

## **REPORTS FROM STAFF**

### **RP-1 PLANNING PROPOSALS - LEP18/0004 AND LEP18/0009 - GREGADOO ROAD AND TALLOWOOD CRESCENT - AMENDMENT TO LAND ZONING AND MINIMUM LOT SIZE REQUIREMENTS OF THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010**

**Author:** Crystal Atkinson

**Director:** Michael Keys

**Summary:**

At the Ordinary Meeting of Council on 8 July 2019, Council resolved to support the planning proposals and the Council addendum and seek Gateway Determination from the NSW Department of Planning, Industry and Environment.

The planning proposals sought to rezone land from RU1 Primary Production to R5 Large Lot Residential and reduce the minimum lot size applicable from 2ha down to 4,000m<sup>2</sup> for land on Gregadoo Road and Tallowood Crescent, Wagga Wagga.

The planning proposal and an associated amendment to the Wagga Wagga Development Control Plan 2010 was placed on public exhibition from 27 February to 11 April 2021 (inclusive).

The purpose of this report is to provide feedback on the public consultation and submissions received. The report also requests adoption and gazettal of the amendment to the Wagga Wagga Local Environmental Plan 2010 and adoption of the subsequent amendment to the Wagga Wagga Development Control Plan 2010.

### **Recommendation**

That Council:

- a note the results of the public exhibition for planning proposals LEP18/0004, LEP18/0009 and the Council addendum
- b adopt planning proposals LEP18/0004, LEP18/0009 and the Council addendum (as exhibited) to amend the Wagga Wagga Local Environmental Plan 2010
- c gazette the plan and notify landowners and the NSW Department of Planning, Industry and Environment of the decision
- d adopt the amendments to the Wagga Wagga Development Control Plan 2010 and provide notification of the adoption in the local paper

## Application details

**Submitted proposals:** **LEP18/0004** – seeks to reduce the minimum lot size of 52 and 56 Gregadoo Road from 2ha to 3,000m<sup>2</sup>.

**LEP18/0009** – seeks to rezone 13 and 15 Tallowood Crescent, Lake Albert from RU1 Primary Production Zone to R5 Large Lot Residential Zone. This proposal also seeks to reduce the minimum lot size requirement applicable to several lots to the south of Gregadoo Road from 2ha to 1800m<sup>2</sup>, 3,500m<sup>2</sup> and 5,500m<sup>2</sup>.

**Applicant:** LEP18/0004 – Kerry and Cynthia Podmore (owner of 56 Gregadoo Road). Salvestro Planning has been appointed by the applicant to prepare the planning proposal.

LEP18/0009 - Stephen Jay (owner of 68 Gregadoo Road, Lake Albert). MJM Consulting has been appointed by the applicant to prepare the planning proposal.

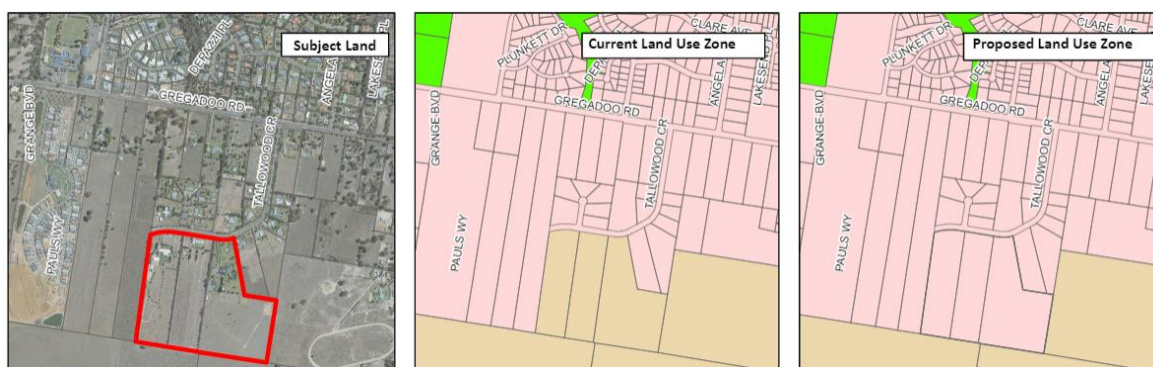
**Land Owners:** Various landowners provided under confidential cover.

