

Agenda and Business Paper

Planning Standing Committee

TO BE HELD ON
Wednesday 13 May 2009
In the Council Meeting Room, Civic Centre
Cnr Baylis & Morrow Streets at 5.00pm



CITY OF WAGGA WAGGA

PLANNING STANDING COMMITTEE BUSINESS PAPER

WEDNESDAY 13 MAY 2009

Presenters are advised that a strict time limit of 3 minutes is permitted for each speaker. An audible timer will sound at the end of the allowed period, at which time you must stop your presentation. Should you require additional time, Council may, at its discretion, resolve an extension of 1 minute only. No further extensions of time are permitted. At the completion of such extension, a further audible timer will sound, at which time your presentation must cease.

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ACKNOWLEDGEMENT OF COUNTRY

APOLOGIES

BUSINESS ARISING FROM PLANNING STANDING COMMITTEE MEETING HELD 15 APRIL 2009

DECLARATIONS OF INTEREST

PLANNING STANDING COMMITTEE - MINUTES - 15 APRIL 2009

MM-1 MINUTES - 15 APRIL 2009 - Refer to page 27

PUBLIC DISCUSSION FORUM

REPORTS FROM STAFF

RP-1 DIRECTOR OF PLANNING OVERVIEW REPORT

Director: Karaszekwych, Bob

Recommendation

That Council receive and note this report.

Report

Draft Wagga Wagga Local Environmental Plan 2008

As previously advised the exhibition period of the draft WWLEP 2008 (draft LEP) ceased on 15 April 2009, however the Wagga Wagga City Council Planning Panel granted an extra period of time to allow for the receipt of late submissions by 1 June 2009.

Council appointed Mr Peter Walsh to conduct a workshop on the draft LEP with staff from each Council directorate on 30 April and 1 May, whereas a workshop for all Councillors is on 4 May 2009. Peter Walsh will assist with the preparation of submissions.

Council's draft submission will be distributed to Councillors for feedback and if required modification prior to the Council Meeting on 25 May 2009. Council's submission will then be forwarded to the Planning Panel, by the 1 June deadline.

At the time of writing this report the Council had received 127 submissions. It is anticipated that more submissions will be made by the 1 June deadline, and that a final report on all submissions will be prepared for the Planning within the following 2 months. Those in the community, who had made a submission on the draft WWLEP 2008, can request to speak to their submission at a public forum convened by the Planning Panel. The Planning Panel will workshop all submissions before it makes its formal response on each submission. The actual date of the public forum has yet to be confirmed.

Draft Wagga Wagga City Development Control Plan

The preparation of the draft city-wide Development Control Plan is well-advanced. The object is to create an easily read yet comprehensive document that maintains flexibility and integrates various land use and development control policies and guidelines to assist the wider community to clearly understand design considerations, performance standards, and procedures to be followed in the submission of plans and development proposals to Council, for approval.

It is intended to workshop the Plan with Councillors later this year, followed by public exhibition and consideration of submissions prior to adoption by the Council. This is planned to coincide with the gazettal of the draft LEP.

An urban design consultant has been engaged on a short-term contract to illustrate preferred design solutions, place making and village character.

Wagga Wagga Urban Design Forum 2010

It is tentatively proposed to conduct an urban design forum to coincide with the launch of both the Wagga Wagga Local Environmental Plan 2008 and the Wagga Wagga Development Control Plan 2009, once approved. The forum would focus on attracting local and national urban and regional planning and design professionals participating in discussions on topical contemporary planning issues and the planning for safer and cohesive communities. In-principle support for the forum has been received from the NSW Division of the Planning Institute of Australia.

Review of Development Assessment and Approval Systems and Processes

A review has commenced with the establishment of a working party to look into current administrative systems, practices and procedures with the object to initiate a more streamlined and efficient Development Assessment process. The review does include a new reporting model with a new standard condition template. In addition, improvements to the current internal referral practice that contributes to delays in processing of Development Applications.

Draft Development Assessment Team Policy

In relation to initiating improvements to the development assessment process, this draft new Policy, once approved, will facilitate a coordinated and integrated cross-directorate collaborative approach on the assessment of development applications and related planning and development matters. The Team will operate within existing delegated authority and will primarily be responsible for assessing nominated development applications. The Policy establishes a framework for development assessment which should minimise delays in processing of development applications and amendments to both the LEP and DCP. The draft policy is being trialed on two major development proposals recently lodged for approval to gauge its effectiveness.

The objectives of the policy are to:

- Establish goals and operating procedures for the operation of Council's Development Assessment Team.
- Provide a forum for professional and technical officers of Council to discuss issues relevant to development applications and in particular the preparation of development applications or submissions to amend Council's Local Environmental Plan or Development Control Plans.
- Ensure that there is quality decision making in the context of Council policies and community expectations.

Provide a forum for the input of information and advice from all relevant areas of Council with regards to development proposals.

No Smoking Policy – Alfresco Dining Areas

Following exhibition of the policy, the Business Zone (Urban Living Area) provisions of Wagga Wagga Development Control Plan 2005, have been updated to include clause 9.5.23 prohibiting smoking in those alfresco dining areas under license agreement with Wagga Wagga City Council.

Budget

Expenditure is confined to existing budget allocations.

Policy

Draft Wagga Wagga Local Environmental Plan 2008
Wagga Wagga Local Environmental Plan 1985
Wagga Wagga Rural Local Environmental Plan 1991
Wagga Wagga Development Control Plan 2005

Impact on Public Utilities

Negligible

Link to Strategic Plan

Environment

3.2 A sustainable built and natural environment

3.2.3 Promote stewardship and best practice land use policies to protect the environment and enhance the economy

RP-2 DEVELOPMENT ACTIVITY REPORT FOR APRIL 2009

Author: Farmer, Colby
Director: Karaszewych, Bob

Recommendation

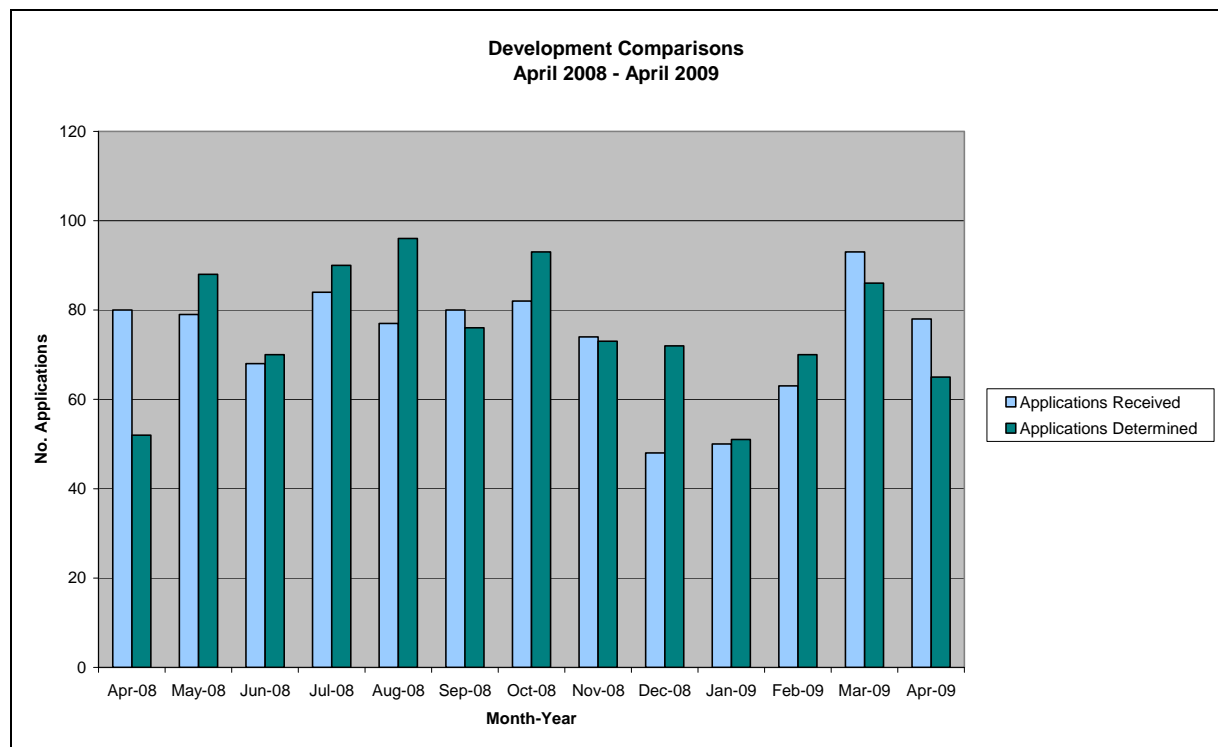
That Council receive and note this report, as an update on development activity for April 2009.

Report

This report advises of the Development Application approvals during the month of April 2009.

DA's RECEIVED			VALUE OF DEVELOPMENT
78	Industrial/Commercial	16	\$ 34,345,853
	Residential	51	

APPROVAL BODY	DA's ISSUED			VALUE OF DEVELOPMENT
Delegated Authority	65	Industrial/Commercial	5	\$ 8,941,809
		Residential	45	
Planning Panel	1	Industrial/Commercial	-	\$ 0
		Residential	1	
Council	0	Industrial/Commercial	-	\$ 0
		Residential	-	



Budget

Not Applicable

Policy

Wagga Wagga Development Control Plan 2005
Wagga Wagga Local Environmental Plan 1985
Wagga Wagga Rural Local Environmental Plan 1991
Draft Wagga Wagga Local Environmental Plan 2008

Impact on Public Utilities

Negligible

Link to Strategic Plan

Environment

3.2 A sustainable built and natural environment

3.2.3 Promote stewardship and best practice land use policies to protect the environment and enhance the economy

Attachments

1. Itemised List of Development Applications approved during April 2009 – Refer to page 41

RP-3 ECONOMIC STIMULUS PACKAGE

Author: Farmer, Colby
Director: Karaszewych, Bob

Recommendation

That Council note the report on the Federal Housing Stimulus Package.

Report

Summary

The Commonwealth Government is investing \$42 billion as part of its Nation Building Economic Stimulus Plan to build up to 6,000 social housing homes in NSW. On top of this, the NSW Government is investing \$1 billion to build an additional 3,000 homes. This combined Commonwealth and State action is said to generate 37,000 jobs.

The Commonwealth has also allocated \$130 million to reduce the backlog of maintenance and upgrade 31,000 social housing homes. The NSW Government will supplement this by bringing forward \$200 million and Housing NSW will contribute \$140 million from its existing budget. This, said to generate 1,930 jobs across NSW. The Commonwealth sees this Plan as critical to the economic and employment health of the country in this increasingly difficult economic period.

The overall benefits to the community include more social housing for people in need, more jobs and apprenticeships, and upgraded and well-maintained social housing homes. This will ultimately result in strong communities and high quality design outcomes and improve the living experience for social housing residents in NSW.

In addition to the housing stimulus initiatives, recent amendments to the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) are meant to significantly improve the way in which developers of land can negotiate with planning authorities in respect of contributions for public facilities and services.

Planning authorities, which include local councils, may levy developers under section 94 of the EP&A Act for the cost of providing public facilities and services (such as sporting facilities, open space and public libraries).

Background

Social housing stimulus

A key element of the plan is \$6 billion in funding to construct 20,000 new social housing dwellings, and 90,000 jobs over the next two years, nationally. NSW expects to receive \$1.95 billion to construct about 6,000 dwellings. This is in conjunction with other initiatives such as the stimulus package to reduce development costs and encourage new land and new housing to come to the market. Infrastructure charges in metropolitan areas such as Sydney have already been lowered by \$27,000 per lot with equivalent reductions in other areas.

How do economic stimulus initiatives impact on Council?

The key issues and impact on Council as noted in this report include:

Key Issue 1 – Affordability Threshold \$20,000

From January 2009, WWCC is unable to levy Section 94 Contributions greater than \$20,000 for any one lot/residential dwelling. The affordability of these 'direct; contributions' under Councils existing Section 94 are not considered to be an issue and the section 94 levy estimates for 2009 will fall below the \$20,000 threshold.

Current contributions per lot range from \$4,813 to a maximum of \$13,102.

Key Issue 2 – Citywide Items require Application to the Minister

In future, infrastructure items that are considered to benefit the City as a whole will be referred to as "additional infrastructure items" rather than "city-wide items" and application must be made to the Minister to include "additional infrastructure items" in Section 94 Contributions Plans. Councils must conform to this requirement by March 2010.

There are two main items of infrastructure that may be seen by the Council as a benefit to the city and therefore referred to as additional infrastructure and these are the Oasis Aquatic Centre and the Civic Centre Upgrade. Contributions are sought for the recoupment of the capital costs and these items are now included in the new Section 94 Plan to meet the compliance deadline of March 2010.

All other infrastructure to be of benefit to particular suburbs/districts rather than the city as a whole will be referred to as Key Community Infrastructure.

Key Issue 3 – Timing of Payment of Contributions

Local Councils are not required, but are encouraged to collect payment of the infrastructure contributions upon the sale of the lot rather than at construction certificate stage. Council already has a mechanism under Section 96 of the EP&A Act 1979 to apply for a Modification of Consent. Council may suggest to applicants that are under financial difficulty to apply for deferral of payment under Section 96 and Council may be more lenient in granting modifications of consent for affordability reasons.

Key Issue 4 – Council’s Ability to Levy Section 94A

Council still maintains its right to levy Section 94A 'indirect' contributions on commercial/industrial development within this LGA. The \$20,000 threshold refers to residential properties only and therefore Council may continue to levy contributions for commercial/industrial land under S94A amounts, in excess of this limit.

Social housing considerations

The housing stimulus package is being used as an opportunity to stimulate the building and construction industry, as well as, increase the supply of affordable and secure long term accommodation for people in need, particularly those who are homeless or at risk of homelessness.

A number of strategies and initiatives are being pursued. They include:

- Construction on government and privately owned land, and acquisition of completed properties.
- The Commonwealth and Housing NSW will determine the number and type of dwellings to be procured and which dwellings will be funded under the Nation Building and Jobs Plan and other Housing NSW programs. As part of its approach, Housing NSW is seeking tenders to deliver new dwellings through a land and multiunit development request for tender. These developments will be funded by the Commonwealth’s Nation Building and Jobs Plan (the Stimulus Package) and other Housing NSW programs.

The Program Objectives are to:

- Stimulate employment opportunities through construction
- Deliver up to 3,000 new units with 75% of developments to be completed by December 2010 and the remaining 25% by 31 December 2011
- Access land that is not currently available to Housing NSW
- Better align the asset portfolio to meet the social housing needs of the people of NSW
- Supplement Housing NSW’s acquisition and redevelopment programs in order to increase the overall supply of social housing
- Streamline and reduce the cost and time of procurement

Social Housing Needs in NSW

The people who require social (public, community and Aboriginal) housing in NSW are increasingly those with complex needs. In the future, most social housing will be allocated to seniors, people with a disability, single people and single parents with children. This means that Housing NSW needs significantly more 1 and 2 bedroom dwellings to match its client profile. There is requirement for additional 3 and 4 bedroom dwellings to accommodate larger family groups.

Dwellings will generally need to be close to transport health and community services. Housing NSW is also striving to improve the social mix in areas where there is a high concentration of social housing. This is a key strategy in improving the quality of life for many social housing tenants, and promoting vibrant and well functioning communities. Some of the properties constructed as a result of this tender may be used to rehouse tenants from areas where there is a high concentration of disadvantaged people. For similar reasons, Housing NSW will not re-create large social housing communities as this would result in large numbers of disadvantaged people living together.

Social Housing Needs in Wagga Wagga

Wagga Wagga should attract a range of federally funded redevelopment projects based on a regional allocation rather than a city allocation and these figures are still under consideration by Government. Proposed redevelopment projects will provide an improved standard of accommodation that will better match the needs of Housing NSW clients.

Waiting times for public housing in Wagga Wagga are considered reasonable by comparison to higher demand areas in NSW, such as metropolitan and coastal NSW. Consequently, it is not Housing NSW's intention to achieve an overall increase in housing stock for Wagga Wagga.

Budget

Not Applicable

Policy

Not Applicable

Impact on Public Utilities

Not Applicable

Link to Strategic Plan Social

1.1 A vibrant and attractive place that offers a range of lifestyle choices and a liveable environment

1.1.3 Strengthen opportunities for shopping, dining and entertainment

RP-4 DCP09/0001 AMENDMENT TO WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2005 CHARLES STURT ESTATE

Author: Grant, Ian
Director: Karaszekewych, Bob

Recommendation

That Council:

- a adopt the amendment to Wagga Wagga Development Control Plan 2005 Amendment DCP09/0001, when the gazettal of Wagga Wagga Local Environmental Plan 1985 Amendment No. 67 occurs**
- b give public notice of the adoption of Wagga Wagga Development Control Plan 2005 Amendment DCP09/0001 and advise the applicant of Council's decision**

Report

At the Planning Standing Committee held on 4 December 2008, the Committee considered a report in relation to a site specific Development Control Plan (DCP) that supports the future development of land at Boorooma East, to be known as Charles Sturt Estate, Boorooma. The DCP incorporates a written Chapter and a Map amendment to Wagga Wagga Development Control Plan (WWDCP) 2005. The DCP supports the draft Wagga Wagga Local Environmental Plan (LEP) Amendment No. 67, which rezones the subject land from the Rural Zone to the Residential Zone; Open Space Zone; and Environmental Protection Zone. Draft LEP Amendment No. 67 has completed public exhibition and is awaiting a legal opinion before being considered by the Minister for Planning for gazettal.

At the Standing Committee meeting the Committee recommended:

That Council

- a receive and note the presentation from Mr Garry Salvestro from Lennon Salvestro Planning in relation to the Draft Amendment DCP08/0011 Charles Sturt Estate, Boorooma*
- b endorse the exhibition of Wagga Wagga Development Control Plan 2005, draft Amendment DCP08/0011 Charles Sturt Estate, Boorooma*
- c exhibit Wagga Wagga Development Control Plan 2005, draft Amendment DCP08/0011 in accordance with clause 18 of the Environmental Planning and Assessment Regulation 2000*

This recommendation was subsequently adopted by Council at its meeting held 15 December 2008.

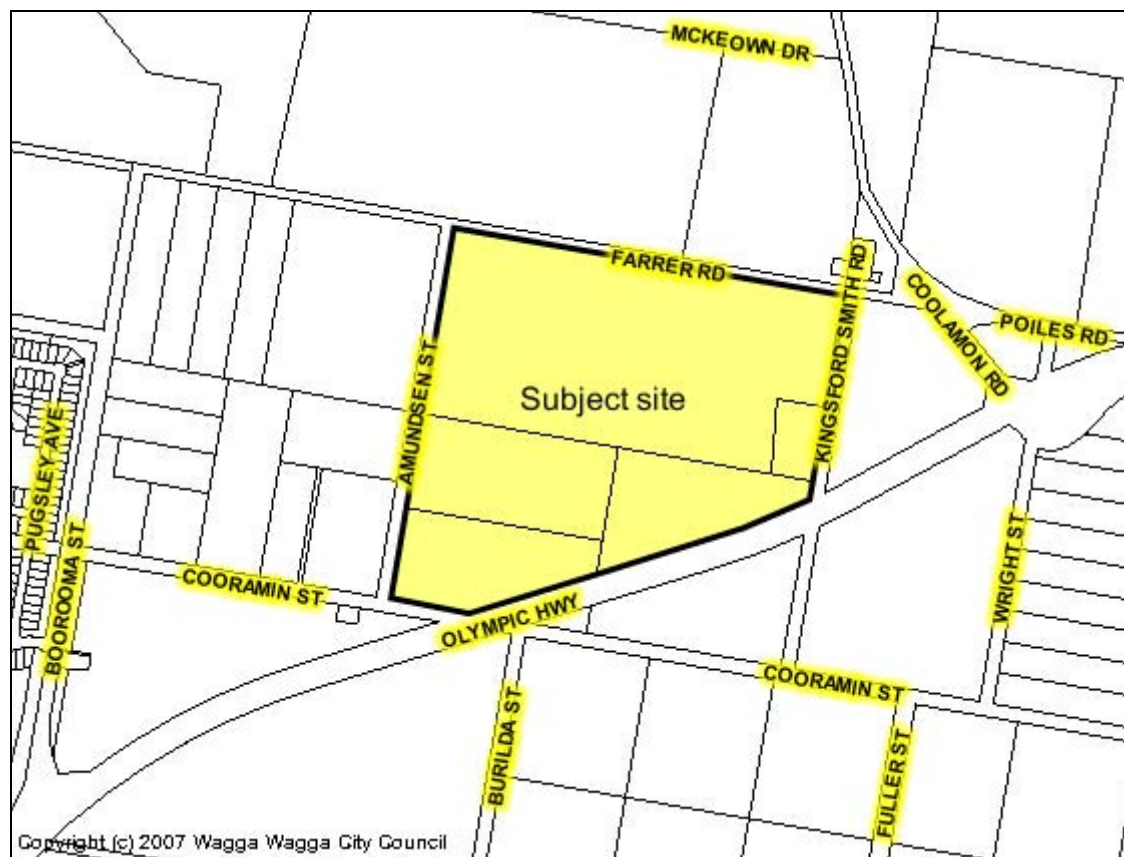
The exhibition of the draft amendment is now complete.

