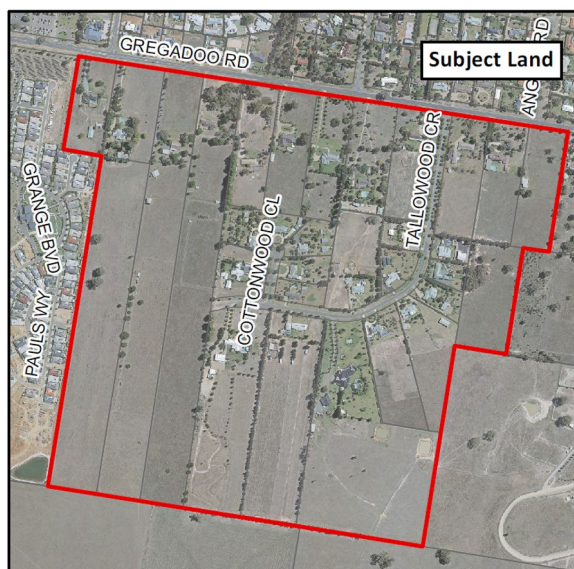


Ref: LEP18/0004 and LEP18/0009
Contact: Crystal Atkinson

12 May 2021

On Exhibition – Amendments to land zoning and minimum lot size for land on Gregadoo Road, Tallowood Crescent and Cottonwood Close

Council recently undertook community consultation for amendments proposed to land zoning and minimum lot sizes for the area shown on the map below:



From this consultation, Council has been made aware that not all landowners received notification of the proposed amendments.

Wagga Wagga City Council is committed to engaging with our local community and as a result have agreed to conduct further community consultation to ensure we listen to concerns and ensure that these are investigated, evaluated and presented to Councillors prior to any final decision being made. Community consultation will recommence on Saturday 15 May and conclude on 25 June 2021.

During the community consultation, we will also be holding a community workshop to further discuss these concerns. This workshop will be held on **Thursday 27 May 2021 at 6.30pm** at the Lake Albert Hall located on Lake Street next to Apex Park in Lake Albert.

Please refer to attached fact sheet for further information and how to get involved.

Yours sincerely

Crystal Atkinson
Senior Strategic Planner

On exhibition – Draft Planning Proposal LEP18/0004, LEP18/0009 and Draft DCP Amendment

What are these amendments seeking to change?

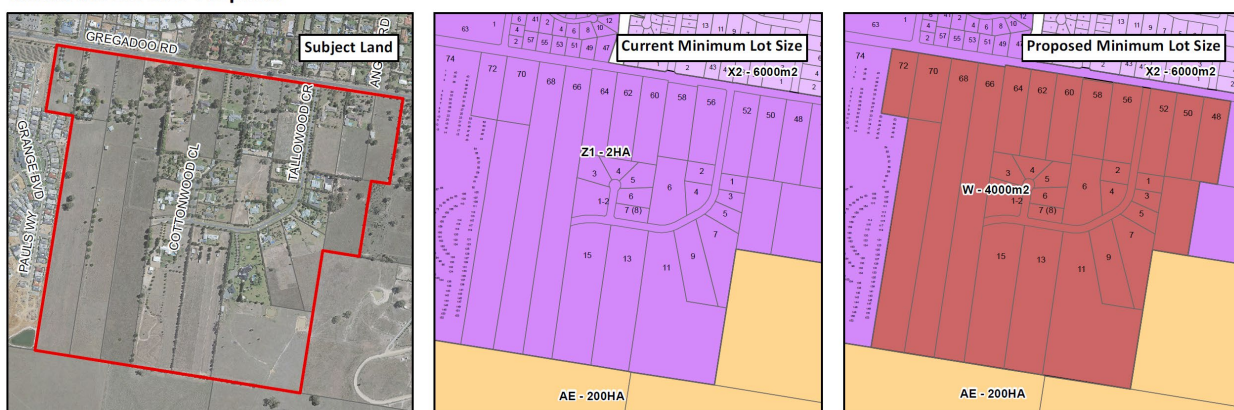
The aim of this planning proposal is to rezone land and reduce the minimum lot size requirement applicable to land south of Gregadoo Road, Lake Albert.

The proposed Wagga Wagga Local Environmental Plan 2010 map changes required to implement these two items are illustrated below:

Proposed rezoning



Minimum Lot Size Proposal



Why are you being notified?

You are receiving notification of the proposed changes as you either own land that is affected by the proposal or own land that is within proximity to the land affected by the proposed changes.

What is a Planning Proposal?

A planning proposal is a document sent to the NSW Department of Planning, Industry and Environment by Council, requesting permission to amend Council's key planning instrument, the *Local Environmental Plan*. For Wagga, this is known as the *Wagga Wagga Local Environmental Plan 2010*, or commonly referred to as the Wagga Wagga 'LEP'. The LEP contains a series of clauses and maps and includes the zoning for all land within the Local Government Area.

What is a Development Control Plan?

A *Development Control Plan* is a non-legal document that supports the LEP. For Wagga, this is known as the *Wagga Wagga Development Control Plan 2010*, or commonly referred to as the Wagga Wagga 'DCP'.

The DCP defines specific standards and requirements in relation to certain development types and regulates development within the Wagga Wagga Local Government Area. It is used by Council when assessing Development Applications.

What does a minimum lot size do?

The minimum lot size specifies the amount of land that is required for subdivision and for a lot to have a house built.

Do I have to subdivide my land?

No, whilst the planning proposal will create the opportunity for landowners in the precinct to subdivide their land in the future if they choose to do so, an approval of the proposal will not force those landowners who are not interested in subdivision to subdivide their land.

Where can I find out more information?

The planning proposal and DCP Amendment is on exhibition from 15 May 2021 to 25 June 2021.

A consultation page has been established for this proposal:

connect.wagga.nsw.gov.au/lep18-0004.

Alternatively, hardcopies of exhibition materials are available for inspection at the Wagga Wagga Civic Centre, corner Baylis and Morrow Streets, Wagga Wagga during the hours of 9:00am to 5:00pm Monday to Friday (excluding weekends and public holidays).

How do I make a submission?

The planning proposal and DCP Amendment is open to comments from 15 May 2021 to 25 June 2021 (inclusive).

You can make a written submission in support of or objecting to the proposed changes. Submissions can be delivered to the Council offices, emailed to council@wagga.nsw.gov.au or mailed to:

The General Manager
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

Community workshop

A community workshop is scheduled for Thursday 27 May 2021 at Lake Albert Hall located on Lake Street next to Apex Park in Lake Albert.

Members of the community are invited to attend to discuss the project in detail to help inform submissions to the proposal.

If you are unable to make to workshop date, please contact Council to arrange a separate session with Council staff.

What happens after consultation?

All submissions received will be acknowledged by Council upon receipt and will be considered following the close of the submission period.

The Planning Proposal and DCP Amendment, including the items raised in submissions, will be reported to Council after the close of the public exhibition period.

If you make a submission, you will be advised of the meeting date on which the planning proposal and DCP Amendment will be considered by Council.

Get involved:

- Attend the community workshop on 27 May 2021 at Lake Albert Hall
- View the consultation page connect.wagga.nsw.gov.au/lep18-0004
- Have a look at the exhibition material
- Speak to the assigned officer, Crystal Atkinson, by phoning 1300 292 442



For more information on the proposed amendments, please contact Council's strategic planning team:

- Phone: 1300 292 445
- Email: council@wagga.nsw.gov.au