## 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. Details of the proposals with supporting information are attached.

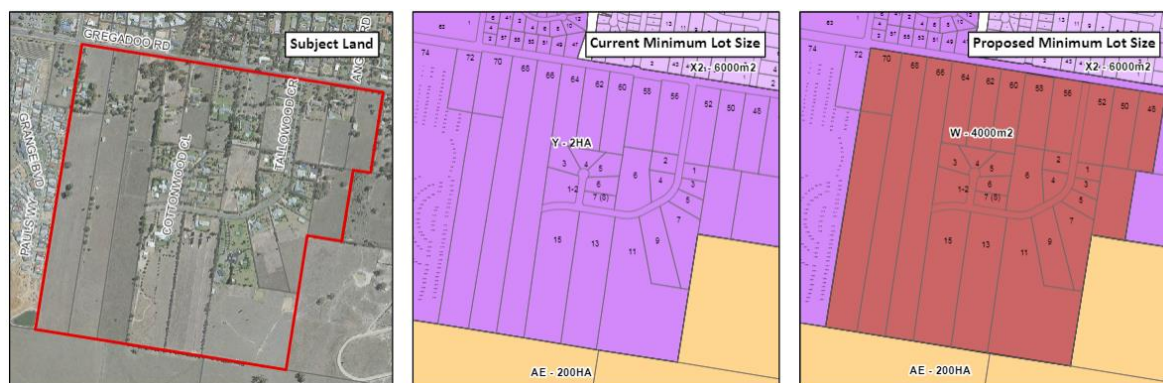
An assessment of the applications concluded that the planning proposals may proceed as a combined proposal and that a minimum lot size of 4000m<sup>2</sup> be applied across the precinct. The revised proposal seeks the following:

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



**Figure 1 – Proposed Land Zoning Changes**

2. Reduce the minimum lot size requirement applicable to Lots 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 4000m<sup>2</sup> as per the illustration below.



**Figure 2 – Proposed Minimum Lot Size Changes**

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

As a result of the outcomes sought by the planning proposal, a subsequent amendment is also proposed to the Wagga Wagga Development Control Plan 2010. This will ensure that the precinct is developed in a coordinated manner and that new development integrates with its surround.

More specifically, the DCP requires the preparation of a staging plan, stormwater management plan, traffic impact assessment and the creation of buffer areas to adjoining rural zoned land to the south.

### 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 in the R5 Large Lot Residential Zone and vary between approximately 1500m<sup>2</sup> and 4300m<sup>2</sup> 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.

### Gateway Determination

The NSW Department of Planning, Industry and Environment issued a Gateway Determination for the planning proposal on 30 September 2019 and a subsequent alteration was issued on 1 March 2021 subject to public exhibition. A copy of the Gateway Determination and alteration is provided as Attachment 1.

### Public Exhibition

The addendum to the planning proposals (Attachment 2), the planning proposals (Attachments 3 and 4), Development Control Plan amendment (Attachment 5) and accompanying exhibition material were placed on public exhibition from 27 February to 11 April 2021 (inclusive).

During the exhibition period, one submission was received. No other submissions were received.

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## Financial Implications

The applications have been submitted and attracted an application fee of \$15,000 (LEP18/0009) and \$7,500 (LEP18/0004) in accordance with Council's Fees and Charges Policy. The proponents have paid these fees.

Section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's contributions plans enables Council to levy contributions, where anticipated development will or is likely to increase the demand for public facilities.

Section 64 of the *Local Government Act 1993*, Section 306 of the *Water Management Act 2000*, as well as Council's development servicing plans enable Council to levy developer charges based on the increased demands that new development will have on sewer and/or stormwater.

The contribution and development servicing plans will apply to any future development on the land.

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## Policy and Legislation

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

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## Link to Strategic Plan

### The Environment

Objective: We plan for the growth of the city

Outcome: We have sustainable urban development

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## Risk Management Issues for Council

The planning proposal was subject to public consultation where one submission was received in support of the planning proposal and one submission was received against the planning proposal.

