



New South Wales

# **Wagga Wagga Local Environmental Plan 2010 (Amendment No 14)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

**PHIL PINYON, GENERAL MANAGER, WAGGA WAGGA CITY COUNCIL**  
As delegate for the Minister for Planning

## **Wagga Wagga Local Environmental Plan 2010 (Amendment No 14)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Wagga Wagga Local Environmental Plan 2010 (Amendment No 14)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the land to which *Wagga Wagga Local Environmental Plan 2010* applies.

### **4 Maps**

The maps adopted by *Wagga Wagga Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

## **Schedule 1      Amendment of Wagga Wagga Local Environmental Plan 2010**

**[1]    Clause 2.1 Land use zones**

Insert in appropriate order under the heading “**Business Zones**”:

B6 Enterprise Corridor

**[2]    Land Use Table**

Insert “Camping grounds;” in alphabetical order in item 4 of the matter relating to Zone R1 General Residential.

**[3]    Land Use Table, Zone R3 Medium Density Residential**

Insert “Transport depots;” in alphabetical order in item 4.

**[4]    Land Use Table, Zone B1 Neighbourhood Centre**

Insert the following in alphabetical order in item 3:

Food and drink premises;

Kiosks;

**[5]    Land Use Table, Zone B1 Neighbourhood Centre**

Insert the following in alphabetical order in item 4:

Pubs;

Registered clubs;

**[6]    Land Use Table, Zone B4 Mixed Use**

Insert “Public administration buildings;” in alphabetical order in item 3.

**[7]    Land Use Table, Zone B4 Mixed Use**

Omit “Public administration buildings;” from item 4.

**[8]    Land Use Table, Zone B5 Business Development**

Omit the following from item 3:

General industries;

Light industries;

**[9]    Land Use Table, Zone B5 Business Development**

Insert the following in alphabetical order in item 3:

Kiosks;

Self-storage units;

**[10]    Land Use Table, Zone B5 Business Development**

Omit “Heavy industries;” from item 4.

**[11]    Land Use Table, Zone B5 Business Development**

Insert the following in alphabetical order in item 4:

Industries;

Sewage treatment plants;  
Water recycling facilities;

**[12] Land Use Table, Zone B6**

Insert after the matter relating to Zone B5 Business Development:

**Zone B6 Enterprise Corridor**

**1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To maintain the effective operation and function of main roads and limit opportunities for additional access to and from the Sturt Highway.
- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To facilitate the development of large-scale business premises that do not detract from the core commercial functions of the Wagga Wagga central business district.
- To protect the primacy of the Wagga Wagga central business district.
- To facilitate a mix of uses along the Sturt Highway that services the needs of the travelling public.

**2 Permitted without consent**

Roads

**3 Permitted with consent**

Animal boarding or training establishments; Boat building and repair facilities; Bulky goods premises; Business premises; Community facilities; Exhibition villages; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Rural supplies; Self-storage units; Service stations; Signage; Timber yards; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat sheds; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment

facilities; Environmental facilities; Exhibition homes; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Places of public worship; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

**[13] Land Use Table, Zone IN1 General Industrial**

Insert the following in alphabetical order in item 3:

Funeral homes;  
Garden centres;  
Kiosks;

**[14] Land Use Table, Zone IN2 Light Industrial**

Insert the following in alphabetical order in item 3:

Funeral homes;  
Garden centres;  
Kiosks;

**[15] Land Use Table, Zone RE1 Public Recreation**

Insert the following in alphabetical order in item 3:

Boat launching ramps;  
Jetties;  
; Wharf or boating facilities

**[16] Land Use Table, Zone RE1 Public Recreation**

Omit "Cemeteries;" from item 3.

**[17] Land Use Table, Zone RE2 Private Recreation**

Insert the following in alphabetical order in item 3:

Boat launching ramps;  
Jetties;  
; Wharf or boating facilities

**[18] Land Use Table, Zone E2 Environmental Conservation**

Insert the following in alphabetical order in item 3:

Jetties;  
; Wharf or boating facilities

**[19] Land Use Table, Zone E4 Environmental Living**

Insert the following in alphabetical order in item 3:

Boat launching ramps;  
Jetties;  
; Wharf or boating facilities

**[20] Land Use Table, Zone W1 Natural Waterways**

Insert the following in alphabetical order in item 3:

Boat launching ramps;  
Jetties;  
; Wharf or boating facilities

**[21] Land Use Table, Zone W2 Recreational Waterways**

Insert the following in alphabetical order in item 3:

Boat launching ramps;  
Charter and tourism boating facilities;  
Jetties;  
Recreation facilities (major);  
; Wharf or boating facilities

**[22] Clause 4.6 Exceptions to development standards**

Omit “or 6.2” from clause 4.6 (8) (ca). Insert instead “, 6.2 or 7.10”.

**[23] Clauses 7.9 and 7.10**

Insert after clause 7.8:

**7.9 Primacy of Zone B3 Commercial Core**

- (1) The objectives of this clause are as follows:
  - (a) to maintain the primacy of Zone B3 Commercial Core as the principal business, office and retail hub of the Wagga Wagga city centre and to ensure that development does not conflict with the hierarchy of commercial centres,
  - (b) to strengthen Wagga Wagga’s position as an eminent regional centre by creating employment opportunities for tourism, commerce, education, health care, culture and the arts.
- (2) Development consent must not be granted to development on any land unless the consent authority is satisfied that the development maintains the primacy of Zone B3 Commercial Core as the principal business, office and retail hub of Wagga Wagga.

**7.10 Business premises in Zone B6 Enterprise Corridor**

- (1) The objective of this clause is to facilitate development of large-scale business premises that do not detract from the core commercial functions of Zone B3 Commercial Core.
- (2) Development consent must not be granted to development for the purposes of business premises on land in Zone B6 Enterprise Corridor if the total gross

floor area of the part of the development comprising business premises is less than 1,000 square metres.