Location Description

This plan applies to:

- (a) Lots 1 and 2, DP 370643 and
- (b) Lot 1, DP 541676, and
- (c) Lot 3 DP701188, and
- (d) Lot 3, DP 707289.

This area is known as the Boorooma urban release area, and is indicated below.



Exhibition

The draft DCP was advertised and publicly exhibited for 28 days between 12 January 2009 and 8 February 2009. All landowners located within the subject land, as well as adjoining landowners were notified of the exhibition. Seven written submissions were received.

The issues raised are summarised below:

1. Biodiversity

- consider that the proposal adequately protects biodiversity values, in particular the Box Gum woodland occurring on the site. However, the responsibility for ongoing management of the site is unclear and it should be made clear in the amendment, that clearing is prohibited.

- generally supportive of the DCP as it provides for protection of significant environmental features
- request changes to the written plan to ensure mature trees are retained within land proposed to be zoned 7 Environmental Protection by LEP Amendment No. 67
- advice provided for the relationship between the DCP and the proposed biocertification plan prepared by DECC, which is currently on public exhibition
- supportive of the Masterplans attached to the DCP and believe that if implemented there will be a sound environmental outcome for the precinct

2. Relationship to Boorooma West

- revision of layout has changed the proposed road alignment between Boorooma East and Boorooma West. Query ability of existing residents to access their properties, and also access for infrastructure and emergency services.
- proposed open space zoning questions regarding draft Wagga Wagga LEP 2008
- object to area to be zoned Residential 2 (c) and Seniors Living due to inconsistency with draft Wagga Wagga LEP 2008. Request that residents of Boorooma West are offered the same opportunity to apply for this zoning and the criteria required to be satisfied
- provision of infrastructure services across land in Boorooma West to service Charles Sturt Estate

3. Impact upon The Riverina Anglican College

- concern about detrimental impact upon adjoining secondary college, including plans for future primary school. The linear park reduces land area by approximately 25%. Request there be no impact and the 1 in 10 year storm event be piped to discharge below the College land.
- Request to move boundary of linear park as far east as possible
- ensure no land is used for drainage, as flows should be no more than currently occur in a storm event
- compensation for lost land, and is not to be discounted as being required for drainage purposes
- concern that placing land in public ownership will encourage access to the College's facilities by members of the public, as no flat land for sporting activities is provided within the estate
- fencing and access issues to be discussed further
- did not received finite indication of land to be excised
- exhibition occurred partly during the school holidays
- viability as a quality educational facility is threatened

4. Consultation Process

- concern that the consultation process for the amendment has been inadequate

5. Services

- site can be serviced by reticulated water services through existing infrastructure
- concern about provision of space for utilities in the road reserves
- the combined Estella and Boorooma areas will have in excess of 2000 dwellings when complete, which reaches the threshold for the provision of one primary school site. The Department of Education has identified an interest in a 3.0 hectare site for a potential new public school on Avocet Drive Estella. The Department will continue to monitor the progress of development and will respond appropriately to any changes in enrolment demand when the situation is more certain.

Comment

In response to the submissions received:

1. Biodiversity

The Box Gum Woodland and other native vegetation and habitat is protected through the use of Open Space and Environmental Protections zones. Land to be zoned open space will be placed in public ownership, whilst land zoned Environmental Protection will remain in private ownership. Within Section 6 of the DCP, the following controls provide protection of native vegetation:

C1 White Box, Yellow Box, Blakely's Red Gum Woodland, Swift Parrot or Superb Parrot habitat is retained within areas of Open Space or Environmental Protection, and generally not within residential allotments. Figure 1 provides detail of the land constraints associated with the Zone 7 Environmental Protection land. A plan is to be submitted with the development application for each stage of subdivision indicating which trees on the subject land are to remain and which trees it is proposed to remove.

C2 Compensatory tree plantings must utilise a minimum 10:1 ratio of trees planted to trees removed for each native tree to be removed, and revegetation and landscaping should use locally native species from seed of local provenance.

Corridors and flyways are also protected through the DCP.

Changes to the written document to strengthen the protection for mature trees have been included in the revised DCP.

Two significant trees within the middle portion of the current Amundsen Street corridor should be preserved and incorporated into the proposed Lineal Park adjacent to the western boundary of the proposed Charles Sturt Estate. Options for the possibility of varying the configuration of the western-most road indicated on the proposed "Masterplan" for the Charles Sturt Estate, are being discussed.

2. Relationship to Boorooma West

The DCP plan has been revised to show this road reaching the boundary of the adjoining property in question to provide public access and servicing to this property, as part of the finalisation of the DCP. Existing road access arrangements will continue until the alternate road is complete in construction. This will allow for emergency services access to continue. Provision of infrastructure services to this lot can continue alongside adjoining development.

Issues surrounding the allocation of land proposed for open space will be considered in more detail following the completion of the exhibition of the draft Wagga Wagga Local Environmental Plan 2008.

In relation to the provision of multi dwelling housing sites and seniors living development, it is correct that the Boorooma West DCP does not identify particular sites for these uses. The Boorooma West DCP does not restrict landowners developing their land for multi dwelling housing, provided that the density proposed can be serviced and does not exceed density limits as stated within the DCP. Whilst it is true that Boorooma West is located closer to existing community services in Estella, this area is constrained by multiple ownerships and many existing dwellings, and therefore identifying a particular part just for multi dwelling housing or seniors living development was not appropriate in these circumstances. In relation to the draft Wagga Wagga LEP 2008, it is correct that the proposed zone for the residential part of Charles Sturt Estate is proposed to be zoned R1 General Residential. In this zone seniors housing and multi dwelling housing is permitted with consent. It is not required to be located in an R3 Medium Density Residential Zone. Therefore, there is no inconsistency between the draft DCP and the draft LEP 2008.

It is correct that Council intends to provide servicing to Charles Sturt Estate through land located in Boorooma West. The timing of the provision of this servicing will depend on development needs, so the exact timing is unknown at this stage. The location of this servicing is expected in road reserves in order to allow for maintenance access.

3. Impact upon The Riverina Anglican College

Under Wagga Wagga DCP 2005, the site of the College is subzoned 2a General Residential, with parts subzoned 6a Recreation, indicating the intention for this land to be used for open space purposes. Furthermore, the land located at the proposed Charles Sturt Estate is subzoned 1e Future Urban under DCP 2005. This indicates the intention for this land to be developed for urban purposes at a time when this is required.



The draft (Charles Sturt Estate) DCP shows the use of an existing drainage corridor (currently zoned open space under DCP 2005) to be enhanced to become a community lineal park. This land is also shown to be zoned RE1 Public Recreation and acquired by Council as part of the draft Wagga Wagga LEP 2008. Council is seeking to achieve a high quality outcome for the future development of this entire neighbourhood. The provision of an attractive lineal park for passive recreation, including walking and cycling is considered crucial to achieving this outcome. Furthermore, the site of the lineal park is also the location of an existing natural creekline that already functions as a drainage corridor in storm events. The land indicated to be acquired to be based around the natural creekline. There has been no need for Council to consider acquiring this land until now when development needs have reached this area of the city. However, as an urban neighbourhood develops it is a normal expectation that areas of land required for drainage and identified to be used as parkland, come into public ownership. It is not reasonable for stormwater drainage to be piped within a residential area when there is an existing natural creekline that would meet this drainage role. Stormwater runoff from the urban neighbourhood will be managed through controlled conditions, under a drainage management plan for the whole neighbourhood and taking into account the wider catchment. This will allow the drainage role of the existing creekline to continue as occurs under present conditions.

Generally, compensation is paid in relation to the acquisition of land for open space. The amount paid will reflect the exclusion of land that fulfills a drainage role, in accordance with Council's Section 94 policy.

Fencing and access issues have been discussed between Council officers and representatives of the College. The most suitable approach to reduce the risk of trespassing on the school is to install a security fence on the College land. The fence will have a secure gate access to allow student access to the lineal park and wetlands for educational purposes.

The revised "Masterplan" that underpins the draft (Charles Sturt Estate) DCP, includes a road connection from the estate onto Farrer Road near to the north-western corner of the site and close to the proposed Lineal Park. Allowance was made for such road, in the adopted Estella Boorooma Structure Plan.

Discussion on the configuration, location and presentation of this connection, are continuing.

4. Consultation Process

The consultation process for this draft amendment involved writing to all landowners affected by the draft plan and an advertisement in the Daily Advertiser, informing of the exhibition. The draft DCP and supporting information were made available for viewing at customer service. This, in accordance with the *Environmental Planning and Assessment Regulation 2000*. In addition, where requested, Council officers met with interested landowners to discuss the draft plan. Whilst the exhibition of the draft plan did partly correspond with the school holidays, it should be noted that the exhibition of the plan was already delayed by 4 weeks from the time of the Council resolution of 15 December 2008, in order to avoid the Christmas and New Year public holidays. This process of consultation is considered reasonable and satisfactory so that affected landowners could understand and comment on the draft plan.

5. Services

Road reserve widths will be in accordance with Council guidelines. Council's draft engineering guidelines are currently on public exhibition, which provides either 3.5 metre or 5.5 metre allocation for the provision of utilities.

The support of the Department of Education and Training for the provision of a new primary school to service the northern suburbs of Wagga is welcomed and Council will continue to liaise with the department.

In addition to the changes to the draft plan discussed above, Council officers have included some minor changes to the written document to improve visual and environmental outcomes for the estate. Mapping changes have also occurred as part of the revision process, attached.

Conclusion

As a result of the public exhibition and consideration of all submissions, the draft plan has been revised to respond to the issues raised by affected landowners, where appropriate, and the written document has been revised to achieve improved visual and environmental outcomes for the estate. The draft DCP is now in a suitable form for Council to be adopted. However, as the draft LEP is yet to receive Ministerial gazettal, it is not appropriate for this DCP to come into effect until such time. Therefore, the DCP shall come into effect, once Council has received written notice of the gazettal of LEP Amendment No. 67.

Budget

N/A

Policy

Wagga Wagga Local Environmental Plan 1985
Draft Wagga Wagga Local Environmental Plan 2008
Wagga Wagga Development Control Plan 2005

Impact on Public Utilities

This amendment has been referred to all the Public Utility Authorities.

Link to Strategic Plan

Environment

3.3 Sustainable management of natural resources

3.3.4 Encourage the community to participate in programs to enhance the environment

Attachments

1. Chapter 47 - Charles Sturt Estate - Boorooma - Onwards from page **44**
2. Land Constraints
3. Open Space Network
4. Road Hierarchy
5. Cycleways and Pathways
6. Charles Sturt Estate Boorooma (Map)
7. Lineal Park Masterplan
8. Explorer Park / Front entry Masterplan
9. DCP Subzones
10. Staging Plan
11. Sewer Catchment
12. Major Flows
13. Indicative Masterplan
14. Masterplan Specifications document
15. Submission by Department of Education
16. Submission by Riverina Water
17. Submission by AW & GJ Tunstall
18. Submission by Murrumbidgee Catchment Authority
19. Submission by Department of Environment and Climate Change
20. Submission by the Riverina Anglican College
21. Submission by Ian & Lynne Graham

RP-5 PROPOSED STREET NAMING THEMES

Author: Grant, Ian
Director: Karaszewych, Bob

Recommendation

That Council adopt the following street naming themes:

- a Boorooma – Notable Australian sporting identities**
- b Gobbagombalin – Riverina Parish names**
- c Bomen – Sheep and cattle breeds**
- d Bakers Lane Rural Residential Development – Former Wagga Wagga Hotels**
- e Alan Staunton Oval and Eric Weissel Oval – Wagga Wagga Rugby League Clubs and Identities**

Report

Council has traditionally adopted suburb based themes for naming streets within the city. The themes previously adopted by Council for existing suburbs are as follows:

- *Bourkelands* – Important pastoral homesteads of the region
- *Central Wagga Laneways* – Aboriginal words
- *Estella* – Crop varieties and individual associated with the Agricultural Research Institute
- *Forest Hill* – Australian trees
- *Glenfield* – Aboriginal words
- *Hammond Avenue Industrial Area* – Australian explorers
- *Lake Albert* – Tree species
- *Lloyd* – Prominent Australians
- *Simkim Crescent Area* – Former prominent Wagga identities
- *Tatton* – Prominent Australian / local landmarks
- *Tolland* – American Presidents

As a result of recent development approvals and amendments to the Local Environmental Plan, a number of new areas of the city are opening up to and undergoing development. In addition, the draft Wagga Wagga Local Environmental Plan 2008, proposes to release further land for residential and industrial subdivision. Consequently, it has become necessary for Council to adopt a number of new themes for those new release areas.

Boorooma

A new residential suburb has already been approved in Boorooma. Due to the absence of a street naming theme the streets of this subdivision have yet to have been allocated names. As such, resolution of a naming theme for Boorooma is important. A suggested naming scheme, being 'notable Australian sporting identities', and two alternatives – 'Riverina Parish names' and 'sheep and cattle breeds' are recommended to Council.

'Notable Australian sporting identities' as the street naming theme for Boorooma is recommended given Wagga Wagga's reputation for producing sporting champions and its unofficial slogan of being "the city of good sports". It is acknowledged that Lloyd is allocated for 'prominent Australians', however, to date no roads within this suburb have been named after sportspersons. Further, given the large volume of potential street names available within the category of 'prominent Australians', it is not considered that removing sporting identities from this list will present a problem for future street naming in Lloyd.

The first alternative street name theme, 'Riverina Parish names', is recommended due to the large number of potential unique street names. This option would also allow Council to recognise the historical land unit of parishes which are slowly diminishing in common usage. As most parishes are located in rural areas it would also allow Council to continue the agricultural theme started in Estella.

The final alternate naming theme recommended for the suburb is 'sheep and cattle breeds'. This theme is recommended due to the suburbs proximity to Charles Sturt University and to the Riverina Institute of TAFE Primary Industries Centre. Like 'Riverina Parish names' this option would also allow Council to continue the agricultural theme started in Estella

Gobbagombalin

Gobbagombalin (recently more commonly referred to as Estella West), which is located adjacent to Estella, to the west of Pine Gully Road, is zoned under the draft Wagga Wagga Local Environmental Plan as R1 General Residential. If not adopted as the naming theme for Boorooma, it is recommended that Council select 'Riverina parish names' for this suburb for the reasons outlined above. Alternatively 'notable Australian sporting identities' or 'sheep and cattle breeds' (if not adopted for Boorooma) could be utilised.

Bomen

The draft Wagga Wagga Local Environmental Plan 2008, proposes to release a large area of land for industrial development in the Bomen area. Council has not as yet established any naming theme for the suburb. Therefore, it is recommended that Council adopt the theme of naming the streets of this suburb after 'sheep and cattle breeds'. Whilst this theme has been suggested as an alternative for Boorooma and Gobbagombalin, it is suggested that it is most appropriate for this locality given the presence of the Wagga Wagga Livestock Marketing Centre (LMC) in the suburb (the LMC is one of the largest facilities of its kind in Australia and an integral part of the history of Bomen).

Two alternate naming schemes for the suburb are also suggested, these being 'stations and sidings on the Main Southern Line' and 'Australian native animals'. The first is recommended owing to the fact that the Main Southern Line bisects the suburb north/south. The second alternative is recommended because of the large number of alternate street name options it presents and the fact that the city has already named streets after Australian native trees.

Bakers Lane Rural Residential Development

A small rural residential development was recently approved on Bakers Lane. Given the limited number of streets in the subdivision, it is considered that Council has the opportunity to impose a unique naming theme that cannot be utilised elsewhere due to its limited number of options. To this end, it is recommended that Council adopt a street naming theme for this development of 'former Wagga Wagga hotels'. Wagga Wagga has been home to a larger number of hotels throughout its history. Hotels represented important meeting places in the city's formative years, acting as centres of the community. The vast majority of the establishments are now closed and it is considered that Council could take the opportunity to recognise the role those hotels played in shaping the city.

Two alternate naming themes are also recommended for this subdivision. These themes are 'ships of the first, second and third fleets' and 'flora and fauna of the Murrumbidgee River and floodplain'. The first is recommended for the unique naming opportunities presented by these ships and the importance of convict transportation in Australia's history. The second alternative is recommended due to the proximity of the development site to the Murrumbidgee River floodplain. However, this alternative is somewhat limited in naming options.

Alan Staunton Oval and Eric Weissel Oval

Alan Staunton Oval is proposed to be rezoned R3 Medium Density Residential under the draft Wagga Wagga Local Environmental Plan 2008, whilst a Planning Agreement has recently been adopted that would allow residential development of Eric Weissel Oval. It is recommended that Council adopt a Wagga Rugby League naming theme for future subdivision of these areas.

Both are former Rugby League grounds, with Eric Weissel Oval hosting a number of important rugby league matches, including a Test Match between Australia and Papua New Guinea in 1988, a City Country Origin Match in 2002, a competition National Rugby League match between the Sydney City Roosters and the Gold Coast Chargers in 1998, numerous New South Wales Rugby League/Australian Rugby League/National Rugby League pre-season matches and countless Group 9 Rugby League Grand Finals. Alan Staunton Oval served as the home of the Wagga Junior Rugby League for a number of years.

It is considered that a naming theme, that names streets after the four current and former senior rugby league clubs in the city (being Kangaroos, Magpies, Brothers and Turvey Park), as well as recognising local rugby league identities, would help to preserve some of the cultural heritage of these sites. With regards to naming streets after Wagga Rugby League identities, it is suggested that Council would consult on preferred names with the Wagga Rugby League and the Wagga Junior Rugby League once the final number of streets in these areas are known.

Budget

Nil

Policy

Nil

Impact on Public Utilities

Nil

Link to Strategic Plan

Environment

3.2 A sustainable built and natural environment

3.2.3 Promote stewardship and best practice land use policies to protect the environment and enhance the economy

Attachments

1. Locality Plans - Refer to page **97**

BUSINESS WITHOUT NOTICE

CONFIDENTIAL REPORTS

CONF-1 ROAD DISPUTE - ACCESS BETWEEN YABTREE ROAD AND STURT HIGHWAY

Author: Farmer, Colby
Director: Karaszewych, Bob

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(a) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following: -

- (a) personnel matters concerning particular individuals (other than councillors)

ATTACHMENTS

MM-1 MINUTES - 15 APRIL 2009

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

SC – PLANNING STANDING COMMITTEE

Report

Council's Planning Standing Committee met on Wednesday 15 April 2009 and the recommendations from the Minutes of the meeting are presented in this report:

PRESENT

The Mayor,
Councillor K Pascoe
(Chairperson)
Councillor D Argus
Councillor R
Goodlass
Councillor R Kendall
Councillor L Vidler

IN ATTENDANCE

Councillor Y Braid
Councillor A Brown
Councillor W Geale
General Manager (Ms L Russell)
Director Planning (Mr B Karaszekewych)
Acting Director Infrastructure (Mr L Tanner)
Services
Manager Strategic Planning (Mr I Grant)
Manager Development Services (Mr C Farmer)
Subdivision Engineer Coordinator (Mr C Fough)
Governance Coordinator (Mrs E Cox)
Town Planner (Mr S Cook)
Town Planner (Mr S Robins)
Town Planner (Mr A Moar)
Executive Assistant - Planning (Ms L Jeffree)
Services

The meeting of the Planning Standing Committee commenced at 5:00 pm.

ACKNOWLEDGEMENT OF COUNTRY

I would like to show my respect and Acknowledge the Traditional Custodians of the Land, of Elders past and present, on which this meeting takes place.

APOLOGIES

Apologies for non-attendance were received and accepted for Councillors K Wales on the Motion of Councillors R Goodlass and D Argus.

DECLARATIONS OF INTEREST

Councillor R Kendall declared a Non-Pecuniary Interest and remained in the Chamber during discussion on the reports advising that he undertakes Engineering Consultancy work in Wagga Wagga Primarily with Xeros Kendall (unrelated) but on occasions in his own right. This may lead to future involvement in works undertaken by Council. Councillor Kendall is not aware of any interest in items in this Business Paper.

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

Councillor R Kendall declared a Pecuniary Interest RP-4 DCP08/0011 AMENDMENT TO WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2005 BOOROOMA WEST and vacated the chamber during its consideration, the reason being that he has today joined a syndicate that is purchasing and developing some of the property mentioned within this Development Control Plan.