Council's engineering and traffic departments have reviewed the recommendations of the planning proposal as a traffic impact assessment, drainage and sewer report and masterplan report were all prepared for the site, which addressed key development outcomes sought by the amendment. Further consideration of these matters will be required as part of any subsequent development application submitted for the land as required by the DCP.

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## Internal / External Consultation

The planning proposals and Council addendum were placed on public exhibition between 27 February to 11 April 2021 (inclusive) with engagement as per 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
<b>TIER</b>																	
<b>Consult</b>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	

The planning proposals and accompanying exhibition material were made available for viewing by the public on Council's website and at Council's Customer Service Counter in the Civic Centre between 27 February to 11 April 2021.

Notices with factsheets were provided to adjoining and affected landowners and preliminary consultation was undertaken with affected landowners, which informed the preparation of the subsequent addendum to the planning proposals.

During the public exhibition period, one submission was received in support of the planning proposal and one submission was received against the planning proposal. The submission is provided as Attachment 6.

A summary of the submissions and Council Officer response is provided below:

Submission		Officer Response
No. 1	i. Support the planning proposal. ii. Appreciate the work done to progress the proposal.	Noted.
No. 2	<b>Covering letter:</b> i. Do not support changes to lot sizes on Tallowood Crescent and have engaged NGH to provide information that relates to concerns.  ii. Have not been notified of the proposed subdivision included in the report as Figure 3 which indicates smaller lots directly behind and adjoining my property.  iii. There was no indication when purchasing the property ten years ago	Noted. Responses to points raised within NGH report are provided below.  The current exhibition is the avenue for landowners to be notified and engaged. The proponent has prepared an indicative layout to enable the proposal to be assessed, this layout is not approved and will be subject to further consultation.  Planning provisions relating to subdivision are never

Submission	Officer Response
<p>that the current lot sizes could be reduced. Drawn to the street because of the small acreage lifestyle and walking distance to Lake Albert. There are no streetlights and more stars, no curb or guttering with rain running onto lawns and gardens and fewer cars making it safe for bike or horse riding, less noise and pollutants and a connected community.</p> <p>iv. There is a single-entry point to Tallowood Crescent lined with Chinese Tallows and Golden Ashes. This narrow and beautiful streetscape is green and inviting during spring and summer and a mass of colour in autumn. The width of Tallowood Crescent is not problematic for current vehicle movements, allowing future subdivision would affect the connection and health of our community.</p> <p>v. Investigations by NGH have estimated that further subdivision would see vehicle movements substantially increase (333%) due to the greater number of residents. This does not include traffic during development with trucks further impacting on our property.</p> <p>vi. The building envelopes for properties in the area are at the front of the property making residents susceptible to any increase in vehicle numbers or changes to the quiet streetscape.</p> <p>vii. The only exit and entry point for Tallowood Crescent is on a crest on Gregadoo Road. Gregadoo Road is a busy connection between three schools, an increase in vehicles along Tallowood Crescent would create significant traffic delays.</p>	<p>guaranteed. The area has been identified for intensification since 2013 in the Wagga Wagga Spatial Plan. The land zoning will remain R5 Large Lot Residential with the intent to retain the existing character.</p> <p>Through consideration of the proposal, it has been identified within the draft DCP controls that Tallowood Crescent be extended to connect back to Gregadoo Road. This connection will assist in managing traffic.</p> <p>Gregadoo Road is currently under concept and design phase to widen the corridor and improve intersection treatments. The improvements to Gregadoo Road will assist with additional traffic within this area.</p> <p>Noted. The Traffic Impact Assessment has identified additional traffic movements within AM peak and PM peak. With an additional connection point from Tallowood Crescent to Gregadoo Road, these additional movements would be distributed across two connections from Tallowood Crescent to Gregadoo Road.</p> <p>See response to item (v) of submission 2 – covering letter.</p>

