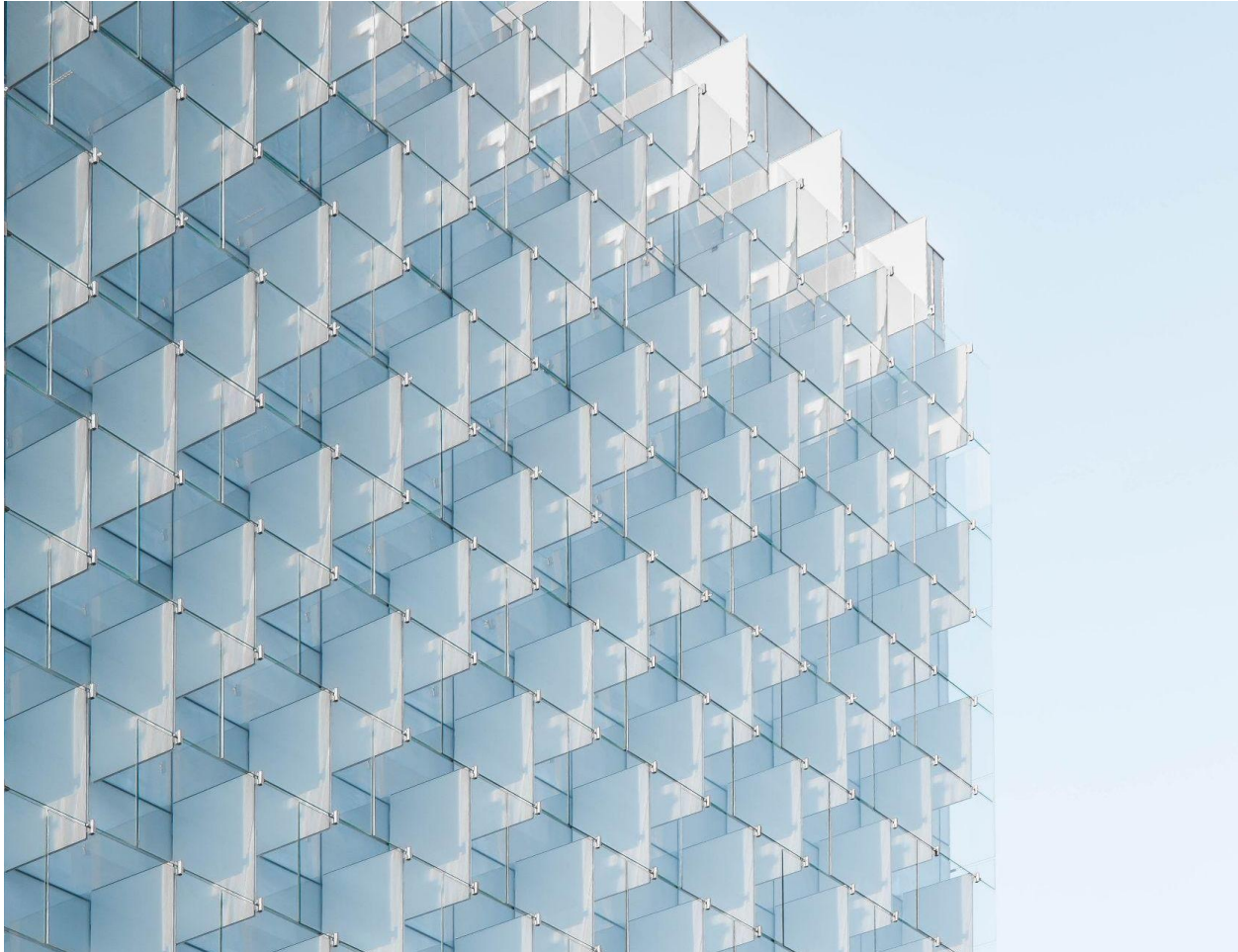


WILLOWTREE PLANNING



27 October 2023

Ref: WTJ23-222
Contact: Peter Braga



STATEMENT OF ENVIRONMENTAL EFFECTS:

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya
Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230

—
Prepared by Willowtree Planning Pty Ltd
on behalf of The Scout Association of Australia New South Wales Branch c/-
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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders - past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ23-222		
Contact	Peter Braga		
Version and Date	Prepared by	Checked by	Approved by
Version No.1 - 26/10/2023	Peter Braga Town Planner	Andrew Cowan Director	Andrew Cowan Director
			