The Mayor, Councillor K Pascoe and Councillor L Vidler declared a Non-Pecuniary Interest in RP-5 DA08/0461 - PROPOSED BULKY GOODS DEVELOPMENT - LOTS 1, 2, 3, 4, 5, AND 6 DP37963 - 2-12 LAKE ALBERT ROAD, WAGGA WAGGA and remained in the chamber during its consideration, the reason being that they have undertaken a site meeting today with Fonterra Brands (Australia) Pty Ltd and Council staff.

PUBLIC DISCUSSION FORUM

That the Committee receive and note the Public Address from Alicia Richardson – Harrison's Joinery in relation to RP-5 DA08/0461 - PROPOSED BULKY GOODS DEVELOPMENT - LOTS 1, 2, 3, 4, 5, AND 6 DP37963 - 2-12 LAKE ALBERT ROAD, WAGGA WAGGA.

That the Committee receive and note the Public Address from Brendan Miller – Fonterra Brands (Australia) Pty Ltd in relation to RP-5 DA08/0461 - PROPOSED BULKY GOODS DEVELOPMENT - LOTS 1, 2, 3, 4, 5, AND 6 DP37963 - 2-12 LAKE ALBERT ROAD, WAGGA WAGGA.

REPORTS FROM STAFF

RP-5 DA08/0461 - PROPOSED BULKY GOODS DEVELOPMENT - LOTS 1, 2, 3, 4, 5, AND 6 DP37963 - 2-12 LAKE ALBERT ROAD, WAGGA WAGGA

Recommendation:

On the Motion of Councillor R Goodlass and Councillor R Kendall

That the Wagga Wagga City Council Planning Standing Committee approve Development Application DA08/0461 for proposed Bulky Goods Development, Lots 1, 2, 3, 4, 5, and 6 DP 37963, 2 - 12 Lake Albert Road, Wagga Wagga, in accordance with the following conditions:

- The development proposal shall be undertaken and completed in accordance with:-
- Development Application received by the Council on 30 June 2008, and supporting documentation comprising:-
- Drawing No 08-005-01 Plans 1, 2 and 3, prepared by Kiloran Engineering.
- Planning Report and Statement of Environmental Effects, prepared by Lennon Salvestro Planning, dated June 2008.
- Lake Albert Road Wagga Wagga Traffic Impact Assessment Revised 22-9-08, prepared by Kiloran Engineering.
- Letter dated 21 October 2008, prepared by Lennon Salvestro Planning.

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

As amended by the conditions of development consent specified as follows:-

1. Pursuant to s94A of the Environmental Planning and Assessment Act 1979 and City of Wagga Wagga Section 94A Levy Contributions Plan 2006, prior to the issue of the Construction Certificate the applicant is to pay to the Council a levy in the amount of \$30,000 towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan. This amount is to be indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 11 of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006. A copy of the City of Wagga Wagga Section 94A Levy Contributions Plan 2006 is available for inspection at Wagga Wagga City Council Chambers, corner Baylis Street and Morrow Street, Wagga Wagga.
2. Pursuant to s64 of the Local Government Act 1993 and Division 10 of Part 2 of Chapter 6 of the Water Management Act 2000, prior to the issue of the Construction Certificate a compliance certificate is to be obtained in respect of water management works (as defined in s283 of the Water Management Act 2000) relating to the development. See Engineering Advice for contributions required.
3. Loading and unloading of delivery vehicles shall take place on the subject site.
4. The site including the adjoining footpath reserve, is to be kept in a clean and tidy manner at all times.
5. No materials or goods are to be stored, placed or otherwise permitted between the building line and the street alignment.
6. All signs are to be maintained at all times to the satisfaction of Council.
7. This consent does not approve the proposed pylon sign. This sign is subject to the submission of a further development application for consideration of Council.
8. A minimum of 63 car parking spaces are to be provided on the site in accordance with Council's standards, in a manner so as to allow the vehicles to enter and leave the site in a forward direction.
9. The ONE WAY traffic flow within the site being clearly sign posted.
10. The carparking layout is to be physically indicated on the site (by means of line marking, physical barriers, etc.) in accordance with Council's adopted carparking standards (Australian Standard AS 2890-1 - 2004 Parking facilities for off street parking).
11. Illumination of the carpark is to be in accordance with AS 1158.1.-Pedestrian Lighting. This is to provide for safe and secure use of the carpark during the hours of operation of the premise.
12. The use of proposed tenancy 2, and any further change in use of tenancies 1 and 2, is subject to separate development consent of the Council. There shall be no occupation of any of the buildings, or part thereof, without specific development consent.

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

13. The proposed tenancies are to be occupied by bulky goods retailers. Council will consider service type business in accordance with the provisions of the Wagga Wagga Development Control Plan 2005 (WWDCP). The following land uses are not considered to fall within the ambit of bulky goods retailing and are excluded from the development (this is not an exhaustive list but provides some examples):

- Offices not in association with the retail or bulky goods use
- Banks/credit unions
- Government business shop fronts
- Travel agencies
- Hairdressing/beauty salons/personnel services
- Supermarkets
- Clothing and footwear outlets
- Post office/retail
- Shops
- Discount/factory outlets

14. Hours of operation, as proposed, shall be as follows:

- Monday, Tuesday, Wednesday and Friday - 9.00am till 7.00pm
- Thursday - 9.00am till 9.00pm
- Saturday and Sunday - 9.00am till 7.00pm

15. The applicant shall submit a survey plan for the consolidation of Lots 1, 2, 3, 4, 5, and 6 DP 37963. The survey plan shall be registered with the Land Titles Office prior to release of the Construction Certificate. All survey and legal costs are to be paid by the applicant.

16. The works proposed in the Recommendations of the Traffic Impact Assessment prepared by Kiloran Engineering Pty Ltd are to be undertaken prior to occupation of the development particularly the requirement to extend the existing raised central median within Lake Albert Road between Hammond Avenue and Railway Street to deny right turn motion.

17. The proposed one-way motion for vehicular access to the site from Lake Albert road with ingress via the northern most driveway and egress via the southern most driveway is to be appropriately signposted. To avoid doubt appropriate signage shall be erected prior to the southern most driveway directing vehicles to access via the northern driveway.

18. The proposed deceleration lane to be constructed along the western side of Lake Albert Road to service the ingress driveway from Lake Albert Road shall be line marked or demarcated separate to the through travel lanes.

19. The proposed egress driveway on Lake Albert Road is to be located and constructed to provide for Safe Intersection Sight Distance (SISD) to the southern approach in accordance with the RTA's Road Design Guide for the prevailing speed limit.

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

20. For Road Safety reasons the proposed driveways are to be constructed with a width of 6-9 metres in accordance with AS 2890.1-2004 "Off-street car parking" and each driveway is to be designed and constructed to accommodate the largest vehicle likely to service the subject site via that driveway.
21. The off-street car park layout associated with the proposed development including driveway design and location, internal aisle widths, ramp grades, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities".
22. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction and in a manner to allow all vehicles to be able to enter and exit the subject site in a forward direction.
23. Any fencing and landscaping along the frontage of the site to a public road or within the site is to be designed and maintained to provide safe sight distance to pedestrians for motorists accessing the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
24. The footpath along the frontage of the site to Lake Albert Road is to be located and constructed with safe separation to the proposed deceleration lane for the ingress driveway to the relevant standard.
25. Pedestrian access directly to Hammond Ave and via the railway land to the west of the site is to be denied with appropriate fencing or landscaping to encourage pedestrians to utilise the existing pedestrian light facilities at the intersection of the Sturt highway and Lake Albert Road.
26. Pedestrian access to the site is to be provided separate to the vehicle driveways and is to cater for all forms of pedestrian mobility. The carpark layout along Lake Albert Road is to be altered to provide for the movement of pedestrians between Lake Albert Road and the path along the front of the tenancies separate to the driveways.
27. The carpark is to be designated as a Pedestrian Shared Zone and appropriately signposted. An entrance treatment to delineate the pedestrian shared zone and limit the speed of vehicles accessing the site is to be provided within the driveways from Lake Albert Road to the satisfaction of the Council.
28. Facilities are to be provided within the car park to provide for safe pedestrian movements throughout the car park. Raised pedestrian walkways are to be considered as this enhances the visibility of the walkway and increases safety of pedestrians. Pedestrian crossing stripes are not to be placed as this resembles pedestrian crossings on roads and creates confusion as to who has priority.
29. Appropriate directional signage and line marking is to be strategically located and maintained throughout the on-site carpark to assist in directing vehicles around and through the facility.

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30. The provision of on-site car parking, including disabled parking, associated with the subject development shall be in accordance with Council requirements. All required car parking spaces are to be provided on site. Customer parking, particularly disabled parking, is to be located with convenient pedestrian access to the entry doors of the premises.
31. Provision for the parking of bicycles on site in accordance with AS 2890.3-1993 "Bicycle parking facilities" is required.
32. Should a tenancy require the use of trolleys for customers, trolley bays are to be provided within the car park for the control and storage of shopping trolleys. Trolleys are to be coin operated. Trolley locational diagram and specification is to be provided prior to the release of the construction certificate.
33. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed works and as required by the various public utility authorities or their agents. All services are to be located and designed in accordance with the RTA's Road Design Guide. It should be noted that the relocation of any utility service within the road reserve of a Classified Road will require RTA's concurrence under section 138 of the Roads Act 1993 prior to commencement of works.
34. All works associated with the proposed development shall be at no cost to the RTA or Council.
35. Should Council be nominated as the Principal Certifying Authority a site inspection is required prior to commencement of works and Council's building Surveyor will need to meet the owner, builder or authorised person on site for this inspection.
36. All work is to be carried out in accordance with the Environmental Planning and Assessment Act 1979, the Local Government Act (General) Regulation 2005, the Building Code of Australia and the approved plans and specifications and Council's Policy for Sediment and Erosion Control.
37. All plumbing and drainage works including levels shall comply with the provisions of the NSW Plumbing and Drainage Code. Attention is drawn to a minimum required distance of 225mm from the floor level to the finished ground level to allow for the proper placement of the yard gully.
38. The area beneath a concrete floor in contact with the soil is to be treated for termites in accordance with AS 3660 and a copy of the guarantee submitted to the Certifier.
39. Occupation Certificate is to be obtained from the Council before occupation.
40. Should Council be nominated as the Principal Certifying Authority then the following inspections are required with a Complying Component Certificate being issued by Council:
 - (a) Pier pads and/or blinding trenches prior to pouring concrete
 - (b) Foundations with footing steel reinforcement in position

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- (c) Concrete floor - waterproof membrane and steel reinforcement in position
- (d) Steel reinforcement for concrete tilt panels
- (e) Frame - wall and roof frame
- (f) Wall ties (Brick veneer construction) nailed in position
- (g) Wet area/flashings
- (h) Occupation - on completion of building

NOTE : These inspections must be performed by persons other than the designer and should be considered in addition to any normal Engineers Inspections.

- 41. Application for a Construction Certificate is to be approved prior to commencement of building work.
- 42. Structural Engineers details of the following shall be submitted to Council prior to the commencement of building works:
 - Footings
 - Floor
 - Stairs
 - Steelwork
 - Retaining Walls
 - Wall and Roof Framing
- 43. Operational toilet facilities are to be provided on site or within close proximity whilst construction work is being undertaken. If not located on site Council must be advised in writing of the toilet location prior to commencement of work.
- 44. Council requires the provision of an appropriate storage bin for any waste material during the course of construction to be located on site.
- 45. The Builder/Owner Builder is responsible for the placement of a sign on this building site, and if Council is appointed as the Principle Certifying Authority (PCA) for this development, then the enclosed sticker nominating Wagga Wagga City Council as the PCA, is to be placed on the Builders sign.
- 46. Stormwater generated on the subject site shall not discharge to the infrastructure within the Hammond Avenue, Tarcutta Street and Edward Street Underpass.
- 47. Prior to the issue of the Construction Certificate the applicant shall submit to Council for approval the following:
 - A detailed site plan showing the proposed method of draining the site
- 48. Sewerage from the site shall drain to one discharge point. The existing sewer spur shall be upgraded at full cost to the developer and carried out by a Council licenced approved contractor. These works shall be completed prior to the connection.
- 49. A concrete median shall be constructed in Lake Albert Road that follows the existing painted median. These works shall be at full cost to the developer and completed prior to occupation.

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50. The structural design shall take into account the previous development, unstable ground and service trenches.
51. Vehicular access within the road reserve shall be perpendicular to the Lake Albert Road kerb and gutter. The drives are to include kerb and gutter.
52. Prior to the issue of the Construction Certificate the applicant is to provide the Council with written confirmation from the public utility authorities providing approval of the construction of the deceleration left hand over their infrastructure.
53. Prior to the issue of the Construction Certificate the applicant is to submit to Council for approval a detailed design of the left hand turn deceleration lanes and the central median. The central median is to be designed in accordance with the following requirements:
- To allow B-double vehicles to turn from the existing driveway at Lot 11 DP 871169 into the north bound traffic lanes in Lake Albert Road.
 - To restrict all vehicles from turning right into the existing driveway at Lot 11 DP 871169 from the north bound traffic lanes in Lake Albert Road.
 - To allow B-double vehicles to turn into the existing driveway at Lot 11 DP 871169 into the south bound traffic lanes in Lake Albert Road.
- The design is to be in accordance with RTA Guidelines for length and width. The design is to be by a Council approved designer and submitted in Council standard drawing format, in accordance with Council Engineering Guidelines for Subdivision and Development.
54. All required works external of the site are to be supervised by a Project Manager and completed by a Council licensed approved contractor at full cost to the applicant.
55. A detailed design of any proposed road works within the road reserve shall be submitted to Council for approval prior to the release of the Construction Certificate. The works are to be completed by a licensed approved contractor and Council performing quality control checks in accordance with Council's Engineering Guidelines for Subdivision and Developments and the requirements of the RTA. The design is to be by a Council approved designer and submitted in Council standard drawing format, in accordance with Council Engineering Guidelines for Subdivision and Development.
56. The applicant shall, in conjunction with the main contractor, submit to Council for approval, a Construction Management Plan prior to the approval of any Construction Certificate or the commencement of any works, whichever occurs first. The plan must address, but is not restricted to the following:
- Location of site offices
 - Storage of materials related to the project
 - Noise issues and noise control measures
 - Hours of construction activities
 - Waste management and disposal
 - Dust control

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

57. A Traffic Management Plan for the construction phases of the development is to be prepared to the satisfaction of the Director of Planning, or their delegate, prior to the issue of the Construction Certificate. The plan must address, but is not restricted to the following:
- Access of construction vehicles to and from the site
 - Protection of adjoining properties, pedestrians, vehicles and public assets
 - Location of hoarding, Work Zone and other traffic control devices
58. Full time "No Stopping" restriction is to be implemented along the Edward Street frontage of the subject property prior to commencement of any work
59. All construction activities are to be undertaken from within the site. There is to be no requirement to park construction vehicles or place any materials on the road reserves adjoining the development site.
60. The work involves joining onto an existing road and this work will require approval under Section 138 of the Roads Act 1993. This will entail a written submission on your part and necessitate you or your consultant or the contractor, producing a certified TTP (Temporary Traffic Management Plan) for the works in this area. It should be noted that work in the existing Road Reserve can only commence after the plan has been submitted and then only in accordance with the submitted TTP.
61. A Soil and Water Management Plan shall be prepared in accordance with the current day standards, for example, the Department of Housings blue book titled "Managing Urban Stormwater Soils and Construction" and "Construction Site Erosion and Sediment Control" prepared by Soil Services and DIPNR. Advice on the preparation of the Soil and Water Management Plans may be obtained from the Catchment Manager, Department of Infrastructure Planning and Natural Resources, telephone 0269230519. This plan is to be included with the engineering and sewer plans.
62. The redundant gutter crossings and driveways shall be eliminated and the site reinstated, including the kerb, by a Council licensed approved contractor under Council supervision at full cost to the developer.
63. Any discharge of waste to sewer from non-domestic sources is subject to Council's Non-Domestic Waste to Sewer Policy. Approvals must be held for the discharge of any non-domestic waste to sewer throughout the life of this development. You are required to check with Peter Revell, Engineering Assets Division on 1300 292 442 to determine if an approval is required. No construction certificates will be released, or occupancy permitted, until this check is completed and approvals have been issued, if necessary.
64. Stormwater drainage shall be constructed and maintained so as to provide a 1 in 10 year pipe system, satisfactory overland flow path and not adversely affect adjacent properties.

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

65. Stormwater mains shall be extended to the site at full cost to the developer in accordance with Council's standards and policies. The works shall be carried out by a licensed approved contractor under Council supervision.
66. Storage of building goods and associated items shall be wholly upon subject site and not on adjacent Council owned land.
67. The paving of all vehicular movement areas shall be either hotmix sealed or 150mm of reinforced concrete as a minimum.
68. Supply any sewer or stormwater plans with pipe and pit sizing to meet the requirements of AS3500, to be approved by Council's Plumbing Inspector prior to the issue of the Construction Certificate.
69. Any sewer or stormwater works associated with the proposed development are to meet the requirements of AS3500. In this regard it may be necessary for you to contact a licensed plumber and drainer.
70. A Water Plumbing Certificate from Riverina Water County Council is to be submitted to Wagga Wagga City Council prior to the issue of a Final Certificate on any building work.
71. The applicant will register any water cooled cooling towers, warm water mixing systems, and spa pools installed on the premises with Wagga Wagga City Council.
72. The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise shall be emitted during either process. Such activities shall only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm excepting public holidays.
73. The owner is to take all reasonable steps to minimise dust generation during the construction process. To this end, on-site watering may be required.
74. The Applicant is to ensure that all waste materials are disposed of to a Wagga Wagga City Council approved or EPA licenced waste disposal facility. To deposit elsewhere is in breach of Environmental Legislation.
75. The lighting facilities are to be directed and treated so as not to cause an increase in light of more than 10 lux above the background light level at nearby residential properties. Ensure that car park and general lighting is not directed towards residential areas.
76. The operation of any plant or equipment used on site must not cause
 - A noise level that exceeds the background noise level by more than 5dB(A) when measured at a distance of 5 metres from any residence in the area.
 - An "Offensive noise" as defined in the Protection of the Environment Operations Act 1997.
 - The transmission of vibration to any place of different occupancy

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

77. All sediment and erosion control measures are to be constructed to prevent sediment from leaving the site or entering downstream properties, drainage lines, watercourses or environmentally sensitive areas.
78. Erosion and sediment control measures on the perimeter of the site must be installed prior to the commencement of any works.
79. All sediment and erosion control measures are to be regularly inspected and maintained. Measures are to be inspected following each rainfall event to ensure effectiveness is not compromised.
80. The subject land is covered by Council's Tree Management Policy. Trees impacting on the development shall not be removed from the site without first obtaining approval. Enquiries are to be made to Council's Tree Management Office by telephoning 6926 9653.
81. Establishment of three (3) street trees to Council's road reserve fronting Lake Albert Road shall be carried out at full cost to the developer. Species selection will be in sequence with Council's existing streetscape to Lake Albert Road (Acer x freemanii "Jeffersred", Autumn Blaze).
82. Street tree planting works shall be carried out by Council or an approved contractor. Council is to be notified of any contractor prior to the commencement of works.
83. As street trees will become an asset of Council, the developer shall provide Council specification for the purchasing of quality tree stock. Specification for quality tree stock shall be submitted for approval by the Director of Asset Services. It is recommended that the NATSPEC GUIDE for *Purchasing Landscape Trees* is utilised by the developer when ordering tree stock.
84. The developer shall provide Council a *Plant Schedule* for street trees indicating rootball container volume (litres), height of species (metres), and calliper (mm). Street trees shall be of advanced size to provide greater impact to the road reserve and the development.
85. A two years maintenance and establishment period shall comply with the proposed street tree planting fronting the development. During this period, the developer will be responsible for the ongoing establishment and maintenance to ensure a 100% survival rate.
86. A detailed landscape plan and legend for all areas of the development shall be submitted for approval by the Director of Planning or their delegate prior to the release of the Construction Certificate.
 - Landscaped area along the Lake Albert Road and Sturt Highway frontage shall provide high quality landscaping incorporating several shade trees whilst still allowing good visibility and surveillance to the proposed buildings beyond.
 - Landscaping within the development will contribute to the aesthetics of the proposed buildings whilst providing areas that can be enjoyed by customers

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

and staff.