Submission		Officer Response
	viii. Have concerns that Tallowood Crescent's tree lined vista and quiet and connected community, amenity and road safety will be at risk.	The physical treatment of Tallowood Crescent will be retained. See response to (vi) of submission 2 – covering letter.
No. 2	<p><b>NGH Report:</b></p> <p>i. Approval of the proposal is at odds with the map and vision of the regional plan and local strategies.</p> <p>ii. The proposal only addresses some of the goals and directions of the regional plan. The NGH report discusses other relevant goals that the proposal is inconsistent with and considered important and form the basis that the proposal should not be supported.</p> <p>iii. The proposal has not addressed the impacts on future planning and impacts of the identified heavy vehicle transport route for development.</p> <p>iv. The proposal is not considered to be representative of the sustainable management of development. As a key feature of the Local Strategic Planning Statement (LSPS), the heavy vehicle transport route should be a priority and the creation of higher density rural-residential infill areas parallel to the southern bypass should be avoided and a buffer from development established.</p>	<p>The proposal is consistent with the regional plan and local strategies as it proposes to increase residential development and make better use of infrastructure and services in a large lot area. The Wagga Wagga Spatial Plan 2013 identified the area for potential intensification.</p> <p>Noted, these are addressed further below.</p> <p>The area is an existing R5 Large Lot Residential area on the southern fringe of the city. The proposed southern bypass corridor is indicative and subject to further long-term investigation. It is located south of this area and if it proceeds the route will need to be located to prevent significant impacts on existing residences south of Gregadoo Road.</p> <p>A key component of sustainable management of development withing the LSPS is to ensure we allow for infill and intensification in areas where there is available infrastructure capacity to better utilise our infrastructure. As this area is an existing large lot residential area, any southern bypass will need to be located south of this and consider impacts on current and future residential areas.</p>

Submission	Officer Response
<p>v. The draft proposal provided no indication of buffers with adjoining rural land with the proposed reduced minimum lot size.</p> <p>vi. Seniors housing and previous subdivisions should not be used as precedence to support this proposal as these were approved prior to the introduction of the 2010 LEP and development of the concept of the southern bypass.</p> <p>vii. Endorsement of the proposal will set a precedent for infill development and potential flow on effects of further proposals and loss of agricultural land in the immediate surrounds. The proposal does not promote sustainable use of natural assets and agricultural resources.</p> <p>viii. No buffer to rural lands has been provided or retained. Impacts from farming in the form of complaints or restriction on use of machinery and introduction of weeds and pests may result. This will inhibit the use of diverse and productive agricultural land.</p> <p>ix. Infill development within a known area of significant overland flow is not seen to reduce the community's exposure to natural hazards. Response from DPIE floodplain management has not been exhibited nor has a Stormwater Management Plan.</p>	<p>The minimum lot size of 4,000m<sup>2</sup> provides adequate lot sizes that can provide a separation between residential dwellings and the farmland to the south.</p> <p>Each planning proposal is assessed on merit and not based on past precedence.</p> <p>The Wagga Wagga Local Strategic Planning Statement provides a balance between growth, natural resources and infrastructure with the aim to achieve an appropriate balance and mix of protection for our natural resources, growth and sustainable infrastructure provision. The proposal will facilitate more efficient use of existing infrastructure whilst creating lots of a size that facilitate separation between residential dwellings and farmland to the south.</p> <p>See response to item (v) of submission 2 – NGH report.</p> <p>The planning proposal area has a small portion of the south-eastern corner identified as flood fringe within the 1% AEP flood event identified within the currently exhibited 2021 Major Overland Flow Study. Development of the scale proposed can ensure overland flows are not exacerbated through the placement of</p>



