

**From:** Collins, Cameron <Collins.Cameron@wagga.nsw.gov.au>

**Sent:** Friday, 25 November 2022 3:55 PM

**To:** Kristie Vaughan <Kristie.Vaughan@facs.nsw.gov.au>

**Subject:** Notice of Proposed Residential Housing -18-22 Spring Street & 21-25 North Parade, Wagga Wagga - SUB22/142530

Kristie

I refer to your notice dated 4/6/2020 (Reference SUB22/142530) and thank you for the opportunity to comment on this proposal.

Council has no objection to the concept however would expect the Department to ensure that it has considered and addressed all relevant matters in its determination process.

The following matters are noted with respect to the design:

- Access to sufficient, usable and private outdoor space for all residents considering location and design of proposed private open space areas.
  - The main private open space for most of the ground floor units face out towards Spring Street (G1, G2, G4 and G6) and fronting North Parade (G2, G3, G5 and G6). Whilst high/solid fencing is not encouraged in Spring Street or North Parade (see comment below), careful attention should be given to how privacy to these areas will be maximised.
  - It is noted that the upper units may be provided with what appears to be operable screens to assist with improving privacy to the outdoor balcony areas.
- Solid fences and screens are not characteristic within the front setback of dwellings within this part of Spring Street or North Parade. Fencing should be low and open. Where privacy is required, other forms of treatment such as landscaping should be considered. Fencing detail is limited to the perspective images provided. These images appear to depict low open fencing however this is not entirely clear.
- Privacy impact on surrounding properties should be carefully considered. Careful attention should be given to the placement and treatment of upper floor balconies and living area windows to limit overlooking of private open space areas to the rear of adjacent properties.
- Ongoing maintenance of high-quality landscaping depicted in the design, including ongoing maintenance of communal areas and bin storage areas must be ensured.

The following matters are noted with respect to engineering matters:

- The stormwater concept is supported. OSD is proposed to limit discharge to the existing Council stormwater system.
- It would be preferable if the lots over which each development is located on are consolidated into a single lot and each development site serviced by a single sewer spur. The sewer spur would need to be upgraded to a 150mm diameter spur in accordance Council and Water Services Association of Australia (WSAA) guidelines. If the existing lot configuration is to remain then the internal sewer lines for each lot will need to drain directly to a sewer connection point located on that line. Internal sewer lines cannot be permitted to traverse adjoining lots or accept flows from adjoining lots. Similarly for stormwater.

- Creation of any new sewer and/or stormwater mains will require an easement to be created over this infrastructure in favour of Wagga Wagga City Council.
- All works to Council's stormwater system will require an Activity Approval under Section 68 of the *Local Government act 1993* for these works.
- A dilapidation report shall be prepared for the frontage of the site to document the condition of Council infrastructure prior to works commencing. Report to be submitted to Council.
- All works proposed within the road reserve will require a Section 138 Permit.
- Driveway crossovers to be constructed in accordance with Council's Engineering Guidelines, and any redundant driveway laybacks to be removed and kerb reinstated.
- Design of car parking area, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, etc to conform to relevant Council documents, TfNSW Guides and manuals, Austroads Guides and Australian Standards.
- 18-22 Spring St & 21-25 North Parade are both identified as being within the FPA (Flood Planning Area MOFFS 2021) for overland flow. The MOFFS 2021 report recommends a 300mm freeboard from 1% AEP water level to Finished Floor Level.

If I can assist further, please let me know.

Regards

Cameron

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**Cameron Collins**

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