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE OF CONTENTS

TABLE OF CONTENTS	2
APPENDICES LIST	4
FIGURES LIST	5
TABLES LIST	5
PART A SUMMARY	6
1.1 INTRODUCTION	6
1.2 PRE-LODGE MENT CONSULTATION	7
PART B SITE ANALYSIS	8
2.1 SITE LOCATION AND CHARACTERISTICS	8
2.2 DEVELOPMENT HISTORY	10
PART C PROPOSED DEVELOPMENT	11
3.1 DEVELOPMENT OVERVIEW	11
3.2 DEVELOPMENT STATISTICS	11
3.2.1 Demolition Works and Site Preparation Works	12
3.2.2 Proposed New Buildings, Refurbishment and Addition of Recreation Activities	14
3.3 OPERATIONAL DETAILS	16
PART D LEGISLATIVE AND POLICY FRAMEWORK	18
4.1 CONTROLS AND POLICY OVERVIEW	18
4.2 COMMONWEALTH PLANNING CONTEXT	18
4.2.1 Environment Protection and Biodiversity Conservation Act 1999	18
4.3 STATE PLANNING CONTEXT	19
4.3.1 Environmental Planning and Assessment Act 1979	19
4.3.2 Environmental Planning and Assessment Regulation 2021	20
4.3.3 Water Management Act 2000	21
4.3.4 Biodiversity Conservation Act 2016	21
4.3.5 Protection of the Environment Operations Act 1997	21
4.3.6 Crown Land Management Act 2016	22
4.3.7 State Environmental Planning Policy (Resilience and Hazards) 2021	22
4.3.8 State Environmental Planning Policy (Industry and Employment) 2021	22
4.3.9 State Environmental Planning Policy (Transport and Infrastructure) 2021	26
4.3.10 State Environmental Planning Policy (Biodiversity and Conservation) 2021	27
4.3.11 State Environmental Planning Policy (Sustainable Buildings) 2022	27



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

4.4	LOCAL PLANNING CONTEXT	27
4.4.1	Wagga Wagga Local Environmental Plan 2010	27
4.4.2	Wagga Wagga Development Control Plan 2023	35
4.4.3	Wagga Wagga Local Infrastructure Contributions Plan 2019 – 2034	35
4.5	DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS	35
4.6	STRATEGIC PLANNING CONTEXT	35
4.6.1	Wagga Wagga Local Strategy Planning Statement - Wagga Wagga 2040	35
PART E	LIKELY IMPACTS OF THE DEVELOPMENT	36
5.1	CONTEXT AND SETTING	36
5.2	BUILT FORM	36
5.2.1	Height.....	36
5.2.2	Landscaping.....	36
5.3	TRAFFIC & TRANSPORT	37
5.3.1	Traffic Generation.....	37
5.3.2	Parking.....	37
5.3.3	Access and Loading.....	37
5.4	STORMWATER & EROSION & SEDIMENT CONTROL	37
5.5	FLOODING	37
5.6	HERITAGE	37
5.7	BUSHFIRE.....	38
5.8	EMISSIONS	40
5.9	WASTE.....	40
5.9.1	Operational Waste	40
5.9.2	Wastewater.....	40
5.10	FLORA AND FAUNA	41
5.11	CONSTRUCTION	41
5.12	BUILDING CODE OF AUSTRALIA	41
5.13	SUITABILITY OF SITE FOR DEVELOPMENT	41
5.14	SUBMISSIONS	42
5.15	THE PUBLIC INTEREST	42
PART F	CONCLUSION	43



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

APPENDICES LIST

Appendix	Document	Prepared by
1	Development Consent DA 000402	Wagga Wagga City Council
2	Architectural Plans	PMDL Architecture
3	Activity Tower Architectural Plans	The Highgate Group
4	Landscape Plans	Geoscapes
5	Cost Summary Report	WT Partnership
6	Operational Plan of Management	Scouts NSW
7	WWDCCP2010 Compliance Table	Willowtree Planning
8	Civil Design Plan	Northrop
9	Kurrajong Reserve Aboriginal Cultural Heritage Survey Report	Bidya Marra Consultancy
10	Bushfire Hazard Existing SFPP Assessment	Harris Environmental Consulting
11	Soil and Site Assessment for Onsite Wastewater Disposal	Harris Environmental Consulting
12	BCA Assessment Report	Mckenzie Group