Submission	Officer Response
<p>x. The proposal has not addressed impacts on future planning and impacts of the identified heavy vehicle transport route on the development.</p> <p>xi. The proposal has not considered the adverse impacts on the lifestyle that the landowner and existing residents enjoy, a key reason that the affected landowner purchased their property. These impacts have not been sufficiently explored and the proposal should not be supported without further addressing these impacts.</p> <p>xii. The proposal is inconsistent with the LSPS for the following reasons:</p> <p>a) Reduction in minimum lot size is not considered a form of protection of natural areas.</p> <p>b) The biodiversity certification has expired, and the proposal should consider impacts on any threatened species up front.</p> <p>c) Reducing the minimum lot size in an area of land subject to natural overland flow is not considered to work towards the principle of increasing resilience to natural hazards and land constraints nor has it fully considered the climate change implications and would have an adverse impact for the community.</p>	<p>dwelling and fencing style. The study identifies that development in flood fringe areas would not be likely to have a significant effect on the pattern of flood flows and/or flood levels.</p> <p>See response to item (iii) of submission 2 – NGH report.</p> <p>See response to item (iii) of submission 2 – covering letter.</p> <p>The planning proposal area is an existing R5 Large Lot residential area.</p> <p>Correct, all development will need to comply with the requirements of the Biodiversity Conservation Act. In addition, the DCP contains controls with respect to vegetation for lots that are greater than 2,000m<sup>2</sup>.</p> <p>See response to item (ix) of submission 2 – NGH report.</p>

Submission	Officer Response
<p>d) Although infill development is encouraged, the proposed development is ad-hoc as not all landowners support the proposal, therefore it should not be supported. The impacts on existing landowners has not been fully addressed.</p> <p>e) Reducing the minimum lot size will create conflict with the location and operation of a bypass. The bypass is a critical consideration in respect of the subject land and has not been addressed.</p> <p>f) The infrastructure assessment is inadequate with respect to the LSPS requirements for a precinct-wide assessment that considers other similar approved and future rezoning and need for assessment of the remaining infrastructure capacity.</p> <p>g) Approving greater density on the edge of the city does not align with the LSPS principle to promote a healthy lifestyle.</p> <p>h) The proposal does not align with the LSPS principle of providing for a diversity of housing as the likely housing will be free standing 3-4 bedroom dwellings.</p> <p>xiii. The proposal fails to acknowledge impacts of smaller lots on landowners in the precinct who do not want to subdivide who prefer a semi-rural setting.</p> <p>xiv. The proposal is considered inconsistent with the LEP for the following reasons:</p> <p>a) Has the potential of needing a greater buffer from the potential southern bypass resulting in</p>	<p>The proposal will enable staging of development. Landowners are not forced to subdivide, but the opportunity will be there when or if it is chosen to be taken up.</p> <p>See response to item (iii) of submission 2 – NGH report.</p> <p>Sewer and stormwater capacity assessment has been provided with the application. It is anticipated that sewer pump station upgrades will be required. The DCP provisions require the development to provide reticulated sewer mains to all allotments, including pump stations where required.</p> <p>The planning proposal is in an area with access to existing recreation facilities to support a healthy lifestyle.</p> <p>The planning proposal will result in additional housing to meet the needs of a growing population.</p> <p>See response to item (xii)(d) of submission 2 – NGH report.</p> <p>See response to item (iii) of submission 2 – NGH report.</p>

Submission	Officer Response
<p>further fragmentation of rural lands.</p> <p>b) Reducing the minimum lot size is not supported as it will affect existing landowner amenity and inhibit the enjoyed environmental and social values of the area.</p> <p>c) There is no green / open space areas indicated in the concept plans.</p> <p>d) Rezoning from RU1 to R5 is inconsistent with the aims of the LEP.</p> <p>e) Smaller agricultural lots within the proposal area and adjoining have potential as small boutique or specialised agriculture to target high end markets or more intensive uses. How has the potential impacts on this use been considered?</p> <p>f) What precedent for subdivision will the proposal set and would it add to further loss of agricultural land? Approval would set precedent for infill development and would not promote sustainable use of the natural assets and agricultural resources.</p> <p>g) How will the proposal promote sustainability of the natural assets, choices and opportunities in relation to those resources, and environmental values.</p>	<p>See response to item (xvii)(a) of submission 2– NGH report.</p> <p>The Recreation, Open Space and Community Strategy identifies the recreation needs for Lake Albert with adequate space provided within the suburb. The existing spaces can accommodate the additional population and growth proposed.</p> <p>The lot proposed to be zoned from RU1 to R5 is currently used for large lot residential purposes and is not used for primary production purposes.</p> <p>The area is an existing large lot residential area where more intensive use as small boutique or specialised agriculture may not be appropriate irrespective of the proposed changes to the minimum lot sizes.</p> <p>The adoption of the Wagga Wagga Local Strategic Planning Statement sets the vision and principles for planning proposals. This will guide and help council determine whether proposals can be supported.</p> <p>The area is an existing large lot residential area. The reduction in minimum lot size will not result in inappropriate development of natural areas.</p>