- The developer is required to carry out the placement/establishment of shade trees where possible through the car parking areas to give further relief to the large expanses of hardstand car parking.
- Further enhancement of the western car park area at the rear of the development shall be achieved by provided landscaping. Existing shade trees shall compliment this area with additional plantings.
- All care shall be taken during construction of the proposed development to protect the existing mature trees situated within the ARTC land along the southern boundary of the development.
- A *Plant Schedule* indicating all plant species to be planted within the development shall be submitted for Council's approval. The *Plant Schedule* for the development shall include plant species, pot sizes, spacings and number.

87. The applicant will be responsible for the construction and ongoing maintenance of all landscaping proposed within the development.

88. The developer shall provide Council a *Landscape Maintenance Program* indicating a maintenance program proposed for the landscape areas. It should include, but not be limited to, the following:

Watering; Adjustment of irrigation systems; Rubbish removal; Replacement of failed plant material; Maintaining mulch; Pruning; Formative Pruning; Insect and pest control; Cleaning of surrounding areas.

An AMENDMENT was moved by Councillor R Goodlass and seconded by Councillor L Vidler:

That Council defer this matter to a future Planning Standing Committee to investigate further traffic management options.

The AMENDMENT on being put to the meeting was CARRIED.

That Council defer this matter to a future Planning Standing Committee to investigate further traffic management options.

CARRIED

RP-1 DIRECTORS REPORT

Recommendation:

On the Motion of Councillor R Goodlass and Councillor R Kendall

That Council receive and note this report.

MINUTES of the PLANNING STANDING COMMITTEE held on Wednesday 15 April 2009.

CARRIED

RP-2 DEVELOPMENT ACTIVITY REPORT FOR MARCH 2009

Recommendation:

On the Motion of Councillor R Kendall and Councillor L Vidler

That Council receive and note this report, as an update on development activity for March 2009.

CARRIED

RP-3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Recommendation:

On the Motion of Councillor D Argus and Councillor R Kendall

That Council note the commencement of the amendment to the State Environmental Planning Policy (Infrastructure) 2007.

CARRIED

MINUTES of the **PLANNING STANDING COMMITTEE** held on **Wednesday 15 April 2009.**

RP-4 DCP08/0011 - AMENDMENT TO WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2005 (BOOROOMA WEST)

Recommendation:

On the Motion of Councillor D Argus and Councillor R Goodlass

That Council:

- a adopt the amendment to Wagga Wagga Development Control Plan 2005, Amendment DCP08/0011, as revised, following the public exhibition of the amendment.**
- b give public notice of the adoption of Wagga Wagga Development Control Plan 2005 Amendment DCP08/0011 and advise the applicant of Council's decision.**

CARRIED

The Planning Standing Committee rose at 6:00pm.

FOR THE COMMITTEE

CHAIRMAN

RP-2

DEVELOPMENT ACTIVITY REPORT FOR APRIL 2009

APRIL 2009 ~ DEVELOPMENT APPLICATIONS APPROVED

APPROVED	DANO	ADDRESSES	DESCRIPTION	VALUE
Delegated Authority	DA08/0848	6 Kapooka Rd SAN ISIDORE NSW 2650	Proposed Shed	\$22,500.00
Delegated Authority	DA08/0909	17 Craft St LAKE ALBERT NSW 2650	Proposed Multi Unit Site to be Subdivided	\$120,000.00
Delegated Authority	DA09/0010	Po Box 60 WAGGA WAGGA NSW 2650	Commercial Developments - Proposed Fence	\$3,800.00
Delegated Authority	DA09/0044	Po Box 378 KODRINGAL NSW 2650	Proposed 2 x 2 Bedroom Units to be Subdivided	\$260,000.00
Delegated Authority	DA09/0055	Po Box 473 WAGGA WAGGA NSW 2650	Proposed 2 x 2 Bedroom Units Community Subdivision	\$380,000.00
Delegated Authority	DA09/0064	136 Hammond Ave EAST WAGGA WAGGA NSW 2650	Proposed Change of an Existing Block of 2 Flats, Shop & Gallery into a Block of 4 Flats	\$1.00
Delegated Authority	DA09/0071	1 Schipp St FOREST HILL NSW 2651	Proposed Garage & Carport	\$20,000.00
Delegated Authority	DA09/0078	Po Box 473 WAGGA WAGGA NSW 2650	Proposed Dwelling & Garage	\$265,000.00
Delegated Authority	DA09/0086	Po Box 95 WAGGA WAGGA NSW 2650	Proposed New & Replacement Signage & Painting of External Facade of Building in the Conservation Area	\$15,000.00
Delegated Authority	DA09/0091	40 Wagga Wagga St OJRA NSW 2650	Proposed Alterations & Additions to Dwelling in the Floodplain	\$43,500.00
Delegated Authority	DA09/0105	PO Box 20 WAGGA WAGGA NSW 2650	Proposed New Mezzanine Floor in Existing Hangar to Provide Training Offices & Conference Room	\$220,000.00
Delegated Authority	DA09/0110	Po Box 8032 KODRINGAL NSW 2650	Proposed Dwelling	\$160,000.00
Delegated Authority	DA09/0114	Po Box 5343 WAGGA WAGGA NSW 2650	Proposed Two Storey Dwelling	\$375,000.00
Delegated Authority	DA09/0116	321 Plumpton Rd WAGGA WAGGA NSW 2650	Proposed Shed	\$9,200.00
Delegated Authority	DA09/0119	138 Baylis St WAGGA WAGGA NSW 2650	Proposed Dwelling	\$190,000.00
Delegated Authority	DA09/0122	P O Box 34 WAGGA WAGGA NSW 2650	Proposed Swab Box & Vet Room	\$30,639.00
Delegated Authority	DA09/0131	28 Waranga Ave MOUNT AUSTIN NSW 2650	Continued Use of Pergola & Deck	\$2,500.00
Delegated Authority	DA09/0138	Po Box 473 WAGGA WAGGA NSW 2650	Proposed Dwelling, Garage & Patio	\$350,031.00
Delegated Authority	DA09/0140	44 Dalman Pkwy GLENFIELD PARK NSW 2650	Proposed Pergola (Unit 47)	\$7,160.00
Delegated Authority	DA09/0143	50 Coursing Park Rd DOWNSIDE NSW 2650	Proposed Dwelling	\$200,000.00
Delegated Authority	DA09/0145	19 Monaro Ct TATTON NSW 2650	Proposed 1 x 2 Bedroom & 1 x 3 Bedroom Single Storey Unit Development	\$358,000.00
Delegated Authority	DA09/0147	35 Menhaca Cres KODRINGAL NSW 2650	Proposed Inground Pool	\$27,500.00
Delegated Authority	DA09/0150	6 Wisteria Pl SPRINGVALE NSW 2650	Proposed Alterations & Additions	\$37,500.00

APRIL 2009 ~ DEVELOPMENT APPLICATIONS APPROVED

Delegated Authority	DA09/0151	42 Waiama Cres KOORINGAL NSW 2650	Proposed Inground Pool - 36,000 L	\$27,700.00
Delegated Authority	DA09/0152	68 Lamena Ave SAN REMO NSW 2262	Continued Use of Verandah	\$100.00
Delegated Authority	DA09/0155	41 Grievilles Cres LAKE ALBERT NSW 2650	Proposed Garage & Carport	\$4,800.00
Delegated Authority	DA09/0156	33 Lakeside Dr LAKE ALBERT NSW 2650	Proposed Dwelling	\$300,000.00
Delegated Authority	DA09/0161	Lot 2 Dukes RD WAGGA WAGGA NSW 2650	Proposed Additions & Alterations	\$80,000.00
Delegated Authority	DA09/0162	15 Taupo Dr LAKE ALBERT NSW 2650	Proposed Shed	\$7,500.00
Delegated Authority	DA09/0163	12 Melkin Ave GLENFIELD PARK NSW 2650	Continued Use of Carport	\$700.00
Delegated Authority	DA09/0165	Po Box 7329 MOUNT AUSTIN NSW 2650	Proposed Inground Pool	\$19,000.00
Delegated Authority	DA09/0166	98 Vincent Rd LAKE ALBERT NSW 2650	Proposed Dwelling & Garage	\$295,000.00
Delegated Authority	DA09/0167	5 Eleanor Pl GLENFIELD PARK NSW 2650	Proposed Pergola	\$7,000.00
Delegated Authority	DA09/0168	Po Box 473 WAGGA WAGGA NSW 2650	Proposed Dwelling	\$350,000.00
Delegated Authority	DA09/0169	19 Eyre St LAKE ALBERT NSW 2650	Proposed Patio	\$23,800.00
Delegated Authority	DA09/0170	8 Eleanor Pl GLENFIELD PARK NSW 2650	Proposed Dwelling & Garage	\$320,000.00
Delegated Authority	DA09/0171	5 Cottonwood Cl WAGGA WAGGA NSW 2650	Proposed Shed & Removal of Old Shed	\$9,800.00
Delegated Authority	DA09/0173	140 Mitchell Rd LAKE ALBERT NSW 2650	Proposed Pergola	\$2,000.00
Delegated Authority	DA09/0175	P O Box 8071 WAGGA WAGGA NSW 2650	Proposed Dwelling	\$400,000.00
Delegated Authority	DA09/0176	Po Box 376 KOORINGAL NSW 2650	Proposed Dwelling	\$245,000.00
Delegated Authority	DA09/0177	P O Box 213 WAGGA WAGGA NSW 2650	Proposed Enclosure of Existing Verandah	\$15,070.00
Delegated Authority	DA09/0179	86 Allonby Ave FOREST HILL NSW 2651	Proposed Patio	\$11,860.00
Delegated Authority	DA09/0180	14 Evangelist Ave LAKE ALBERT NSW 2650	Proposed Storage Shed	\$28,000.00
Delegated Authority	DA09/0182	66 Camlin Ave ASHMONT NSW 2650	Proposed Shed	\$10,000.00
Delegated Authority	DA09/0184	138 Baylis St WAGGA WAGGA NSW 2650	Proposed Dwelling	\$231,000.00
Delegated Authority	DA09/0186	23 Pugsley Ave ESTELLA NSW 2650	Proposed Carport	\$4,000.00

APRIL 2009 ~ DEVELOPMENT APPLICATIONS APPROVED

Delegated Authority	DA09/0188	84 Tarcutta St EAST WAGGA WAGGA NSW 2650	Proposed Pool	\$19,000.00
Delegated Authority	DA09/0196	18-20 Baker St URANQUINTY NSW 2652	Proposed Demolition of Existing & Construction of new Patio & Pergola	\$22,864.40
Delegated Authority	DA09/0197	28 Aujin St MOUNT AUSTIN NSW 2650	Proposed Dwelling	\$184,000.00
Delegated Authority	DA09/0198	14 Juniper Pl FOREST HILL NSW 2651	Proposed Enclosure of Existing Carport	\$10,000.00
Delegated Authority	DA09/0203	17 Michelia Dr SPRINGVALE NSW 2650	Continued Use of Pool	\$3,000.00
Delegated Authority	DA09/0205	22-24 Cynthia St TARCUITA NSW 2652	Proposed In ground Pool	\$32,165.00
Delegated Authority	DA09/0208	41 Lilli Pili Pl SPRINGVALE NSW 2650	Proposed Patios	\$19,924.00
Delegated Authority	DA09/0209	11 Wisteria Pl SPRINGVALE NSW 2650	Proposed Shed	\$23,695.00
Delegated Authority	DA09/0213	11 Wisteria Pl SPRINGVALE NSW 2650	Proposed Extension of Patio	\$24,500.00

RP-4

DCP09/0001 AMENDMENT TO WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2005 CHARLES STURT ESTATE



**Wagga Wagga
Development Control Plan 2005**

Chapter 47 Charles Sturt Estate – Boorooma

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1 Administration

1.1 Citation

This Chapter may be cited as Wagga Wagga Development Control Plan 2005 Chapter 47 Charles Sturt Estate - Boorooma. It constitutes a Development Control Plan prepared and adopted in accordance with the provisions of the Environmental Planning and Assessment Act and Regulations as amended.

This will be referred to later in this document as "the chapter".

1.2 Land to Which This Plan Applies

This plan applies to all land within the Boorooma East neighbourhood, bounded by Farrer Road to the north, Kingsford Smith Road to the east, Amundsen Street to the west and Cooramin Street and the Olympic Highway to the south.

The land that this Chapter applies to consists of the following lots:

Lot 1	DP 370643	32.8ha
Lot 2	DP 370643	1.6ha
Lot 1	DP 541676	8.7ha
Lot 3	DP 707289	6.9ha
Lot 3	DP 701188	7.1ha

1.3 Operation of the Plan

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979.

This plan is effective from the date the public notice of its approval is given in a local newspaper, or on a later date specified in the notice in accordance with Clause 21 of the Environmental Planning and Assessment Regulations 2000 and may be varied or repealed by Council in accordance with clauses 22 and 23 of the same Regulation.

1.4 Application of the Chapter

This Chapter has been prepared to provide:

- parameters in which the orderly progression of subdivision can take place; and
- a degree of predictability in the development of the land for the benefit of existing and future residents and other affected parties.

Each stage of subdivision is subject to development approval and will be individually assessed, based on information that is relevant to the specific site. Further investigation into site specific details may necessitate alterations to the plans that form part of this Chapter.



The information required to be submitted with each development application, to allow Council to properly assess an application, is outlined in the following sections.

Variation

Development of land to which this Chapter applies shall be generally in accordance with the provisions of this Chapter. Where Council is of the opinion that strict compliance with a specified numerical control or boundary requirement is unreasonable or unnecessary, it may permit a variation provided the aims and objectives of this plan are complied with. It is the applicant's responsibility to present sufficient evidence justifying the variation.



2 Objectives

Protect and enhance the viability of natural systems and avoid adverse environmental outcomes.

Create a neighbourhood with high level of amenity, a strong sense of connection to the environment and a sense of community.

Provide a long term planning framework for the area.

Provide for a variety of residential styles and living opportunities. Integrate the natural setting and existing infrastructure into the development.

Encourage the design of new development to relate to the characteristics and best use of the particular site.

Provide an open space network that caters for a variety of active and passive recreational opportunities.

"Raise the bar" for urban design and facilitate quality development in the neighbourhood.

3 Land Use Directions

Existing built form

Currently there are a few dwellings in the area and they are ancillary to small scale agricultural land use.

Future directions

The aim is a high quality neighbourhood providing a mix of low and medium density residential development, supported by infrastructure and services, landscaping of recreation and natural areas, connectivity for pedestrians, cyclists and vehicles, and achieving a sense of community.

4 Staging of Development

The future development of the neighbourhood of Charles Sturt Estate will occur in stages, as indicated the attached Staging Plan. The staging plan must be adhered to in order to achieve the objectives of ecologically sustainable development and the orderly and economic provision of development.



5 Land Use, Lot Size and Density

Objectives

- O1 Create residential development with a high level of amenity and sustainability.
- O2 Development that reflects environmental, social and economic sustainability.
- O3 Achieve dwelling densities that ensure full utilisation of all utility services in accordance with agreed servicing levels.

Controls

- C1 Neighbourhood includes street tree planting, enhancement of riparian corridors and preserves scenic views.
- C2 Subdivision preserves environmentally sensitive areas, provides accessible areas for recreation and includes a variety of lot sizes.
- C3 Density of subzones Residential 2(a) General (Urban Living Area) - 10 dwellings per hectare and Residential 2(c) Medium Density (Urban Living Area) – 40 dwellings per hectare.

To achieve the dwelling density within the Residential 2(a) (Urban Living Area) zone, dwelling entitlements may be transferred between stages of the subdivision providing that those stages are held within the one ownership.

With each Development Application for subdivision, the developer will provide the following information:

- o Number of dwelling entitlements available in the overall development site;
- o Number of dwelling entitlements utilised in previous stages;
- o Number of dwelling entitlements in proposed stage of subdivision; and
- o Number of dwelling entitlements that will remain following proposed stage of subdivision.

All proposed duplex sites or multi dwelling housing sites shall be nominated upon submission of the Development Application.



Building Design and Construction

Objectives

- O1 Protect the visual amenity of the natural ridgelines and historical landscapes.
- O2 Site and design buildings to meet community expectations in regard to privacy, solar access, views and residential character.
- O3 Encourage housing design that makes a positive contribution to both the built and natural environment.
- O4 Integrate parking and servicing access without compromising street character, landscape or pedestrian amenity.

Controls

- C1 Any future development visible from the Olympic Highway must maintain a rural presentation to the highway and preserve natural areas.
- C2 Ridgelines of all dwellings should be set below the ridgelines of all hills on which they are set
- C3 Dwellings and outbuildings will be designed and sited so they do not adversely affect other properties in terms of privacy, solar access and views.
- C4 Avoid large expanses of single materials such as unbroken external walls or roof lines and avoid the use of bright or reflective materials. Buildings on steep slopes must use stepped building forms to minimise cut and fill, to regulate the height of building, and to avoid disruption to groundwater flow.
- C5 Local roads and servicing easements to retain existing trees.

Energy and Water Efficiency

Objectives

- O1 Encourage climate responsive building design that: maximises the use of passive solar energy; includes shading devices to protect all windows from admission of summer sun and; avoids the obstruction of solar access due to poor subdivision design.
- O2 Incorporate water saving and water wise facilities as an integral part of the design and construction of all development.

Controls

- C1 Subdivision design shall respond to site characteristics of topography and natural areas, maximising solar access and useable private open space.
- C2 Develop a "Water Management Plan" in conjunction with the local water authority for the Charles Sturt Estate neighbourhood.



Setbacks

Space between buildings is important for privacy between neighbours and to maintain consistent streetscapes.

Street setbacks

Objectives

- O1 protect the visual amenity of the neighbourhood as well as natural ridgelines and drainage/creek lines.
- O2 enhance the general appearance and character of the streetscape and open space areas.

Controls

- C1 The minimum setback for local roads with a residential zone is 6 metres.
- C2 No building envelope shall encroach on any of the following:
 - o Existing or proposed service easements
 - o Wetlands/ponds
 - o Land designated as a buffer to existing tree/woodlot

Fencing and Landscaping in the Residential Zone

The design and construction materials for boundary fences for residential allotments that adjoin open space must provide a positive visual relationship between the allotment and the open space.

Objectives

- O1 Protect the visual amenity and aesthetics of the locality by encouraging fencing that is in context with the location.

Controls

- C1 Dwellings adjoining open space must front the open space, and fencing must include only 600mm solid or transparent material.
- C2 Rural style fencing of post and wire shall be used for any dwelling adjoining land zoned 7 Environmental Protection Zone.
- C3 Lots that have secondary frontage to Farrer Road require screen landscaping of their side boundary to ensure suitable visual presentation to and privacy from Farrer Road.



6 Infrastructure

Roads, Cycleways and Footpaths

Objectives

O1 To provide a network of vehicle, cyclist and pedestrian linkages within the neighbourhood and connecting to nearby development

Controls

C1 Roads are to be provided generally in accordance with Figure 3 Road Layout Plan. Figure 7 provides indicative detail of the embellishment of Farrer Road, Entry Road and Minor Entry Treatment.

C2 Cycleways, constructed in accordance with Council's standards, are to be provided by the developer generally in accordance with Figure 4 Cycleways/Pathways. The cycleways must be provided within 12 months of the construction of 80% of the dwellings within the stage of subdivision that includes the cycleway.

C3 Footpaths, constructed in accordance with Council's standards, are to be provided by the development generally in accordance with Figure 4 Cycleways/Pathways. The footpaths must be provided within 12 months of the construction of 80% of the dwellings within the stage of subdivision that includes the footpath.

Stormwater and Drainage

The development of Boorooma East requires an appropriate stormwater management system aimed at removing contaminants on-site before stormwater reaches the highly permeable alluvial system associated with the Murrumbidgee River floodplain. This will ensure that the receiving surface and groundwater systems, which are currently used to supply the City's town water requirements, will not be detrimentally affected by contamination.

Objectives

O1 To discharge water in a manner that will not impinge on adjoining catchments and ensures public safety.

O2 Provide well designed drainage corridors to allow ease of maintenance and to ensure stormwater system will not impinge on other functions of the open space network.

O3 To maintain the quality of stormwater leaving the site and the quality of all downstream water.

O4 To achieve the objectives of the Charles Sturt Estate Drainage Strategy.

Controls

C1 Stormwater drainage shall be provided throughout the development in accordance with Council's Engineering Guidelines for Subdivisions and Developments. Detailed calculations on stormwater management will be required at the subdivision application stage. Overall drainage catchments are shown as part of this DCP.