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

FIGURES LIST

Figure 1. Cadastral Map (Source: SIX Maps, 2023)	9
Figure 2. Aerial Map (Source: Google Maps, 2023)	10
Figure 3. Demolition Plan (Source: PMDL , 2023)	13
Figure 4. Proposed Site Plan (Source: PDML, 2023)	15
Figure 5. Proposed Activities Tower Elevation (Source: The Highgate Group, 2023)	16
Figure 6. WWLEP2010 Zoning Map (Source: NSW Legislation, 2023)	28
Figure 7. WWLEP2010 Lot Size Map (Source: NSW Legislation, 2023)	32
Figure 8. WWLEP2010 Water Resource Map (Source: NSW Legislation, 2023)	33
Figure 9. WWLEP2010 Terrestrial Biodiversity Map (Source: NSW Legislation, 2023)	33
Figure 10. WWLEP2010 Natural Resources Sensitivity Map – Water (Source: NSW Legislation, 2023)....	34
Figure 11. WWLEP2010 Natural Resources Sensitivity Map – Biodiversity (Source: NSW Legislation, 2023)	34
Figure 12. NSW Bushfire Prone Land Map (Source: Harris Environmental Consulting, 2023)	39

TABLES LIST

TABLE 1. PRE-LODGE MENT NOTES.....	7
TABLE 2. SITE IDENTIFICATION.....	8
TABLE 3. EXISTING CONSENTS	10
TABLE 4. DEVELOPMENT PARTICULARS.....	12
TABLE 5. OPERATIONAL DETAILS	17
TABLE 6. SECTION 4.15(1)(A) CONSIDERATIONS.....	19
TABLE 7. HOW THE DA IS MADE.....	20
TABLE 8. INDUSTRY AND EMPLOYMENT SEPP CHAPTER 3 ASSESSMENT CRITERIA	24
TABLE 9. ZONING AND PERMISSIBILITY	28
TABLE 10. DEVELOPMENT STANDARDS.....	30
TABLE 11. WAGGA WAGGA LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2019 – 2034	35
TABLE 12. APPLICABLE BUSHFIRE PRONE LAND PLANNING LAYERS	38
TABLE 13. BUSHFIRE PRONE LAND WITHIN 140M OF THE PROPOSED SCOUT HALL (REFUGE BUILDING)	39



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of *The Scout Association of Australia New South Wales Branch* (Scouts NSW) (the Applicant) and is submitted to Wagga Wagga City Council (Council) in support of a Development Application (DA) at 759 – 757 Oura Road, Eunanoreenya (Subject Site), which captures the following land parcels:

- Lot 3, DP751405
- Lot 179, DP751405
- Lot 7004, DP1069230

This DA seeks development consent for the upgrade of the existing scout camp facility (community facility) at the subject site, including other necessary works, as described in **PART C** of this SEE.

The Subject Site is zoned RE1 Public Recreation and RU1 Primary Production, pursuant to the *Wagga Wagga Local Environmental Plan 2010* (WLEP2010), which is intended to:

- RE1 Public Recreation
 - *To enable land to be used for public open space or recreational purposes.*
 - *To provide a range of recreational settings and activities and compatible land uses.*
 - *To protect and enhance the natural environment for recreational purposes.*
 - *To protect and enhance the natural environment generally and to assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.*
- RU1 Primary production
 - *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
 - *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
 - *To minimise the fragmentation and alienation of resource lands.*
 - *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
 - *To foster strong, sustainable rural community lifestyles.*
 - *To maintain the rural landscape character of the land.*
 - *To allow tourist and visitor accommodation only where it is in association with agricultural activities.*

The proposal development as described is permitted within the RE1 and RU1 zone and aligns with the zone objectives.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the Subject Site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.

1.2 PRE-LODGEMENT CONSULTATION

An informal pre-lodgement meeting was held with Wagga Wagga City Council on Wednesday 27th of September 2023 with Cameron Collins and Bikash Pokharel. **TABLE 1** below provides a summary of items discussed and where within the SEE a detailed response can be found.