Submission	Officer Response
<p>xv. Spot amendments to the LEP, even this size, are not considered to provide a co-ordinated development and roll out of public infrastructure and services. New services and upgrades to the existing systems have been flagged but not sufficiently investigated to meet the LSPS requirements.</p> <p>xvi. The impact on servicing and amenity to existing dwelling has not been considered with the area currently experiencing low water pressure, rural style drainage, no street lighting, narrow road, traffic congestion on Gregadoo Road and increased traffic from other subdivisions.</p> <p>xvii. The proposal is inconsistent with the zone objectives:</p> <p>a) Reduction in lot size would impact the character and rural setting.</p> <p>b) Increase in number of dwellings is unreasonable and an adverse change.</p> <p>c) The draft masterplan fails to acknowledge the impacts of smaller lots on landowners who are not interested in subdividing.</p> <p>d) Increases in dwellings has potential to cause conflicts to adjacent farmers.</p> <p>xviii. It is not considered reasonable to infringe on the amenity and lifestyle of existing properties.</p> <p>xix. The blanket minimum lot size does not provide choice if all lots are the same size.</p>	<p>The area identified as part of the planning proposal is the extent of the area that can be considered for changes as part of this planning proposal. It enables a coordinated approach to infrastructure provision relevant to this catchment.</p> <p>See response to item (v) of submission 2a in response to traffic. Development will need to ensure adequate servicing is provided to all new lots and upgraded where existing capacity is not adequate to ensure services to existing residences are maintained or improved.</p> <p>The retention of the R5 Large Lot Residential zone and applying a 4,000m<sup>2</sup> lot size will facilitate the retention of the rural character of the area.</p> <p>Noted. Increasing dwellings in an area with available infrastructure is consistent with adopted local strategies.</p> <p>See response to item (iix)(d) of submission 2– NGH report.</p> <p>See response to item (v) of submission 2– NGH report.</p> <p>Noted.</p> <p>The minimum lot size is considered appropriate in ensuring the existing amenity is retained.</p> <p>See response to item (xvii)(a) of submission 2– NGH report.</p>

Submission	Officer Response
<p>xx. The proposal does not include a social and economic impact assessment or the potential amenity impacts.</p> <p>xxi. Reduced privacy would result from the proposal.</p> <p>xxii. Change to the landscape and streetscape character of the area and loss of rural lifestyle.</p> <p>xxiii. A noise impact assessment has not been completed to assess the impact of additional dwellings and occupants.</p> <p>xxiv. Increased traffic will add to the unwanted change to noise character.</p> <p>xxv. No visual assessment has been completed.</p> <p>xxvi. Decline in property value due to the change in character.</p> <p>xxvii. The proposal should not be supported as the impacts on landowners amenity and enjoyment of their land, existing dwelling and current character of the area has not been fully considered.</p> <p>xxviii. There is no biodiversity study.</p> <p>xxix. There is no aboriginal heritage report, the land is within 200m of an overland flow path and would not be avoided by future development.</p>	<p>The general provision of the DCP will still apply with respect to managing privacy impacts.</p> <p>See response to item (xvii)(a) of submission 2– NGH report.</p> <p>This scale of development within a large lot residential area is not considered to exceed noise criteria or trigger the requirements for a noise impact assessment.</p> <p>See response to item (xxiii) of submission 2– NGH report.</p> <p>See response to item (xvii)(a) of submission 2– NGH report.</p> <p>Property values are not a planning consideration or grounds for refusing a planning proposal.</p> <p>See response to item (xvii)(a) of submission 2– NGH report.</p> <p>See response to item (xii) of submission 2– NGH report.</p> <p>The area is identified as having the potential for an aboriginal site. At development application stage, the applicant will need to undertake due diligence with respect to aboriginal heritage. As the area is already developed for residential purposes, this would have also been completed for development of the existing lots.</p>