Stormwater Principles and Policies

- Management of runoff should maintain existing (environmental) flows to support habitats.
- Overland drainage systems should be incorporated into riparian corridors and open space where practicable to promote environmental and recreational outcomes.
- Stormwater detention facilities should be provided at a local catchment level and are best located toward the downstream end of the catchment, outside areas susceptible to flooding.
- Rainwater re-use where stormwater is collected should provide an alternative water source.
- Impervious surfaces/pavings should be controlled to limit the volume and rate of stormwater runoff.
- Water Sensitive Urban Design (WSUD) principles that control the quality of



- C2 Drainage lines and stormwater event areas will be managed through piped drainage and drainage easements.
- C3 A Development Servicing Plan will be prepared by Council, prior to the subdivision application stage that includes a drainage easement, to implement planting of the lineal park by the developer in accordance with the "Woodlots and Wetlands Runoff Water Management Boorooma Estate Wagga Wagga" plan.
- C4 Charles Sturt Estate Drainage Strategy for the site is to be submitted with the development application for any future subdivision in Charles Sturt Estate. Detailed drainage design plans for each stage of subdivision must be submitted with the development application for that stage of subdivision.

stormwater discharge should be incorporated. Specific measures include wetlands bioretention swales and maintenance of environmental flows.

Salinity

Information on groundwater heights, quality and movement is required to determine if there is a risk of rising water tables and salinity at this location.

Objectives

- O1 To provide information on groundwater levels within the site to ensure new development does not adversely impact upon the existing water table.
- O2 To ensure that mitigation of any groundwater management issues is the responsibility of the developer.
- O3 To improve Council's knowledge of groundwater and salinity information for this area.

Controls

- C1 Council will require a preliminary investigation of the area as part of the initial Development Application, by way of installing monitoring bores as advised by the Department of Water and Energy, to identify if there is a reasonable buffer between the shallow aquifer and the height at which development will occur, or the potential for a perched aquifer to establish beneath the site.
- C2 If a shallow aquifer is identified, appropriate mitigation measures should be incorporated into the conditions of consent, and monitoring of the aquifer should commence to ensure any impacts from development are identified as early as practical.
- C3 Any monitoring bore installed on the site be incorporated into Council's urban salinity monitoring network.



Sewer

Objective

O1 To cater for the efficient provision of sewer network.

Control

C1 The developer shall be responsible for providing reticulated mains sewer supply to allotments, including associated pump stations, to the satisfaction of Council. A sewer plan is included as part of this DCP.

Water Supply

Objective

O1 To cater for the efficient provision of a water supply to the neighbourhood.

Control

C1 The developer shall provide reticulated water supply to all allotments in accordance with the requirements of the service authority. The developer shall be responsible for meeting the cost of internal water reticulation mains and extension of existing mains where necessary.

Electricity

Objective

O1 To cater for the efficient provision a public utility network.

Control

C1 The developer shall be responsible for providing electricity to all lots in the subdivision to the satisfaction of the service provider.

Gas

Objective

O1 To cater for the efficient provision a public utility network.

Control

C1 The developer shall be responsible for providing gas to all lots in the subdivision to the satisfaction of the service provider.

Telecommunications

Objective

O1 To cater for the efficient provision a telecommunications network.

Control

C1 The developer shall be responsible for providing telephone and broadband internet connections for all allotments to the satisfaction of the service provider.



7 Aboriginal Heritage

Objective

- O1 To respond to the archaeological sensitivity of any site, which is identified as having low to high sensitivity.

Control

- C1 Further investigations of sites identified as being of moderate to high archaeological sensitivity are required at the Development Application stage to ascertain whether Aboriginal objects or sites are present. Should investigations demonstrate the presence of objects, development proposals and management practices will be required to ensure the conservation of objects and sites.

8 Environmental Management and Biodiversity

Bushfire Management

Objective

- O1 To reduce the risk of bushfire within the subject site.

Control

- C1 Referral to Rural Fire Service is required for subdivision stages containing land zoned 6 Open Space or 7 Environmental Protection.

Native Vegetation and Tree Cover

Objectives

- O1 To conserve existing native vegetation and establish new native vegetation in order to reduce the potential for dryland salinity, groundwater recharge and soil erosion.
- O2 To maintain and enhance biodiversity.
- O3 To improve bank stability and the habitat value of riparian areas.
- O4 To conserve existing granite outcrops within the site.

Controls

- C1 White Box, Yellow Box, Blakely's Red Gum Woodland, Swift Parrot or Superb Parrot habitat is retained within areas of Open Space or Environmental Protection, and generally not within residential allotments. Figure 1 provides detail of the land constraints associated with the Zone 7 Environmental Protection land. A plan is to be submitted with the development application for each stage of subdivision indicating which trees on the subject land are to remain and which trees it is proposed to remove.
- C2 Compensatory tree plantings must use a minimum 10:1 ratio of trees planted to trees removed for each native tree to be removed, and revegetation and landscaping should use locally native species

Consideration will only be given to the removal of native trees following a thorough assessment of their value. An assessment of these trees shall take into account the following matters:

- o their potential to provide habitat for wildlife;
- o the results of the assessment undertaken in accordance with the requirements of Section 5A of the Environmental Planning and Assessment Act 1979 and the results of any Species Impact Statement if required;
- o their function and capacity in reducing groundwater recharge;
- o their aesthetic value and their potential to be incorporated as an attractive feature for the area; and
- o their age, health and condition.

Scattered trees, particularly large hollow bearing trees, must be retained wherever possible in open space and on larger allotments.



City of Wagga Wagga

from seed of local provenance.

- C3 Revegetation of riparian areas must use locally native tree and shrub species.
- C4 Existing granite outcrops must be retained in areas of open space or environmental protection.

Corridors and Flyways

Objectives

- O1 To protect existing wildlife habitat within the area.
- O2 To provide for public use of natural areas where this does not affect the environmental role of the area.

Controls

- C1 The existing reserve along Amundsen Street is to be retained and enhanced as a lineal park and extended to include passive recreation and neighbourhood parkland. Existing box-gum woodland along Farrer Road shall be preserved.
- C2 Pathways and cycleways shall be located to avoid unnecessary loss of significant contributors to the box-gum woodland.

Consideration will only be given to the removal of these trees following a thorough assessment of their value as detailed above.

The Land and Water Management Plan to be prepared for each stage of development requires the following:

- o Revegetation and landscaping must use locally native species from seed of local provenance where possible.
- o For the purpose of regeneration seed must be collected from trees to be removed.
- o Weeds must be adequately controlled along the access route to limit the seed set prior to excavation.
- o Areas of vegetation must be fenced to protect from construction activities.
- o Revegetated areas must be monitored for a period of five (5) years to ensure the establishment of planted vegetation. Within this period all plants that die must be replaced.

The Soil Erosion and Sedimentation Plan to be prepared for each stage of development must require that stockpiled soils and plant equipment must not be located in areas of remnant vegetation or outcropping rock.



9 Recreation

Open Space

Objectives

- O1 To develop an open space network that facilitates the protection of key environmental and cultural qualities contained within the site and to ensure connectivity by way of linkage of the open space network that provides useable and aesthetically pleasing areas for the community's needs.
- O2 To provide open space areas with natural surveillance from surrounding dwellings.
- O3 To providing planting throughout the neighbourhood, especially in the public places and streets, to create a pleasant microclimate and mitigate the effects of extreme temperatures.
- O4 To provide a lineal park that benefits the existing and future residents of Boorooma.

Controls

- C1 Open space provided is to be located in accordance with Figure 2 Open Space Network. Footpaths and cycleways included within the open space must be constructed by the developer, as shown in Figure 2.
- C2 Dwellings adjoining open space must front that open space.
- C3 Landscaping shall occur with locally native vegetation with approval by the Director of Asset Management prior to planting works. The Hilltop Park must be embellished by the developer within 12 months of the release of the stage of subdivision that includes that park. The park shall be landscaped with plantings, seating of low visual impact, paths and irrigation, with plans approved by the Director of Asset Management prior to release of the subdivision plan. Figure 5 provides a Landscaping Plan (subject to final Council approval).
- C4 Figure 6 provides indicative detail of the embellishment of the Lineal Park. Figure 7 provides indicative detail of the embellishment of the Hilltop Park.

Appendix

Background Information

The subject land was zoned as Future Urban in 1985 and has been part of the urban land release strategy since the mid 70's when Council adopted Strategy Plan 'C' – Planning for the City of Wagga Wagga.

Council has undertaken several studies over the past 15 years in an endeavour to refine the proposed layout of the Boorooma Neighbourhood including the introduction of Ecologically Sustainable



Development principles. This was to ensure the neighbourhood provided a residential living environment that would meet the expectations of individual households and the community overall.

Previous studies included work by Graham Moseley Planning, the Urban Design Advisory Service (UDAS) - a former section of the NSW Department of Planning, R J Nairn & Partners (Traffic Consultants) and Woodlots & Wetlands P/L (Civil Engineering Consultants). Council has also prepared surveys and preliminary designs in support of the development of this neighbourhood.

In 2001, Council resolved to adopt a Structure Plan for the Boorooma Neighbourhood based on the work by UDAS. The Structure Plan included recommendations for the location of broad landuse groups, roads, drainage and open space infrastructure. Council also resolved to promote the further development of Boorooma by encouraging landholders west of Amundsen St to pursue an agreed subdivision masterplan to enable development applications to be lodged individually. In relation to land east of Amundsen St (Boorooma East), Council resolved to "...support the concept of rezoning land within the suburb of Boorooma located to the east of Amundsen Street from Future Urban to residential subject to the completion of an environmental study and the submission of a joint application from affected landholders. Such a rezoning is to have consideration for the Structure Plan adopted over the site and also Draft Development Control Plan No. 17. All costs of the rezoning are to be met by the landholders."

A rezoning application was lodged with Council in Dec 2005 by the landholders of Boorooma East. Council advised that further studies were required to progress the application and that the application would progress in conjunction with the preparation of the new City Local Environmental Plan and Development Control Plan.

In 2007, Council adopted the Wagga Wagga Spatial Plan and resolved to prepare a draft Citywide LEP based on the recommendations of the Spatial Plan. Boorooma East was included for rezoning to residential to address future demand for housing sites. Preparation of the Local Environmental Studies included a commitment from the current Boorooma East Landholders to partly fund their applicable proportion of the background studies.

In December 2007, Council (via the Planning Panel) resolved to accept a draft Citywide LEP and supporting LES and forward to the Department of Planning for endorsement prior to exhibition.

As a result of delays in the finalisation of the Citywide LEP with the Department of Planning, Council resolved to prepare an amendment to the current LEP1985 (now draft Amendment 67) specifically addressing the rezoning of Boorooma East to facilitate neighbourhood development.

This draft Development Control Plan aims to support the strategic direction of the draft LEP and provide more detailed development guidelines to ensure ecologically sustainable development of the land.

Relationship to Other Planning Documents

This Chapter supports the objectives and recommendations of Council's existing policies, in particular:

- o Wagga Wagga Local Environmental Plan 1985;
- o Vision 21 Land Use Strategy May 2006;
- o Section 94 Contributions Plan 2006;
- o Recreation Plan 2005;
- o Cultural Plan 2006 - 2015;
- o Community Social Plan 2009-2013
- o Noxious Weed Policy;
- o Tree Management Policy
- o Signs for Parks, Gardens and Public Reserves
- o Water Management Plan;
- o Engineering Standards and Development Guidelines;
- o Compliance and Enforcement – Development and Building;
- o Leasing and Licensing Policy;
- o Roads Policy No 1 – Master Road Policy



- o Roads Policy No 3 – Activities on Road Reserves
- o Roads Policy No 6 – Street Trees
- o Sewer Policy;
- o Stormwater Policy;
- o Economic Development Strategy –Grow_Wagga Wagga
- o Draft Management Plan 2008-2012
- o Generic Plan of Management for Open Spaces within the Wagga Wagga Local Government Area 2008-1013, and
- o Other relevant chapters of Wagga Wagga Development Control Plan 2005.

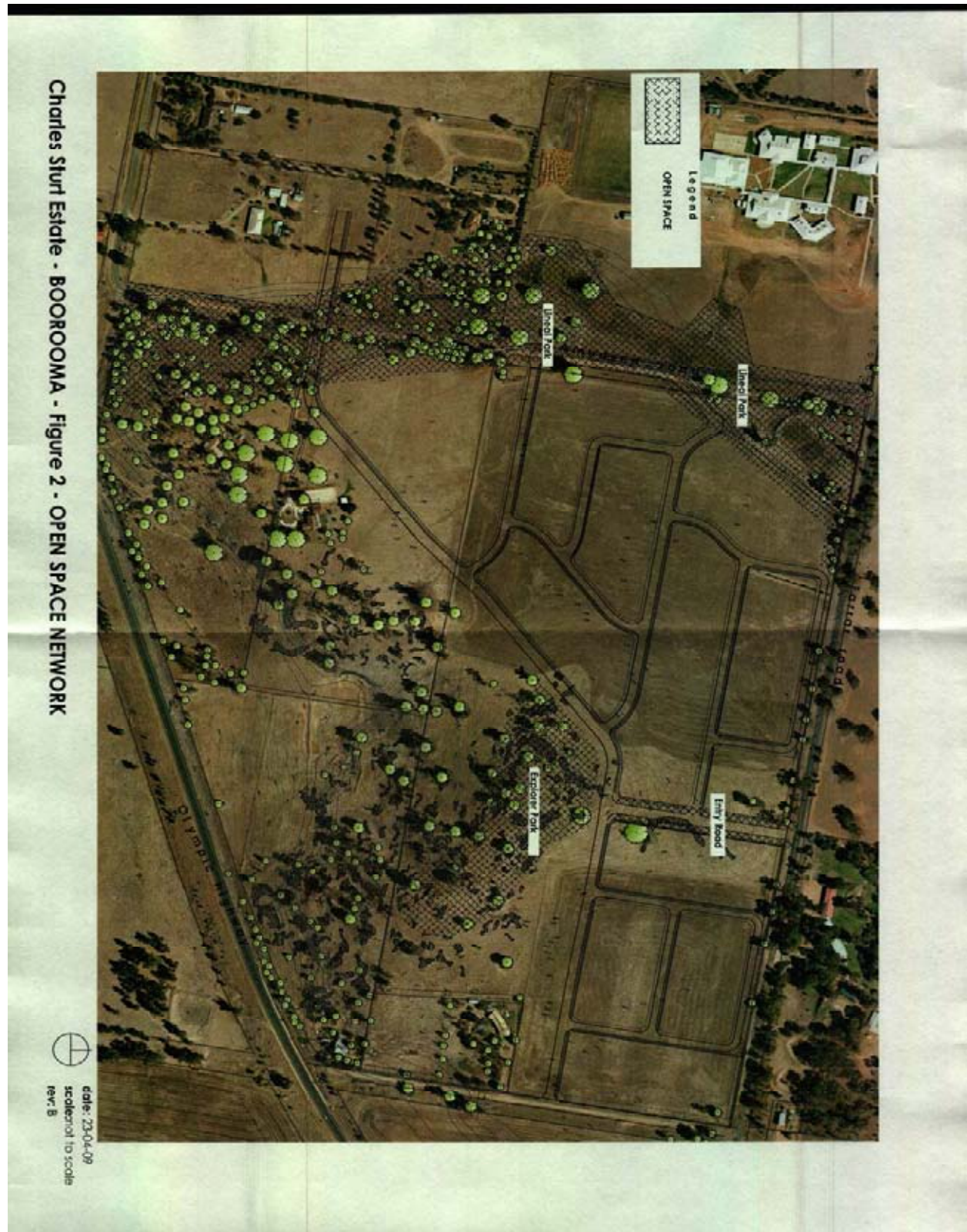
This Chapter is to be implemented in conjunction with Council's existing policy documents.

Relevant studies and reports required to be considered for development within the land to which this

Chapter applies:

- o Boorooma Estate Development Strategy, Urban Design Advisory Service (UDAS)
- o Boorooma East Local Environmental Study
- o Draft LEP Amendment No 67 Boorooma East