TABLE 1. PRE-LODGEMENT NOTES	
Council Comments	Applicant Response
Flooding	Refer to Section 5.5 of this SEE.
Bushfire	Refer to Section 5.7 of this SEE.
Traffic and parking	Refer to Section 5.3 of this SEE.
Sewerage and wastewater	Refer to Section 5.9 of this SEE.
Biodiversity and ecology	Refer to Section 5.10 of this SEE.
Characterisation of the proposed development	Refer to PART C of this SEE.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Subject Site is identified as 757 – 759 Oura Road, Eunanoreenya and is located on crown land containing the following land holdings:

TABLE 2. SITE IDENTIFICATION					
Site Address	Legal Description	Land Area (approx.)	Crown Land Reserve No.	Gazetted	Comment
759 Oura Road, Eunanoreenya	Lot 3, DP751405	7.29 ha	55835 for Public Recreation	17/11/1922	Approval has been given to transfer the management of the Wagga Wagga City Council to the Scout Association of Australia, NSW Branch, following a request from local Scouts NSW Leader.
757 Oura Road, Eunanoreenya	Lot 179, DP751405	0.81 ha	89281 for Boy Scouts	13/9/1974	Under the management of the Scout Association of Australia, NSW Branch
757 Oura Road, Eunanoreenya	Lot 7004, DP1069230	5.91 ha	089281 for Boy Scouts	13/9/1974	Under the management of the Scout Association of Australia, NSW Branch

The Subject Site is currently used for the purpose of a scout camp facility (a type of community facility) that is owned and operated by *The Scout Association of Australia New South Wales Branch* (Scouts NSW) and is a registered charity with the *Australian Charities and Not for-profits Commission*. Scouts NSW is one of the largest and most successful youth organisations in the state, providing young Australians aged 5 to 25 with fun and challenging opportunities to, “*grow through adventure*”. This includes participating in a variety of outdoor recreation activities such as camping, bush craft, abseiling, hiking, rock climbing, canoeing and sailing among others. The purpose of the program is to contribute to personal growth, offering leadership development opportunities, developing resilience and preparing young people for the challenges and opportunities of the 21st century. The structure of the program includes weekly meetings, called a patrol, and also going on multi-day trips. The scouts facility located 759 – 757 Oura Road, Eunanoreenya is one such facility and is referred to as *Camp Kurrajong*.

The Site exhibits a rural character, located on land that is largely cleared bushland with areas of vegetation throughout. There are a total of 11 buildings on Site that comprise the community facility or are ancillary to its purpose. The existing buildings include those used for accommodation, halls, maintenance and amenities buildings. In addition, the Site also contains the following ancillary components such as two (2) campgrounds, car parking and a driveway providing access from Oura Road



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

The Site is located in the suburb of Eunanoreenya which forms part of the Wagga Wagga LGA. It is situated in southern NSW approximately 9 km northeast of Wagga Wagga, 150 km west of Canberra and 120 km north of Albury.

Refer to **Figure 1** and **Figure 2** below.