Submission	Officer Response
<p>xxx. Overflow impacts are a concern as cost implications for damage would impact the community. Wait for the Major Overland Flow Study of 2011 to be completed to ensure potential impacts can be fully considered. Overland flow depths reach 800mm along Gregadoo Road and the proposed change to minimum lot size is inappropriate.</p> <p>xxxi. The proposal will result in a significant increase in traffic volumes that will reduce existing amenity, increase noise odour, and reduce air quality.</p>	<p>See response to item (ix) of submission 2– NGH report.</p> <p>See response to item (v) of submission 2 – covering letter.</p>

## Attachments

1. LEP18/0009 - Gateway Determination - Provided under separate cover
2. LEP18/0009 - Addendum to Planning Proposal - Provided under separate cover
3. Planning Proposal - LEP18/0009 - Provided under separate cover
4. Planning Proposal - LEP18/0004 - Provided under separate cover
5. LEP18/0009 - Development Control Plan Amendment - Provided under separate cover
6. LEP18/0009 - Submissions - Provided under separate cover

## **PUBLIC DISCUSSION FORUM**

Councillor P Funnell declared a Pecuniary Interest and vacated the Chamber, the time being 6:07pm.

### **RP-1 PLANNING PROPOSALS - LEP18/0004 AND LEP18/0009 - GREGADOO ROAD AND TALLOWOOD CRESCENT - AMENDMENT TO LAND ZONING AND MINIMUM LOT SIZE REQUIREMENTS OF THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010**

- Dr Annabel Bowcher – speaking against the report

Councillor P Funnell re-entered the Chamber the time being 6:15pm.

### **RP-2 WAGGA BUSINESS CHAMBER - MOU PERFORMANCE REPORT**

Councillor K Pascoe declared a Significant Non-Pecuniary Interest and vacated the Chamber, the time being 6:15pm.

- Ms Serena Hardwick, Wagga Wagga Business Chamber - speaking in favour of the report
- Ms Jacqui Sharp, Little Champions - speaking in favour of the report

Councillor K Pascoe re-entered the Chamber the time being 6:26pm.

## **REPORTS FROM STAFF**

### **RP-1 PLANNING PROPOSALS - LEP18/0004 AND LEP18/0009 - GREGADOO ROAD AND TALLOWOOD CRESCENT - AMENDMENT TO LAND ZONING AND MINIMUM LOT SIZE REQUIREMENTS OF THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010**

Councillor P Funnell declared a Pecuniary Interest and vacated the Chamber, the time being 6:26pm.

#### **21/130 RESOLVED:**

On the Motion of Councillors T Koschel and D Tout

**That Council defer Planning Proposals - LEP18/0004 and LEP18/0009 - Gregadoo Road and Tallowood Crescent - Amendment To Land Zoning And Minimum Lot Size Requirements Of The Wagga Wagga Local Environmental Plan 2010.**

**CARRIED**

## RECORD OF VOTING ON THE MOTION

### For the Motion

Y Braid OAM  
G Conkey OAM  
D Hayes  
V Keenan  
T Koschel  
K Pascoe  
D Tout

### Against the Motion

Councillor P Funnell re-entered the Chamber, the time being 6:29pm.

## RP-2 WAGGA BUSINESS CHAMBER - MOU PERFORMANCE REPORT

Councillor K Pascoe declared a Significant Non-Pecuniary Interest and vacated the Chamber, the time being 6:29pm.

### 21/131 RESOLVED:

On the Motion of Councillors D Hayes and T Koschel

#### That Council:

- a receive and note findings of this report
- b approve modifications to the Schedule of Activities as outlined in the report

**CARRIED**

## RECORD OF VOTING ON THE MOTION

### For the Motion

Y Braid OAM  
G Conkey OAM  
P Funnell  
D Hayes  
V Keenan  
T Koschel  
D Tout

### Against the Motion

Councillor K Pascoe re-entered the Chamber, the time being 6:35pm.