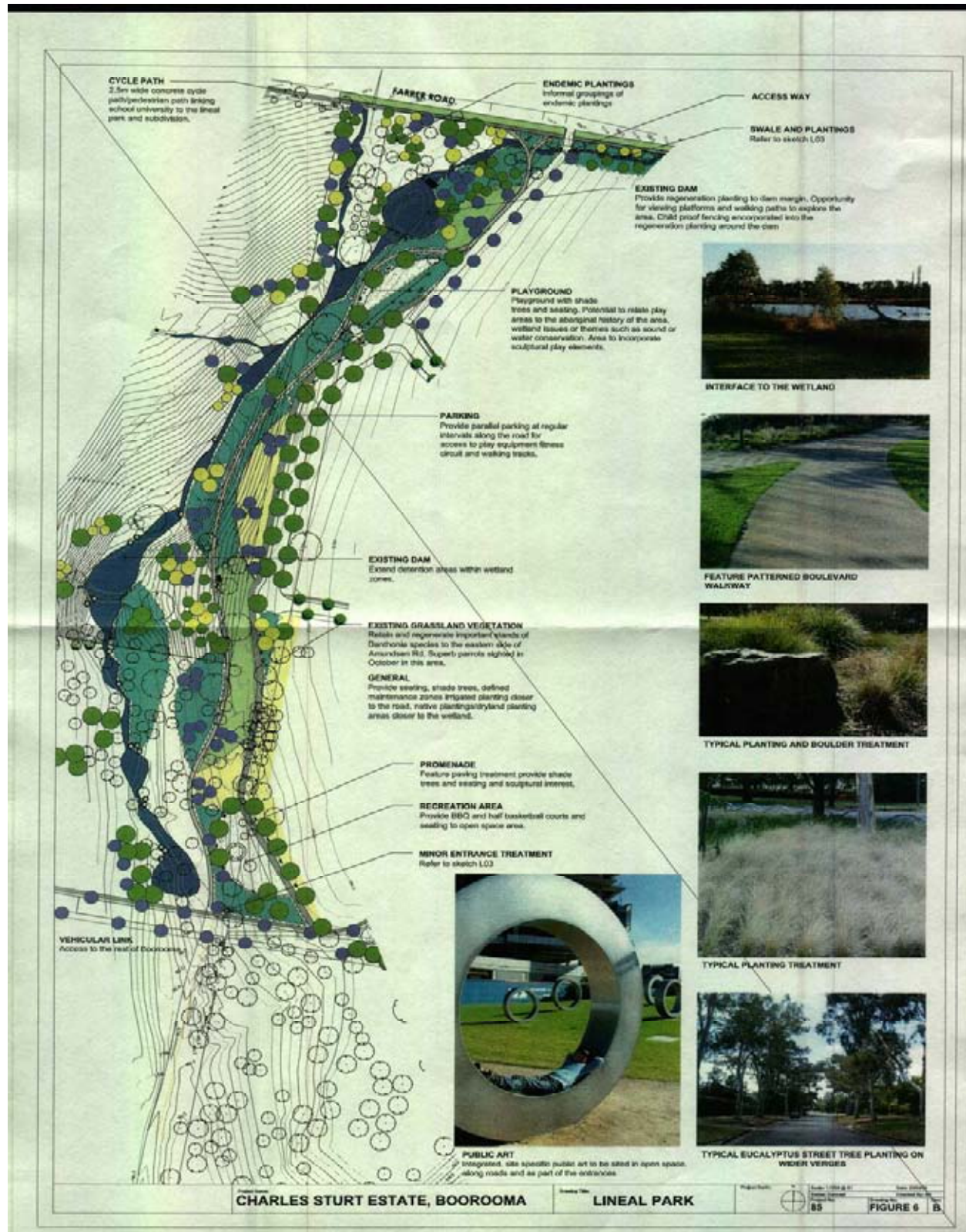


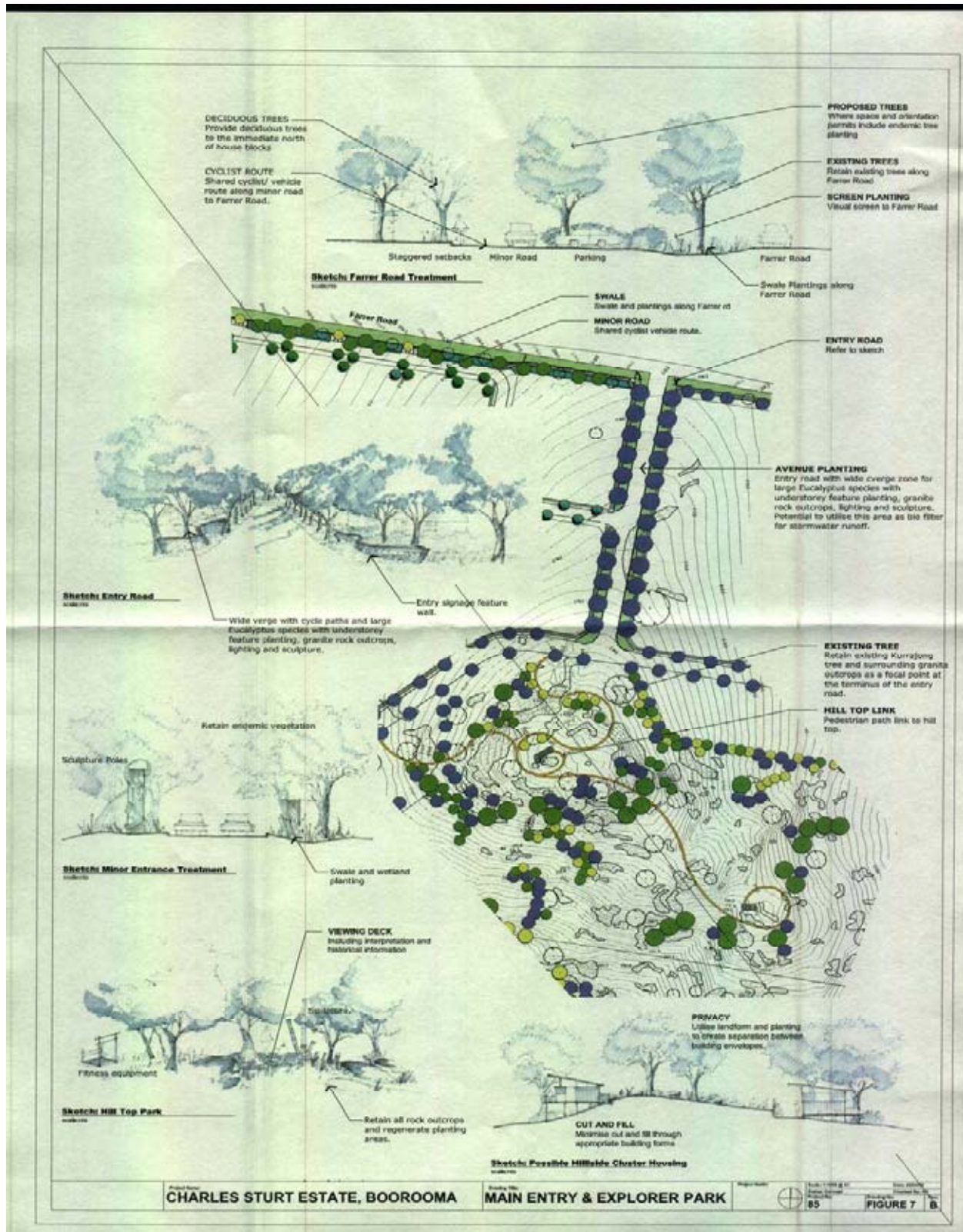


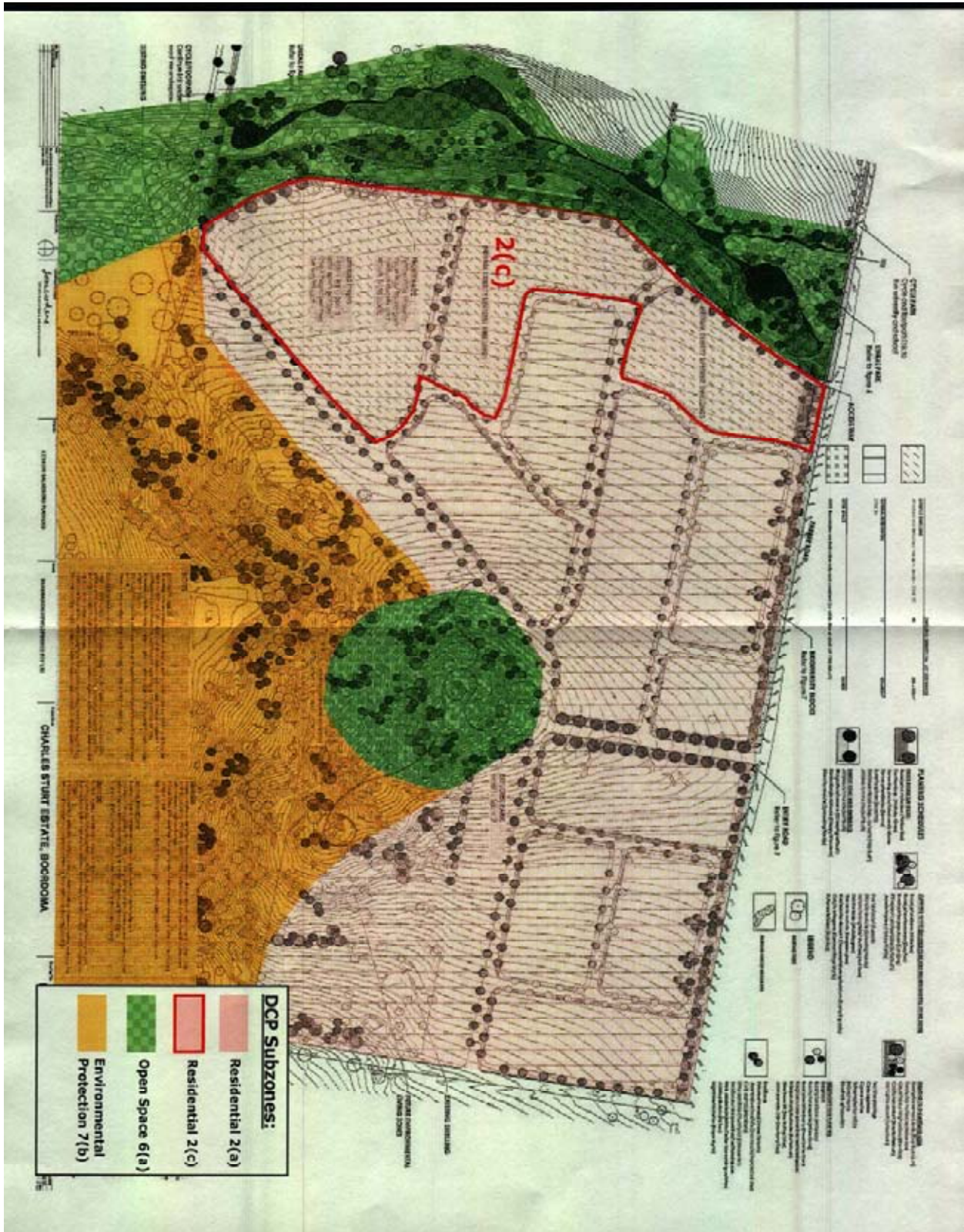


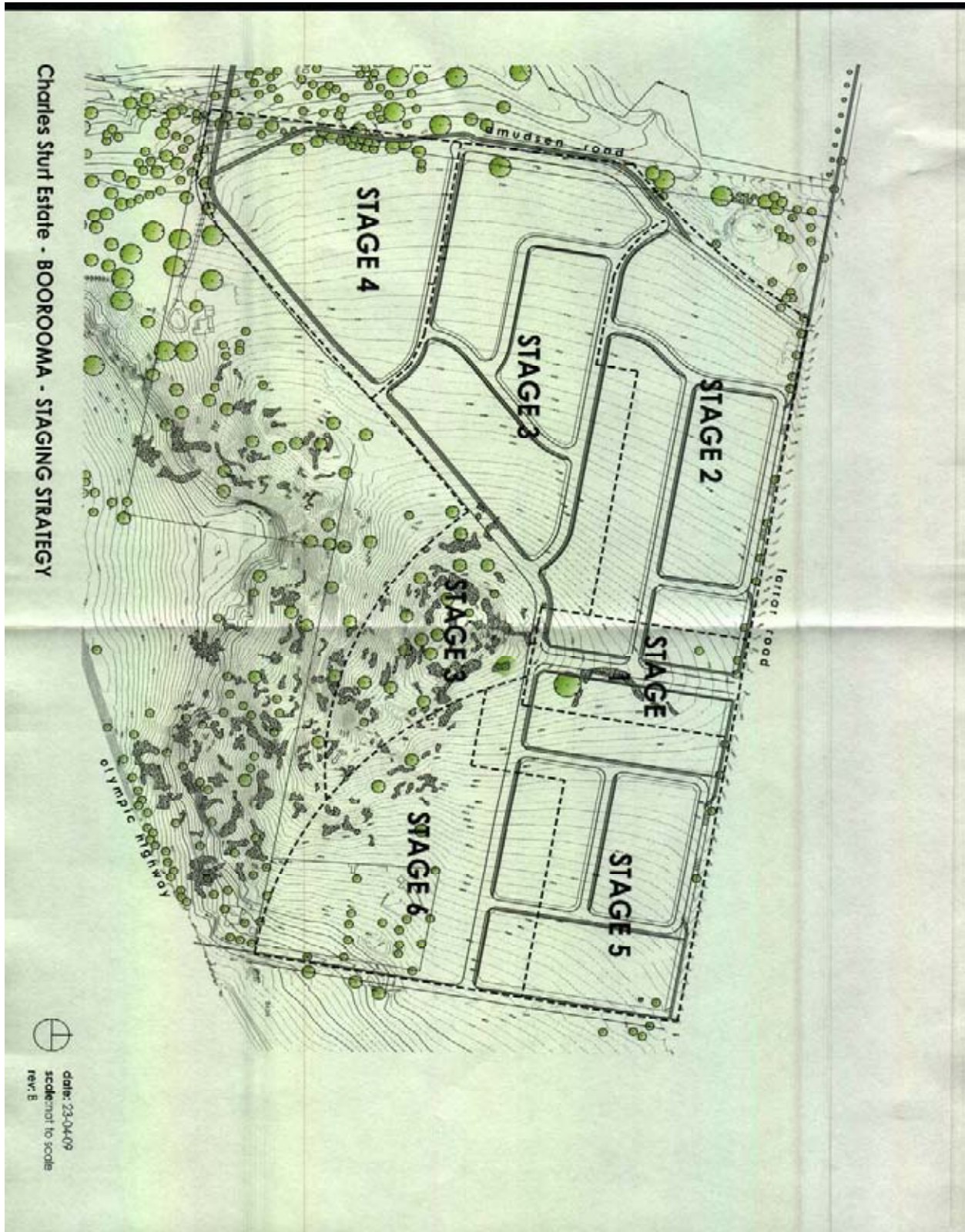


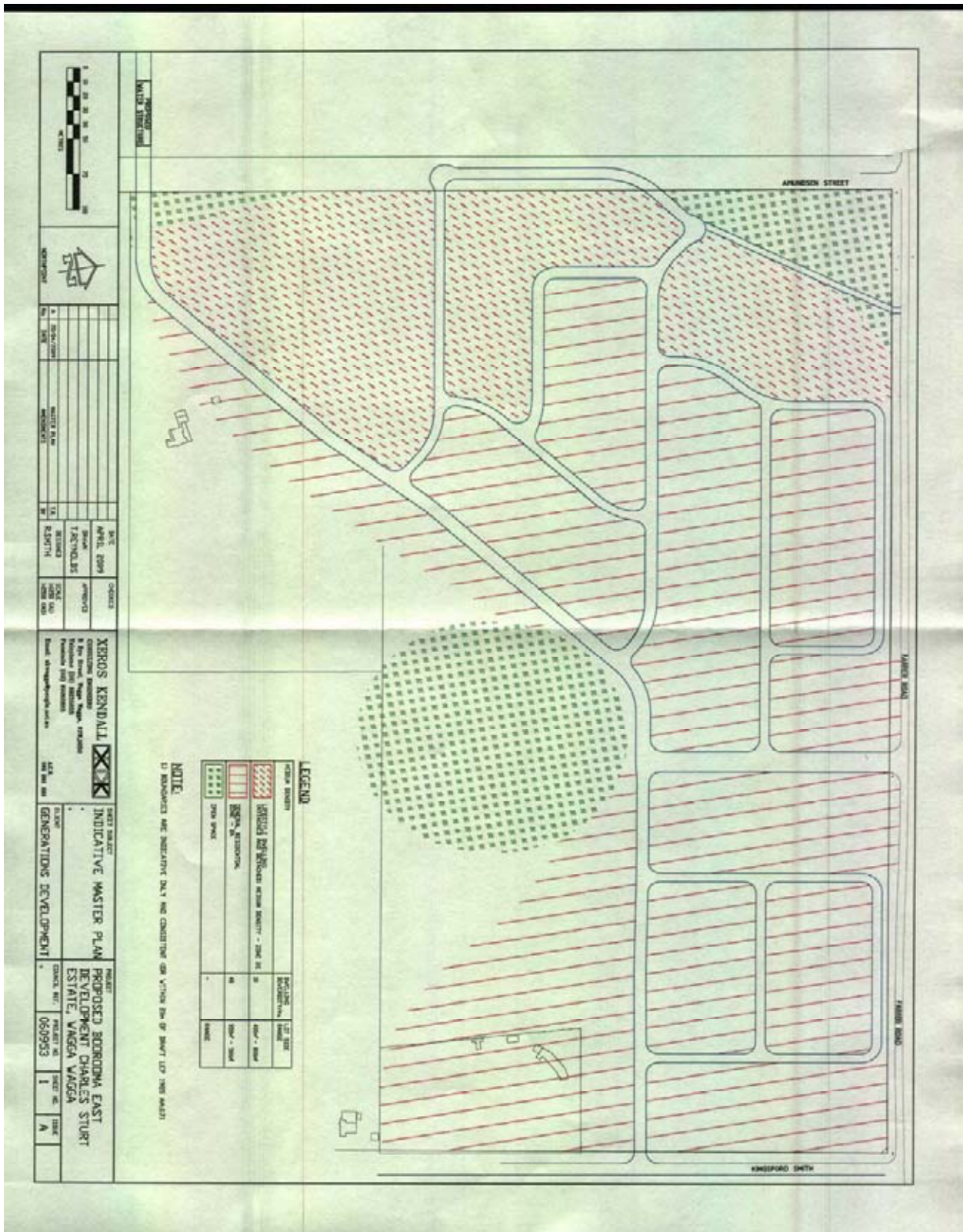


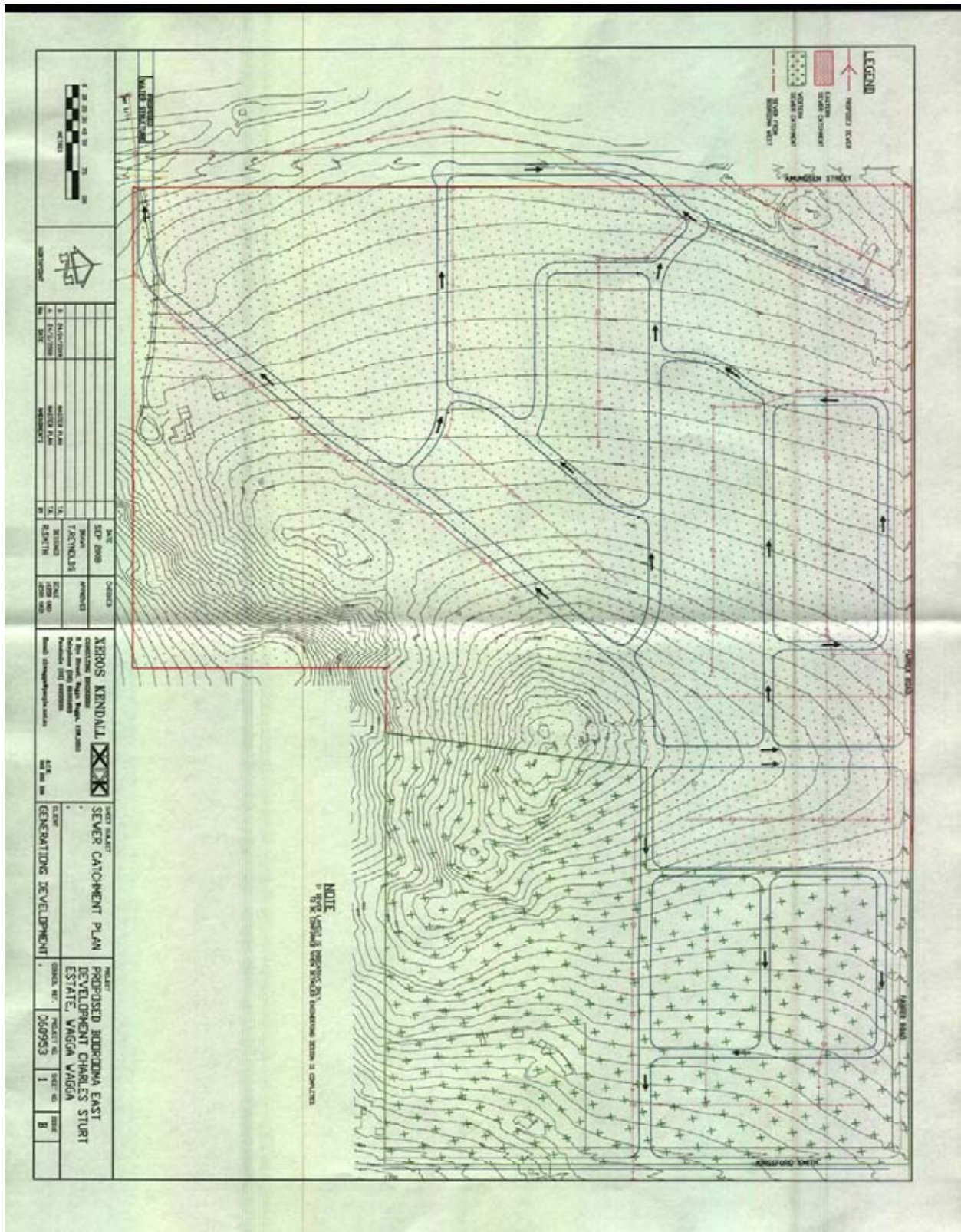


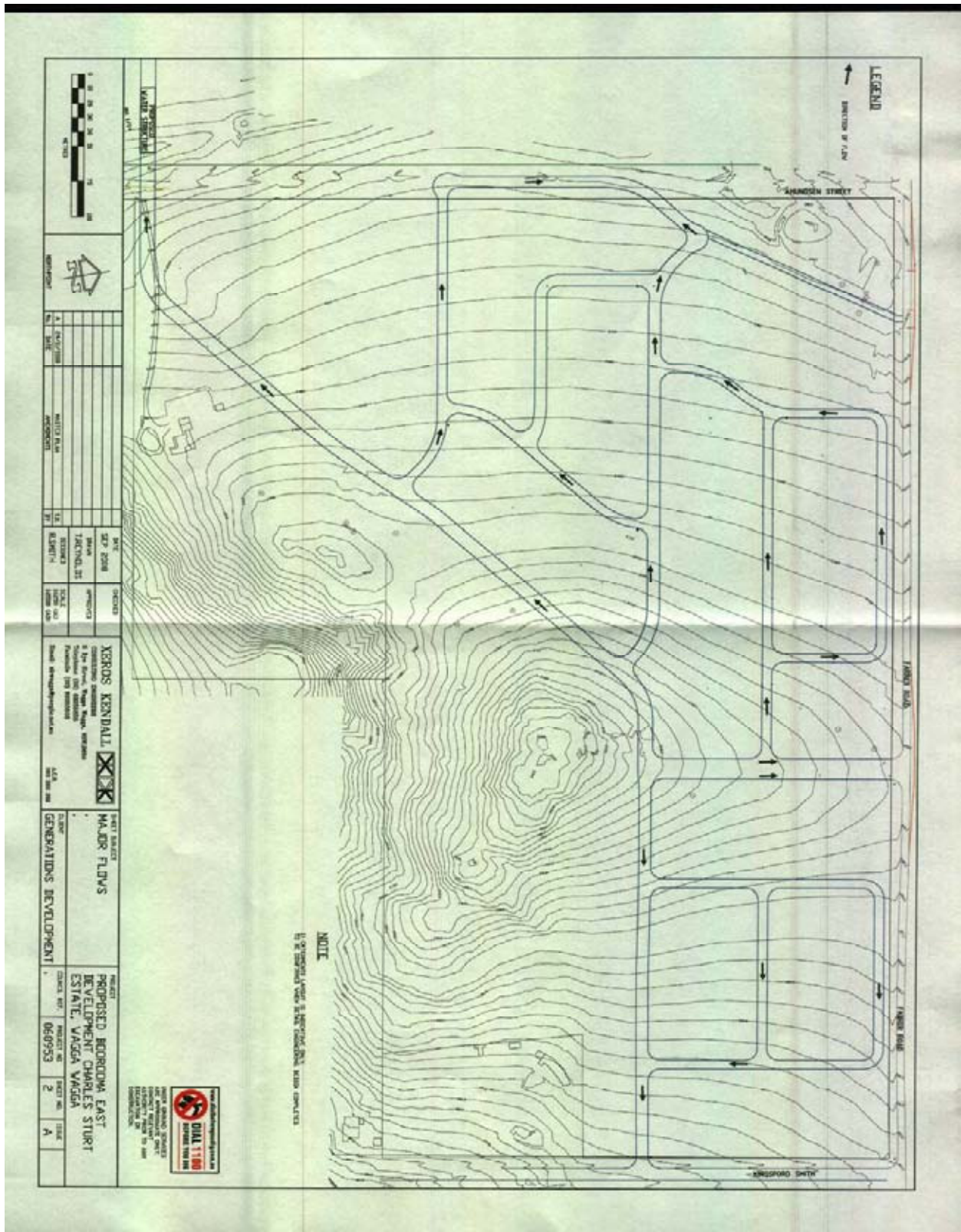












PROJECT	
PROJECT NO.	060953
PROJECT NAME	PROPOSED RESIDUAL EAST DEVELOPMENT CHARLES STURT ESTATE, VASGA VASGA
PROJECT DATE	2
PROJECT SHEET	A

CLIENT	
CLIENT NAME	MR. & MRS. CHARLES STURT
CLIENT ADDRESS	123, SANDGLEN STREET, VASGA VASGA
CLIENT CONTACT	060953

DESIGNER	
DESIGNER NAME	MR. & MRS. CHARLES STURT
DESIGNER ADDRESS	123, SANDGLEN STREET, VASGA VASGA
DESIGNER CONTACT	060953

DATE	
DATE	06/09/09
DATE	06/09/09
DATE	06/09/09

PROJECT	
PROJECT NAME	PROPOSED RESIDUAL EAST DEVELOPMENT CHARLES STURT ESTATE, VASGA VASGA
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PROJECT SHEET	2
PROJECT DATE	A



NOTE
 ALL DIMENSIONS ARE TO CENTRE OF ROAD UNLESS OTHERWISE SPECIFIED

LEGEND
 (Symbol) SANDGLEN STREET
 (Symbol) HARDY ROAD
 (Symbol) ALMA ROAD



CHARLES STURT ESTATE
BOOROOMA



Masterplan
Specifications

LENNON SALVESTRO PLANNING

**Neighbourhood Masterplan prepared by
Lennon Salvestro Planning**
16 Fitzmaurice Street
PO Box 215
WAGGA WAGGA NSW 2650

Telephone: (02) 6971 7799

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Disclaimer

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1. INTRODUCTION

The purpose of the masterplan specifications are to provide guidance for the strategic direction of the Charles Sturt Estate Neighbourhood, as well as to provide detailed development guidelines to ensure ecologically sustainable development of the land.

