

What Is A Planning Proposal?

A planning proposal is a document that requests permission to amend Wagga Wagga City Council's (Council's) Local Environmental Plan, known as the Wagga Wagga Local Environmental Plan 2010. A planning proposal may be a request to alter land uses through rezoning and or amend the development standards, such as height of building, floor space ratio, heritage, additional permitted uses or other clauses.

A planning proposal is the first step in making an amendment to the local environmental plan (LEP) through the Department of Planning and Environment Gateway Process.

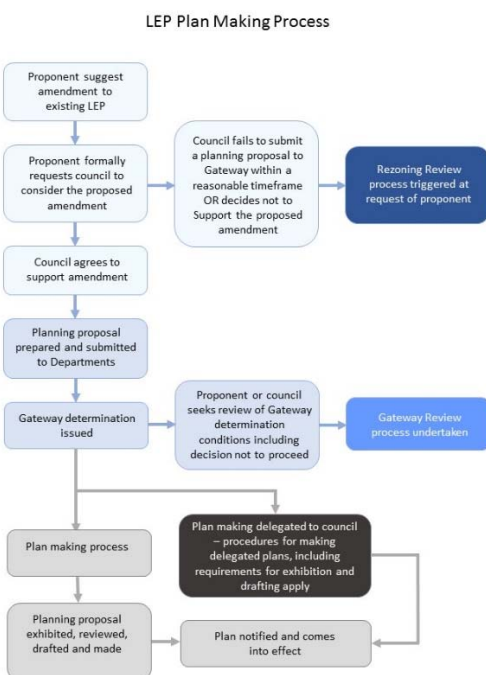
A planning proposal must be prepared in accordance with Section 3.33 (previously Section 55) of the Environmental Planning and Assessment Act 1979, and the Department of Planning and Environment's Guide to Preparing Planning Proposals.

How do I start?

Arrange a meeting with one of Council's Strategic Planners to discuss your proposal. You will also be required to arrange for another meeting before you officially lodge your application.

What is the process?

The following flow chart outlines the process.



Planning proposals lodged with the Gateway system are available on the Departments LEP Tracking System. The Minister (or delegate) approves the plan becomes law and is published on the NSW Legislation Website.

More information on the Gateway Process is available on the NSW Government Department of Planning and Environment's website at:

<http://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning>

Where do I find the application form and checklist?

Anyone wishing to amend the LEP must complete Council's Application to amend Local Environmental Plan and provide supporting information as outlined in the attachment to Application to amend the Local Environmental Plan. You will also need to complete the planning proposal checklist.

All the information you need to submit an application is available on Council's website:

<http://www.wagga.nsw.gov.au/city-of-wagga-wagga/planning-dev/plans,-policies-and-controls/planning-proposals>

What are the application fees?

The fees and charges payable are in accordance with Council's Revenue and Pricing Policy at the time of lodgement and will depend on the type of application. Please refer to Council's Fees and Charges schedule available on Council's website.

Alternatively you may request a quote from Council.

- Minor LEP Amendment - These are low complexity applications. This could be a planning proposal that reduces the minimum lot size for one lot.
- Medium LEP Amendment – These are medium complexity applications. This could be a planning proposal that rezones several properties.
- Major LEP Amendment – These are complex applications require considerable assessment. This could be a planning proposal that creates a number of new lots or rezones a relatively large area.