including the submissions received as part of preliminary consultation), it is considered that the revised proposal is reasonable and in the public's interest.

The proposal is supported for the following reasons:

1. The proposal to rezone the land and to reduce the lot size requirement is based on site opportunities to optimize use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities. It will contribute to the housing mix already available in the city and address the housing need consistent with population growth expectations.
2. It complies with the provisions of the endorsed strategic documents, including Riverina Murray Regional Plan 2036 and Wagga Wagga Spatial Plan 2013 -2043. Where inconsistencies exist, it has been justified.
3. It meets all relevant Section 9.1 Ministerial Directions
4. Addresses all applicable State Environmental Planning Policies.

Prior to the implementation of the proposed new lot size, a master plan must be developed to illustrate a high level road network scenario for the precinct, access arrangements, servicing provision and how any future subdivision will occur through staging. The plan must also include the following:

- A stormwater management plan must be developed for the precinct. Investigation other than rural swale drains should be investigated.
- A traffic assessment is required to be developed and should highlight potential recommendations around any treatment that may be required as a result of the road intersection off Gregadoo Road. Tallowood Crescent must be extended to join up with Gregadoo Road to the west.
- Investigate the implementation of a buffer zones next to RU1 Primary Production Zoned land.