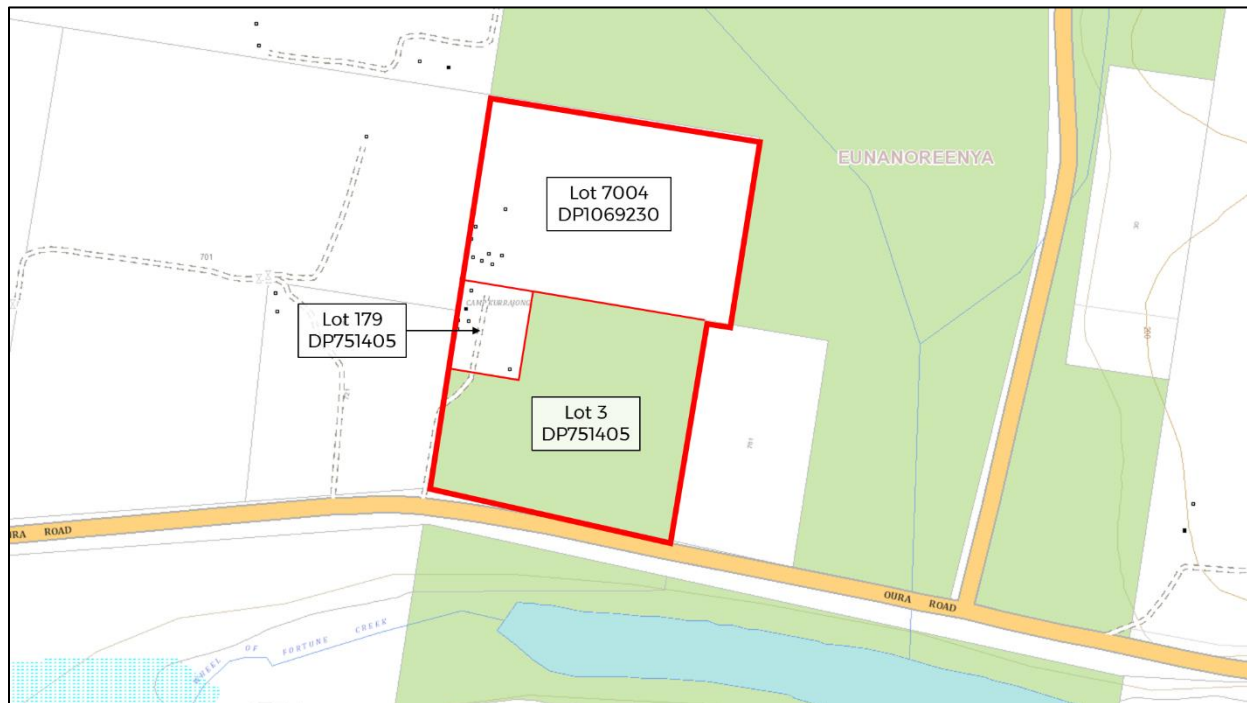


Figure 1. Cadastral Map (Source: SIX Maps, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility
757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

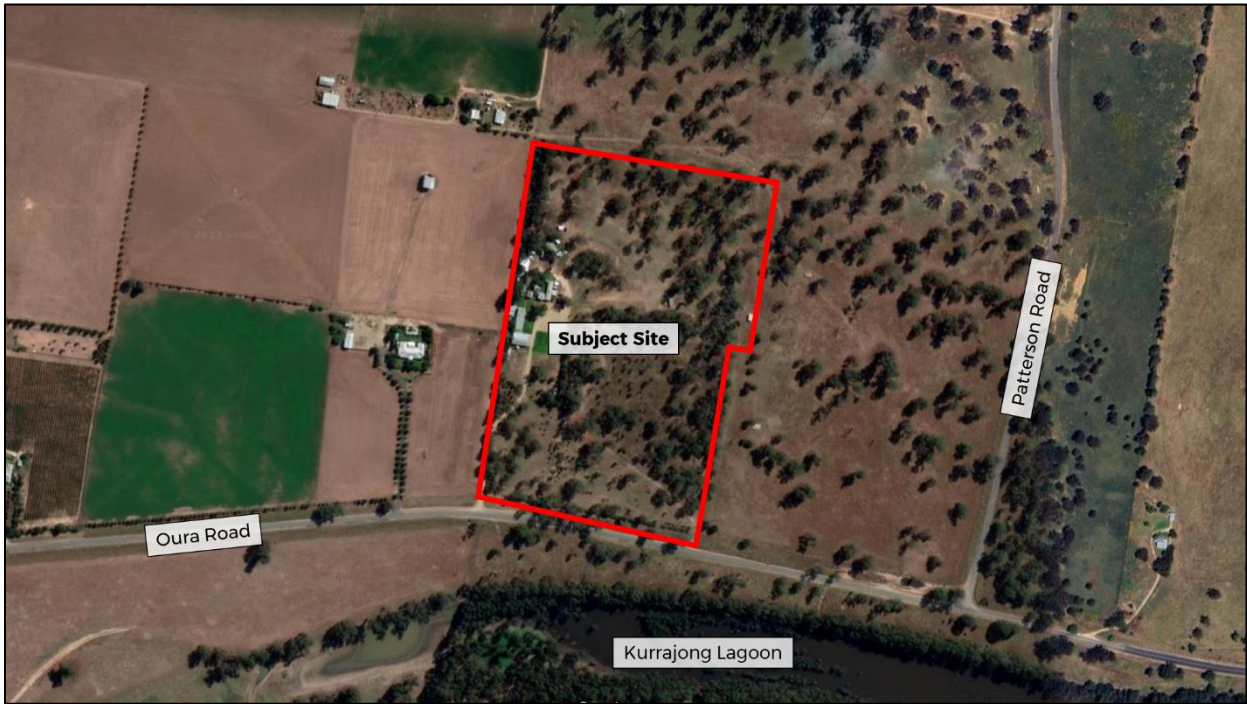


Figure 2. Aerial Map (Source: Google Maps, 2023)

2.2 DEVELOPMENT HISTORY

TABLE 3 outlined below provides a summary of the DAs, pertaining to the Site and of relevance to the proposal, that have been determined or are under assessment.