The fundamental aims are to provide for the facilitation of a neighbourhood consisting of residential design that fosters protection of amenity as well as creating a strong identity and sense of place. The result will be a landmark neighbourhood incorporating best practice for urban design in an environmentally sustainable development.

The masterplan specifications translate a staging strategy that determines the future hierarchy in which development and infrastructure will take place, provide guidelines for pedestrian and vehicular access, as well as recreational space and amenity.

2. DENSITY

The potential population of the Charles Sturt Estate is approximately 1350. This figure is based on 524 dwellings (being a combination of low density (general residential) and medium density, Urban Living Area) x 2.5 persons per dwelling (Source: 2006 Census).

2.1 Subdivision Layout and Lot Sizes

The layout incorporates predominantly low density lots (general residential) suitable for detached housing. Lots have also been identified for medium density opportunities across the site to cater for integrated housing developments and seniors living.

The following lot sizes are proposed:

Lifestyle dwellings (attached and detached) medium density	350m ² - 500m ²
General residential zone	400m ² to 800m ²
Lifestyle Lots (rural living in residential environment)	> 2000m ²
Seniors Living	N/A

3. DRAINAGE AND STORMWATER MANAGEMENT

The stormwater catchment areas shown on the 'Overall Catchment Plan' are indicative overland sub-catchment areas from the site. It is intended the western side of the development will have stormwater/drainage directed towards the existing watercourse which would then flow under a new bridge connecting Charles Sturt Estate to Boorooma west. The watercourse ultimately flows through culverts under the Olympic Highway to the Murrumbidgee floodplain.

It is anticipated that the development will not result in any increase in peak flow in the hydrograph at the culvert due to the sub-catchment being located at the bottom of the main creek catchment. In a rainfall event, flows from the development will discharge through the Olympic Highway culverts before the peak flow came from the entire catchment. Should indication of increased flows become evident during detailed design, detention could be provided for on the northern side of the proposed bridge as well as in the vicinity of the existing dam is on the southern side of Farrer Road.

The stormwater from the eastern side of the development would flow towards another culvert under the Olympic Highway through to the Murrumbidgee floodplain. Once again it is anticipated that the proposed development would not result in an increase in peak flow to the hydrograph in the total catchment for the culvert.

4. SEWER MANAGEMENT

Currently a direct connection point for the sewer does not exist. It is intended to reticulate the sewer from the western side of the development on a suitable alignment to Boorooma west which would then connect to a pump station on the northern side of the Olympic Highway. This would cater for both developments and pump the sewer to the southern side of the Olympic Highway to the existing Council sewer trunk main.

An additional pump station would be required to pick up the sewer from the eastern side of the development, and any other zoned land, to a proposed pump station on the northern side of the Olympic Highway. This would connect to the existing Council trunk main on the southern side of the Olympic Highway.

5. ROAD NETWORK

The Road Strategy as shown in Figure 3 – Road Hierarchy Plan, provides details of the proposed street layout, hierarchy and design specification guidelines for carriageways and verges. These specifications have been prepared from advice given by Council's Planning Consultants, and are modeled on those set out in Landcom's *Street Design Guidelines - MODEL STREET TYPES*.

5.1 Existing Road Network

The existing road network includes Farrer Road, Amundsen Street, and Kingsford Smith Road.

Farrer Road, Collector Road 1 (C1) is a two-lane sealed road that provides secondary access to the University and connects with Olympic Way via Coolamon Road.

Amundsen Street is an unsealed road that connects Cooramin Street (Boorooma West) to Farrer Road.

Kingsford Smith Road is an unsealed road running off Farrer Road to provide property access without connecting to Olympic Way.

5.2 Proposed Road Network

The proposed road network comprises the construction of two primary collector roads, C2 and C3 that will connect Farrer Road to the southwest of the neighbourhood via the hilltop park. These collector roads provide connection to the internal road network.

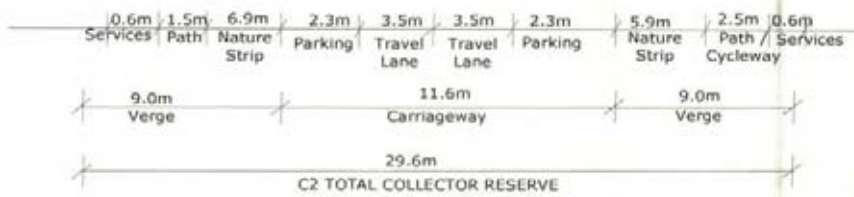
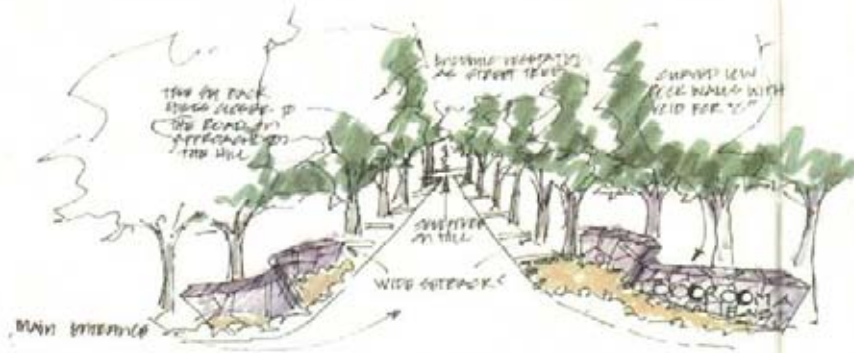
5.2.1 Indicative Collector Road 2 (C2)

C2 provides entry to the neighbourhood, linking Farrer Road to the hilltop park. C2 also provides an entry statement to the neighbourhood by construction of an avenue that contains wide planting areas on either side of the road for native vegetation, grasses, granite rocks outcrops, lighting and sculpture.

C2 provides visual linkage to the hilltop park as well as contributing to the retention of rural context.

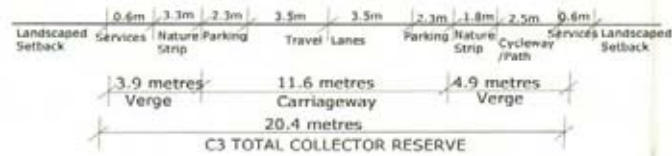
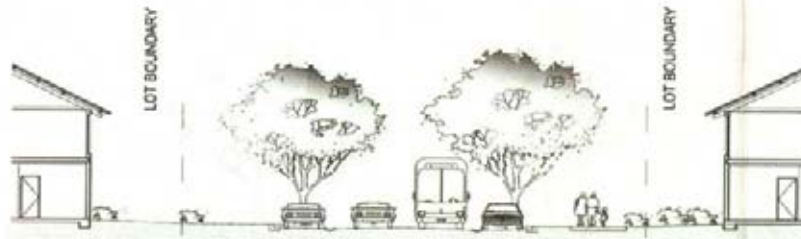
The cross section below indicates proposed road specifications.

Lennon Salvestro Planning



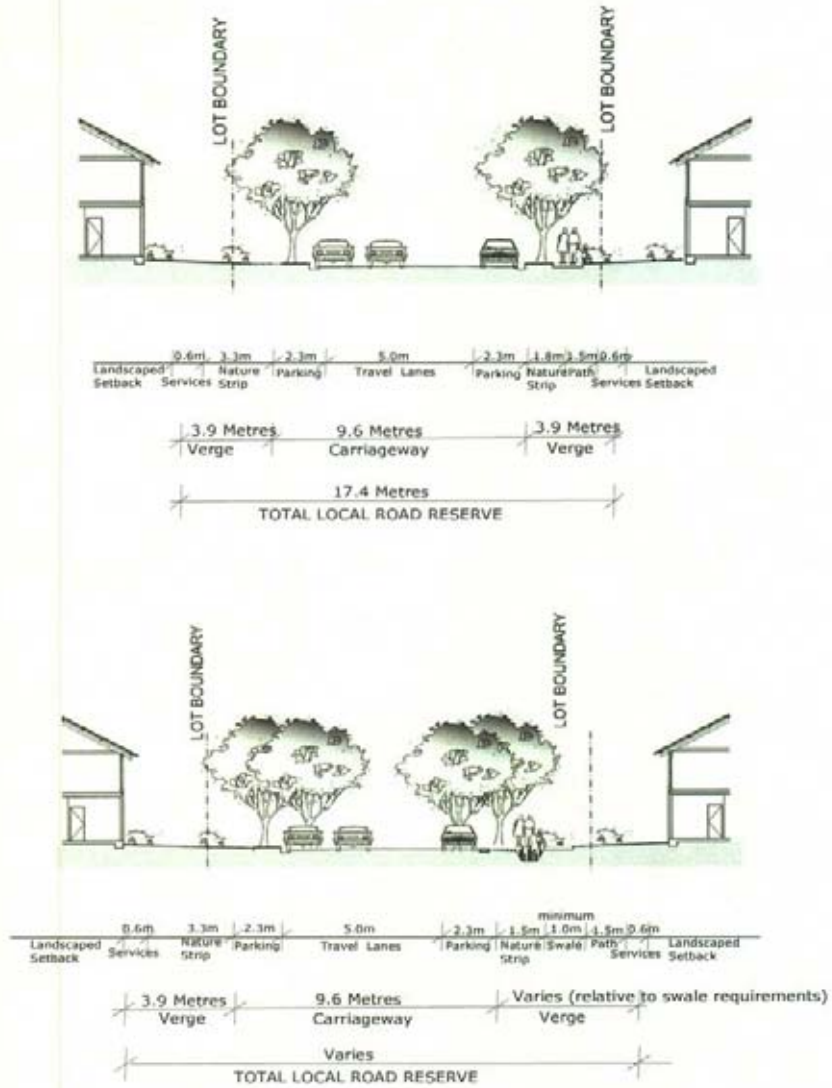
5.2.2 Indicative Collector Road 3 (C3)

C3 connects the internal road network at the junction with C2 and the hilltop park through to the south west of the Charles Sturt Estate. C2 will also provide connection to Boorooma west. The cross section below indicates proposed road specifications.



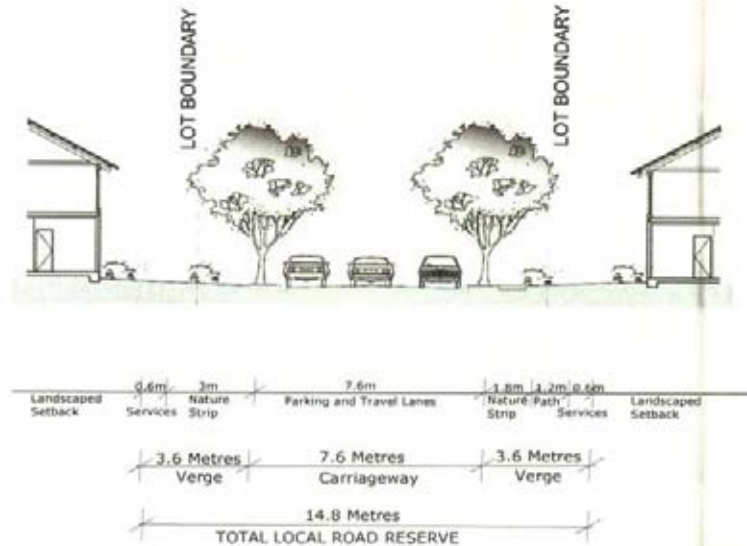
5.2.3 Indicative Local Roads

The cross section below indicates proposed road specifications for local. Illustration is also provided for local roads with swales.



5.2.4 Indicative Minor Local Road

The cross section below indicates proposed road specifications for minor local roads.



5.2.5 Indicative Access ways

Access ways are proposed for inter-lot access for those lots zoned medium density urban living areas.

The total local access way reserve is proposed at 8 metres, which includes:

- 6.0m travel lane and shared zone
- 1.5m nature strip / planting for visual amenity
- 0.5m verge

The above breakdown is indicative only and will vary depending on site constraints.

6. PEDESTRIAN NETWORK

The pedestrian network, as shown in Figure 4 – Cycleways and Pathways, indicates details of pedestrian network within the Charles Sturt Estate. This network will provide alternative movement systems for walking and cycling. Pathways and cycleways will form a circuit within the neighbourhood and connect to Charles Sturt University and other educational facilities, Boorooma West and the Olympic Highway. Pathways and cycleways in open space areas will be coordinated with tree planting to provide shading.

6.1 Pathways

Pedestrian paths are proposed at 1500mm wide to collector and local roads and 1200mm wide to minor local roads. Pedestrian paths will be constructed of concrete.

Pedestrian paths to the hill top park, Explorer Park, will be 1200mm wide and constructed of stabilised granite.

6.2 Cycleways

Cycleways are proposed at 2500mm wide. Cycle paths will be installed as an extension to the pedestrian pathway ie 1500mm pathway + 1000mm cycleways.

7. OPEN SPACE NETWORK

The open space network, as shown in Figure 2 – Open Space Network, provides details of the open space proposal of which will include a hilltop park "Explorer Park", lineal parks and green corridors. The open space network has been designed to support the visual connectivity and linkages for pedestrian and cycle movement and connections throughout the park network.

Whilst the green corridors linkage will provide habitat for native animal species, the inclusion of adequate park areas will offer families attractive opportunities for recreation as well as contribute to a sense of place.

The open space network has been designed to support the visual connectivity and linkages for the required pedestrian movement and connections throughout the open space network.

7.1 Hilltop Park

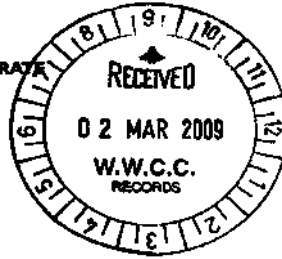
The hilltop park will provide preservation of the significant hill and natural setting as well as provide a place for reflection or alternatively the opportunity for active recreation.

7.2 Lineal Parks and Green Corridors

The lineal parks will provide playground areas for children and will include plantings/barriers to ensure the safety of children utilising the parks.

The site accommodates a range of indigenous and remnant vegetation that provides opportunity to preserve and complement the rural and natural characteristics of the locality through retention, rehabilitation and management of sensitive corridors, open space networks and landscaping.

ASSET MANAGEMENT DIRECTORATE



Early Childhood and Primary Education
Secondary Education
Technical and Further Education
Vocational Education and Training
Higher Education
Adult and Community Education

General Manager
Wagga Wagga Council
PO Box 20
WAGGA WAGGA NSW 2650

Your ref: DCP08/0012
Our ref: DOC 09/6241

Attention: Bob Karaszewych
Director Planning

Dear Mr. Karaszewych

**Re: Draft Wagga Wagga Development Control Plan (DCP) 2005 Amendment
DCP08/0012- Charles Sturt Estate Boorooma**

I refer to your letters of 5 January 2009 requesting comments regarding the Draft Wagga Wagga DCP 2005 in relation to the amendment to Lots 1 and 2 DP370643, Lot 1 DP541676, Lot 3 DP701188 and Lot 3 707289 Charles Sturt Estate Boorooma.

The Department notes the amendments relating to the subsequent re-zoning of the forementioned lots to residential in the Draft Wagga Wagga DCP 2005.

It is noted that the Charles Sturt Estate at Boorooma will result in approximately 1,500 new dwellings. The Estate is adjoining the suburb of Estella which has approximately 600 dwellings. Council has previously advised the Department that the combined Estella and Boorooma area will have in excess of 2000 dwellings when complete. The Department has identified an interest in a 3.0 hectare site for a potential new public school off Avocet Drive, Estella.

The proposed residential development is currently situated within the North Wagga Public School (PS) and Wagga Wagga High School (HS) catchments. The Department anticipates that the number of new dwellings will result in additional demand for government school facilities.

North Wagga PS is situated on a small 1.35 hectare site some five kilometres distant, and is supplemented with demountable teaching units to accommodate current student enrolments. Wagga Wagga HS is located in the city centre and has surplus teaching spaces. The Department considers that Wagga Wagga HS

• Levels 9 and 13, 55 Market Street • Sydney NSW 2000 • GPO Box 33 • Sydney NSW 2001 •
• telephone 02 9561 8000 • facsimile 02 9561 8438 • www.det.nsw.edu.au •

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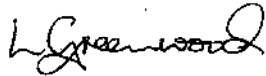
will be able to accommodate the increase in student numbers from this proposed development.

The Department will continue to monitor the progress of development and will respond appropriately to any changes in enrolment demand when the situation is more certain. Attached is a copy of the Department's School Site Selection Guidelines that outlines the threshold levels and other criteria for determining school needs.

Thank you for the opportunity to comment on the potential development. If you would like to discuss any aspect of this issue further, the contact officer is Mr. Shane Cridland, Demographer, Service Planning (ph 9561 8564).

Please note that all in the first instance Council correspondence regarding planning matters should be addressed to The General Manager, Asset Management Directorate, Department of Education and Training, GPO Box 33, Sydney 2001.

Yours sincerely



Lesley Greenwood
Manager, Service Planning
24 February 2009

DataWorks Document Number: 1141658

New South Wales Department Of Education And Training

REQUIREMENTS FOR NEW SCHOOL SITES

Requirements for new school sites as determined by the New South Wales Department of Education and Training are outlined below. These are only broad guidelines which may vary slightly with individual new developments.

1. *School Provision Thresholds - One primary school site per 2000-2500 new homes and one high school site per 6000-7500 new homes*

Consideration must be made with respect to:

- (a) possible diversion of some students in new areas to existing schools;
- (b) impact of existing or proposed non-government schools;
- (c) the type and speed of residential development;
- (d) the possible need for additional sites in large developments to cater for temporary enrolment peaks; and
- (e) the nature of the population.

2. *General Site Location Principles*

- (a) Primary school local catchment area should remain flexible over time.
- (b) The school should be located on a distributor or collector road (to alleviate noise and traffic problems).
- (c) As far as possible, a primary school should be within 1.6km road distance of the bulk of its likely drawing area to minimise the demand for bus transport.
- (d) It is an advantage to locate a school adjacent to a community playing field.
- (e) Encourage opportunities for joint use of land, e.g. for child care and open space
- (f) High schools should be located away from commercial centres, especially where liquor outlets may be located.

3. *Specific Site Selection*

In general the following attributes are desired:

- (a) Primary school sites should be around 3 hectares in size, while 6.0 hectares is desirable for a high school.
- (b) Slope not greater than 1 in 10.
- (c) Site above the 1 in 100 year flood level and well drained.
- (d) Shape of the site should be substantially regular.
- (e) Site should be fully serviced with respect to water, sewer, power, telephone, kerb and gutter, footpath and sealed road.
- (f) Site should be free of possible restrictions to development, such as service and access easements (especially high tension electricity, mobile phone towers and drainage) through the site; free from environmental restraints and contamination.

The specific site should always be discussed with the Department of Education and Training's Asset Management Directorate personnel.

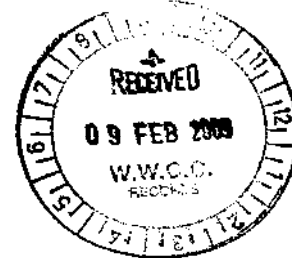
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Ref. PHC: 3/4/3

6 February 2009

Director Of Planning
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650



Dear Bob Karaszewych

DRAFT WAGGA WAGGA DCP 2005 AMENDMENT DCP08/0012 – CHARLES STURT ESTATE BOOROOMA.

I refer to your letter ref: DCP08/0012 dated 5 January regarding the above draft DCP amendment.

Riverina Water has a major water supply pipeline along the northern side of Farrer Road as well as a smaller reticulation pipeline along the southern side of Farrer Road. This existing infrastructure will enable the proposed Charles Sturt Estate Boorooma to be serviced with town water. This assumes that development will commence from Farrer Road.

I have some concerns regarding the provision of space for utilities in the road reserves of this development. Section 5.2 of the Master Plans prepared by Lennon Salvestro Planning shows a number of cross-sections for various types of roads within the proposed development.

Most of these cross-sections have very little space allocated for utility services. They typically only allow 600mm for services which is nowhere near adequate. The allocations indicated in the report also conflict with current Wagga Wagga City Council Standard Utility Service Allocations.

Allocation of space for all utility services is something that needs much more attention in the various planning processes. There seems to be a trend towards smaller nature strips together with increasing demand for services along the street. Eg Telephone, Gas, Sewer, Storm Water, Water Supply, Electricity, Street Trees, Formed Footpaths and potentially other future services such as broadband internet from competing suppliers.

All correspondence to:
General Manager
91 Hammond Avenue, Post Office Box 456
Wagga Wagga NSW 2650
Phone: 02 6922 0608 Fax: 02 6921 2241
E-mail: admin@rwcc.com.au
A.B.N. 52 084 883 210

DataWorks Document Number: 1129687


- 2 -

In determining suitable service allocations, consideration must be given to, not only the practicality of initial construction, but to future access for maintenance and upgrading /replacement of the assets.

There has been recent discussions with your Council (Steve Dunshea at the time) regarding the formation of a Utilities Committee that could address issues such as above. I believe that it would be an opportune time to organize such a committee to collectively consider this and any future planning proposals that rely on, or impact on the provision of the various utility services.

Please contact me if you wish to discuss any of the issues in this letter. I can be contacted on Phone 6922 0656 or Mobile 0419 017 578.

Yours Faithfully



Peter Clifton
DIRECTOR OF ENGINEERING

DataWorks Document Number: 1128687

AW & GJ Tunstall,
PO Box 656,
Wagga Wagga NSW 2650
6th February 2009



The General Manager,
Wagga Wagga City Council

Dear Madam,

REGARDING DRAFT WAGGA WAGGA DEVELOPMENT CONTROL PLAN
2005 AMENDMENT DCP08/0012 CHARLES STURT ESTATE BOOROOMA

And,

REGARDING AMENDMENT TO BOOROOMA (WEST) DEVELOPMENT
CONTROL PLAN DCP08/0011

And,

REGARDING AMENDMENT 67 TO WAGGA WAGGA LOCAL
ENVIRONMENT PLAN BOOROOMA (EAST)

And also,

REGARDING THE DRAFT WAGGA WAGGA LOCAL ENVIRONMENT PLAN
2008 (in particular Land Rezoning Map – sheet LZN 009).

We are owners of the property Lot 3 DP707289 known as 'Giba Hill', 63 Amundsen St., Boorooma, which adjoins the aforesaid 'Charles Sturt Estate'.

These comments need to be read in the light of the proposal by Council under the Local Environment Plan (Amendment 67) to acquire a portion of our land on the Amundsen Street/Cooramin St boundaries (shown as the green area Figure 1 below). This proposal seemingly will have the effect of depriving us of street access to both Amundsen and Cooramin Streets. And, consequently, we need to find alternative street access.

Figure 1 Detail from land zoning map LZN009 showing the effect on DP541676 and DP707289/3



DataWorks Document Number: 1128680

Our first concern with the 'Charles Sturt Estate' proposal is that it does not provide us with the alternative street access that we will, in the future, need. This is because in the 'Charles Sturt Estate' proposal the through road that links Boorooma East with the western side has been wholly repositioned onto land controlled by the developers and with no part of this road to our northern boundary (Figure 4 below). Thus we would be left in the unacceptable position of having to cross 'Charles Sturt Estate' land in order to access our property. Whereas, the indication in the redrafted Boorooma west subdivision layout (as in page 6 of the Planning Standing Committee papers of 4/Dec/2008 Figure 3 below) is that this road would pass initially along our northern boundary. An alignment of this road, contiguous with our northern boundary such that it would be accessible from our existing driveway would be acceptable to us. The changes to the alignment of this road are shown in the following annotated figures.

Figure 2 Detail from Boorooma West DCP 41



This figure shows the previous indicative alignment of the Boorooma east-west link road (in red) as it was prior to the amendment envisaged by the exhibited plans DCP08/0011. Our property is DP707289/3

Source: City of Wagga Wagga, 2008, DCP 41 Boorooma, December, http://www.wagga.nsw.gov.au/resources/documents/DCP_41_Boorooma_West_Figure_11.pdf

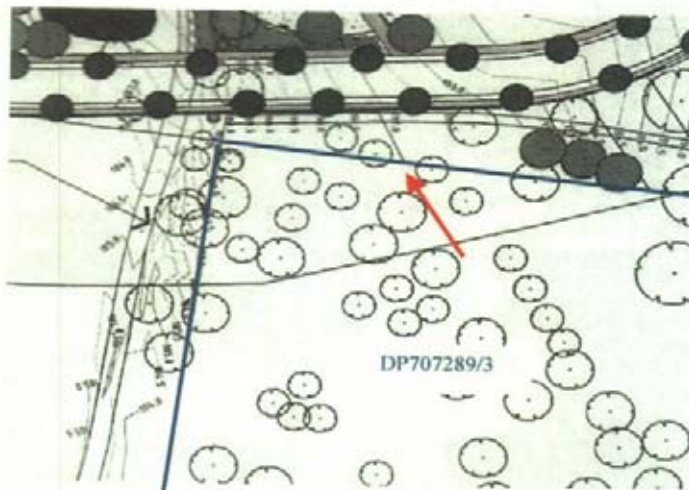
Figure 3 Detail from Amendment to Boorooma West DCP08/0011



This figure shows the proposed new alignment of the Boorooma east-west link road (in red) as envisaged by the amendment DCP08/0011. Our property is DP707289/3. However, in contrast to the previous plan this version does not show how the road might continue in Boorooma east on the land of 'Charles Sturt Estate'.

Source: City of Wagga Wagga, 2009, Exhibition of Amendment to Boorooma (West) Development Control Plan DCP08/0011, January.

Figure 4 Detail of Charles Sturt Estate Development, Lennon Salvestro Planning, 2008, Detail from Masterplan as Exhibited

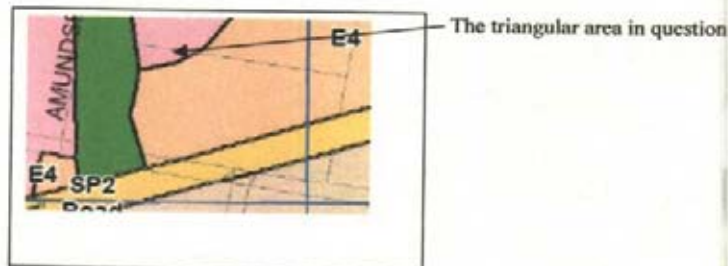


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DataWorks Document Number: 1128680

This detail (Figure 4) shows that our property will have no boundary (blue lines) to the proposed link road between west and east Boorooma. Our preferred access to this road would be by a continuation of our existing driveway to the point indicated by the red arrow. We submit the Charles Sturt Estate developers should be required to construct an appropriate access road to our boundary.

Secondly, we bring to your attention that the 'Charles Sturt Estate' proposal to move the road to the north of its previously assumed position (that is as shown in Figure 2 above, upon which apparently, rezoning boundaries were drawn for the aforesaid Environmental Plans, as indicated in Figure 1 above). This now leaves us with a small triangular piece of land zoned residential R1 (pink). In the light of the 'Charles Sturt Estate' proposal, and the realignment of the road, the zoning of this piece of land now seems anomalous.



Thirdly we would appreciate having further discussions with Council officers on the precise boundaries of the land to be acquired including related matters, such as services;

- Our water main passes across this land
- Our telephone land line passes across this land
- Our electricity lines passes over this land
- Fencing.

Fourthly, we submit that any development should not interfere with access to our property by emergency vehicles, such as fire brigade, in particular via Cooramin St, given that access is not available from Colin Knott Drive.

Fifthly, we submit that, the area to be acquired, to our best estimate, based on LZN009 should be reduced by the orange area in Figure 5 below (not to scale). We submit that the green-hatched areas that are not included currently in the 'linear park' should be included, these being an area to the full width of Amundsen street (at the Cooramin St end), the area of Catholic Church land proposed to be zoned E4 (see Figure 1) and a small triangular piece of land at the end of Cooramin St. We wish to retain the orange shaded area in order to establish a vegetated buffer from the public activities of the 'linear park', to preserve our driveway on its existing line, and to preserve our privacy and amenity from urban encroachment. We submit also that the

rectilinear 'frontage' is aesthetically superior and better preserves the value of our remaining land. We argue that the functionality of the linear park is in no way diminished by these suggestions. However, the maps and plans that we have available to us are not precise (lacking dimensions etc) and therefore the areas on figure 5 are similarly imprecise.

Figure 5 Suggested amendments to land to be acquired for the linear park



Lastly, the permission we gave to Gary Salvestro to act on our behalf in the matter of Boorooma east rezoning is withdrawn.

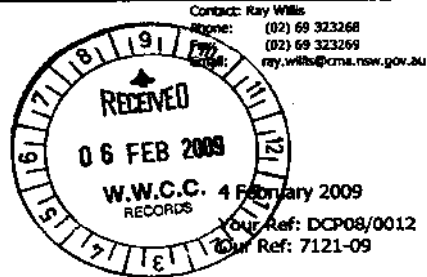
We look forward to your response to our concerns.

Yours faithfully,


Allan and Glenda Tunstall



The General Manager
Wagga Wagga City Council
P.O. Box 20
WAGGA WAGGA N.S.W. 2650



Dear Lyn,

DRAFT WAGGA WAGGA DCP – AMENDMENT DCP08/0012 CHARLES STURT ESTATE, BOOROOMA

I refer to the proposed amendment to the Draft Development Control Plan 2005 applying to several lots known as Charles Sturt Estate Boorooma.

It is understood that this amendment has followed the concurrent process by Wagga Wagga City Council to seek Biodiversity Certification for the Wagga Wagga LEP under the Threatened Species Conservation Act 1995.

Ray Willis, Murrumbidgee Catchment Management Authorities' Catchment Co-ordinator has discussed the proposed amendment with Mark Sheahan from the Department of Environment and Climate Change relating to the areas with natural resource values, including biodiversity values be protected on this particular site.

Following the review of the proposed amendment, it appears that the proposal adequately protects the biodiversity values, in particular the Box Woodland occurring on site.

However, the responsibility for ongoing management of the site is unclear and it should be made clear in the amendment that clearing is prohibited.

For any further queries regarding this matter or to arrange a meeting please contact Ray Willis on phone (02) 69323268 or email ray.willis@cma.nsw.gov.au

Yours sincerely,


Greg Boden
General Manager
Murrumbidgee Catchment Management Authority

All Correspondence to the General Manager PO Box 5224 WAGGA WAGGA NSW 2650
Telephone: (02) 6923 0479 - Fax: (02) 6921 7308 - Email: murrumbidgee@cma.nsw.gov.au

Our reference : 02/09112
28 January 2009

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

Attention: Bob Karaszewych

Dear Mr Karaszewych

Re: Boorooma draft Development Control Plan (DCP)

Thankyou for the opportunity to comment on the Boorooma draft Development Control Plan (DCP). DECC generally supports the DCP as it provides for protection of significant environmental features.

The area to which the draft DCP applies is included the area proposed for biodiversity certification. The biodiversity certification report states, at section 4.4: "*In relation to Boorooma East, that the DCP specifies that within the E4 zone building envelopes will not be located on any area with mature trees.*" A reasonable interpretation of 'mature tree' in this instance would be any tree with a diameter at breast height (D.B.H.) of greater than 30 cm.

Given this, the Department makes the following comment in relation to Section 6 on pages 10 and 11 of the DCP:

- Information required to be included with a Development Application should include a 'tree census' documenting the location of any trees over 30cm d.b.h.
NOTE: A tree census usually identifies each tree with a unique number on a map, and for each tree then gives species, diameter, and condition. In this instance it can take the place of any other reports that the DCP indicates may be required.
- Within Zone 7 Environmental Protection, the DCP should make clear that building envelopes must not include any mature trees, and that such trees must be retained.
- The use of the term "where possible" is not appropriate to the retention of mature trees in Zone 7. For trees other than these (i.e., non-mature trees in Zone 7, and any trees outside Zone 7), it may still be appropriate to state that they should be retained "where possible".
- If biodiversity certification is granted, then there would be no requirement for any assessment under s5A of the *Environmental Planning and Assessment Act 1979*.
- Similarly, if biodiversity certification were granted, and assuming that no mature trees will be cleared in Zone 7, DECC would not insist that there be any requirement for offsetting the clearing of any other trees in the area subject to the DCP. This is because the biodiversity certification report concludes that, overall, the draft LEP improves or maintains biodiversity, and that any losses are already adequately offset.

The Department of Environment and Conservation NSW is now known as
the Department of Environment and Climate Change NSW

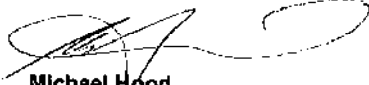
PO Box 733, Queanbeyan NSW, 2620
6 Rutledge Street, Queanbeyan NSW
Tel: (02) 6298 2929 Fax: (02) 6298 4281
ABN 30 841 387 271
www.environment.nsw.gov.au

Department of Environment and Climate Change NSW

DECC is supportive of the Master Plans attached to the DCP, and believes that, if implemented, there will be a sound environmental outcome for the precinct.

Please contact Mark Sheahan if you wish to discuss these matters further.

Yours sincerely



Michael Hood
Manager, Planning & Aboriginal Heritage
Environment Protection and Regulation Group (South)

THE RIVERINA ANGLICAN COLLEGE



6 February, 2009

Ms Lyn Russell
General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Dear Ms Russell

Re: Submission - Draft amendment to DCP08/0011
Charles Sturt Estate Boorooma

In 1998 the current site was purchased by the Anglican Church with the aim of creating an exemplary educational facility that would eventually cater to the pre-tertiary schooling needs of the Wagga community. The site was chosen for its rural aspect and its lack of potential distractions.

There has been, more or less, a development application each year for the past 10 years as the College has grown to the current facility which is highly regarded as an educational facility.

A master plan was devised that would see the eventual construction of a primary school on the eastern side of the site to complement the current secondary college.

Because of a development that is proposed to take place outside of the boundaries of our land we now find that the *status quo* no longer exists. Our plans are jeopardised by the development of a large scale residential subdivision to the east.

We understand and accept that development is inevitable however our concern is that this project will detrimentally impact on our potential to fulfil our vision for a College in a rural setting.

Our concern related to the draft amendment to DCP08/0011 Charles Sturt Estate Boorooma principally relates to the linear park that has been proposed to run the entire length of our land from north to south within our eastern boundary. This corridor, if it were to be excised as currently shown on the plan, would reduce our land area by approximately 25% and seriously jeopardise our master plan.

In objecting to the DCP amendment, as it currently stands, the options that we urge Council to consider, in order of acceptability to the College, are as follows-

- A. Redesign the plan so that there is no impact on The Riverina Anglican College land and the *status quo* remains;
- B. Have the 1 in 10 year storm event water emanating from the new estate piped so that it discharges below The Riverina Anglican College land;

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DataWorks Document Number: 1128577

- C. Critically reassess the area of land that needs to be excised by moving the western boundary of the linear park as far to the east as possible;
- D. Ensure that none of the land is earmarked for drainage based on the fact that the flows in that existing depression will be no more than currently occur in a storm event;
- E. Compensate the College in accordance with Council's Section 94 plan for the lost land ensuring that the area is not discounted as being required for drainage purposes.

A consequential issue will only arise if Council does in fact excise the land. There is considerable concern that this parkland will encourage access to the College's facilities by members of the public. It is noted with concern there is no flat land for sporting activities in the estate and thus accessing our facilities will become attractive to some residents.

We seek an assurance that the fencing and access issues related to the linear park will be the topic of further dialogue before the report to Council is finalised so that the issues can be resolved to mutual satisfaction.


Whilst it is acknowledged that Council officers arranged a meeting with representatives of the College at short notice on Wednesday 4 February it should be noted that this submission has been prepared in haste. It is disappointing that the College did not receive any finite indication of the amount of land to be excised and that the exhibition period followed a timetable that was not conducive to a submission from a school which was in recess for the summer holidays.

Our greatest frustration, however, has been the lack of continuity in Council advice and the inability to provide information. A number of commitments were promised but not fulfilled.

With the forgoing in mind we are ever hopeful that Council will treat our concerns with the due consideration they deserve. Put simply we believe we have been, and continue to be, dealt with unfairly. Through no action of ours we have our viability as a quality educational facility threatened.

We look forward to further discussions prior to the recommendation of your officers being placed before Council's Standing Committee so that these critical issues can be resolved.

Yours sincerely



Dr Ian Grant
BA (Hons), Ph.D, Dip Ed, MACE
Principal

THE GENERAL MANAGER
PO BOX 20 WAGGA WAGGA
NSW 2650

Ian and Lynne Graham
57 Cooramin St
Boorooma NSW 2650

8th February 2009

Dear Madam

**PROPOSED AMENDMENT TO CHARLES STURT ESTATE
FARRER ROAD AND AMUNDSEN STREET BOOROOMA
DEVELOPMENT CONTROL PLAN**

We submit the following objection to one aspect of the proposed DCP amendment:

- 1) We note that the currently exhibited Charles Sturt Estate DCP indicates a substantial area to be sub zoned as "residential 2(c)" and "seniors living". This zoning is not consistent with the Draft Wagga Wagga Local Environmental Plan 2008 i.e. the map "Urban Release Areas – Northern Suburbs" insert shows the land as being zoned R1 General Residential. THEREFORE WE STRONGLY OBJECT TO THIS PART OF THE AMENDMENT. If Council decides to approve this, please delay any further consideration until the other landowners located in "West Boorooma" have been afforded the same knowledge and opportunity to apply for a similar zoning, assuming they can satisfy Council selection criteria. The land in West Boorooma, on face value, appears to be better suited to this land use, given their land is closer to existing and proposed every day servicing needs (eg public transport, shop, medical centre). Please provide details of what would justify the creation of, and the criteria required to be satisfied, to obtain the "residential 2(c)" zoning.
- 2) The Staging Plan shows that the western portion of the Charles Sturt Estate will be developed first. We understand that the provision of sewer, drainage and power will also be provided, which affects our land. Can you please explain in detail when, how and by whom this will be done. NOTE: WE HAVE NO OBJECTION TO WHAT IS PROPOSED IN THIS REGARD BUT THE MATTERS OF FENCING, HOME SECURITY AND LIVESTOCK MANAGEMENT WILL BE OUR CONCERN.

If Council approves the Charles Sturt Estate "residential 2(c)" sub zone proposal, without broader community consultation than an advertisement in the Daily Advertiser and written notice to adjoining land owners, without any detail of the content, then it makes a mockery of the principles of "social justice", the access and equity outcomes and the corporate values espoused in the 2008/09 Management Plan.

CONCLUSION

We have no objection to the subject DCP amendment other than the creation of the "Residential 2(c)" zone for the reasons given above. We request confirmation and

answers to the matters and questions raised above at your earliest convenience.

Council's advice on when this matter will be reported to and considered by Council Planning Committee or the Planning Panel is requested. Access to the report, when available to the public, would enable us to determine whether or not we need to make application to address the appropriate body considering and determining the DCP amendment.

Yours faithfully,

Ian & Lynne Graham

57 Cooramin Street

Boorooma NSW 2650

RP-5 PROPOSED STREET NAMING THEMES