TABLE 3. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA 000402	Proposed Relocation Of Two Scout Halls and New Storage Shed - Stage 1 And 2	9/6/2000
DA 148/97	Storage Shed	31/7/1997

Accordingly, **DA 000402 (Appendix 1)** confirms the current approved use by Scouts NSW, which can be categorised as a ‘community facility’ pursuant to WWLEP2010 (refer to **Section 4.4.1**).



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The proposed development is for the upgrade of the existing scout camp facility at the Site located at 757 – 759 Oura Road, Eunanoreenya. The use of the Site will remain unchanged for the purpose of a community facility, owned and operated by Scouts NSW, however physical alterations and additions are proposed on the Site to upgrade the facility and ancillary components.

The purpose of the proposed development is to provide social and community infrastructure, which facilitates, trains, prepares, reinforces, and supports youth, adult leaders and other community groups across from Wagga Wagga and across the state. The proposed alterations and additions comprising rebuilds, repairs and improvements are designed to drive membership growth, rebuild resilience within the rural community and to facilitate a much-needed increase in the healthy activation of services that Scouts NSW offer across the Riverina region.

3.2 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works as identified below and within the Architectural Plans (**Appendix 2**), the Activity Tower Architectural Plans (**Appendix 3**), and Landscape Plans (**Appendix 4**):

- Demolition and removal of the following existing components:
 - Existing aged activities structure
 - 11 trees
 - Two (2) aged halls
 - Two (2) sheds
 - Septic tank
 - Two (2) aged accommodation buildings
 - Clothesline, well and gas tank
 - Two (2) unused amenities structures
- New buildings including;
 - Accommodation wing
 - Scouts hall
 - Duty manager accommodation
 - South camp amenities buildings
- New and refurbished facilities;
 - Refurbish existing amenities buildings
 - Internal refurbishment of 'Merrit Buildings'
- New ancillary recreational facilities including;
 - Amphitheatre facility
 - Archery course
 - Tower / drone pad and zip Line
 - Tree ropes course
 - Parade ground / court
- Other;
 - 16 signs
 - Four (4) new septic tanks
 - New vehicle gates



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

- New site access at Oura Road
- New visitor car parking and bus Layby
- New Driveway / service road
- New pedestrian paths
- Electric Vehicle (EV) charging locations
- Landscaping throughout the Site

The proposed upgrade of existing scout camp facility includes those works as identified in **TABLE 4** below.

TABLE 4. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	13.2 ha
Primary Land Use	Community Facility
Ancillary Land Uses	Camping ground, function centres, recreation facilities (outdoor)
Gross Floor Area	Total 1825 m ² <ul style="list-style-type: none">▪ Accommodation: 573m²▪ Other: 899 m²
No. of Beds	116 new beds (totalling 132 for entire site capacity)
Maximum Building Height	5 m
Height of proposed Activities Tower	14.8 m
Number of Storeys	1 storey
Roads / Driveways	New driveway
Car Parking	35 car parking spaces + 2 Accessible car parking spaces
Tree Removal / Planting	11 trees proposed to be removed
Signage	16 signs are proposed across the Site
Cost of Works	\$6,605,716 including GST (refer to Appendix 5).

3.2.1 Demolition Works and Site Preparation Works

A series of demolition works are proposed as part of this development. The purpose of the proposed demolition is to facilitate the proposed alterations and additions. Accordingly, the demolition works comprise the following:

- Demolition and removal of the following existing components:
 - Existing aged activities structure
 - 11 trees;
 - Two (2) aged halls;
 - Two (2) sheds;
 - Septic tank;
 - Two (2) aged accommodation buildings;
 - Clothesline, well and gas tank;
 - Two (2) unused amenities structures;



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

Figure 3 below provides a demolition plan.

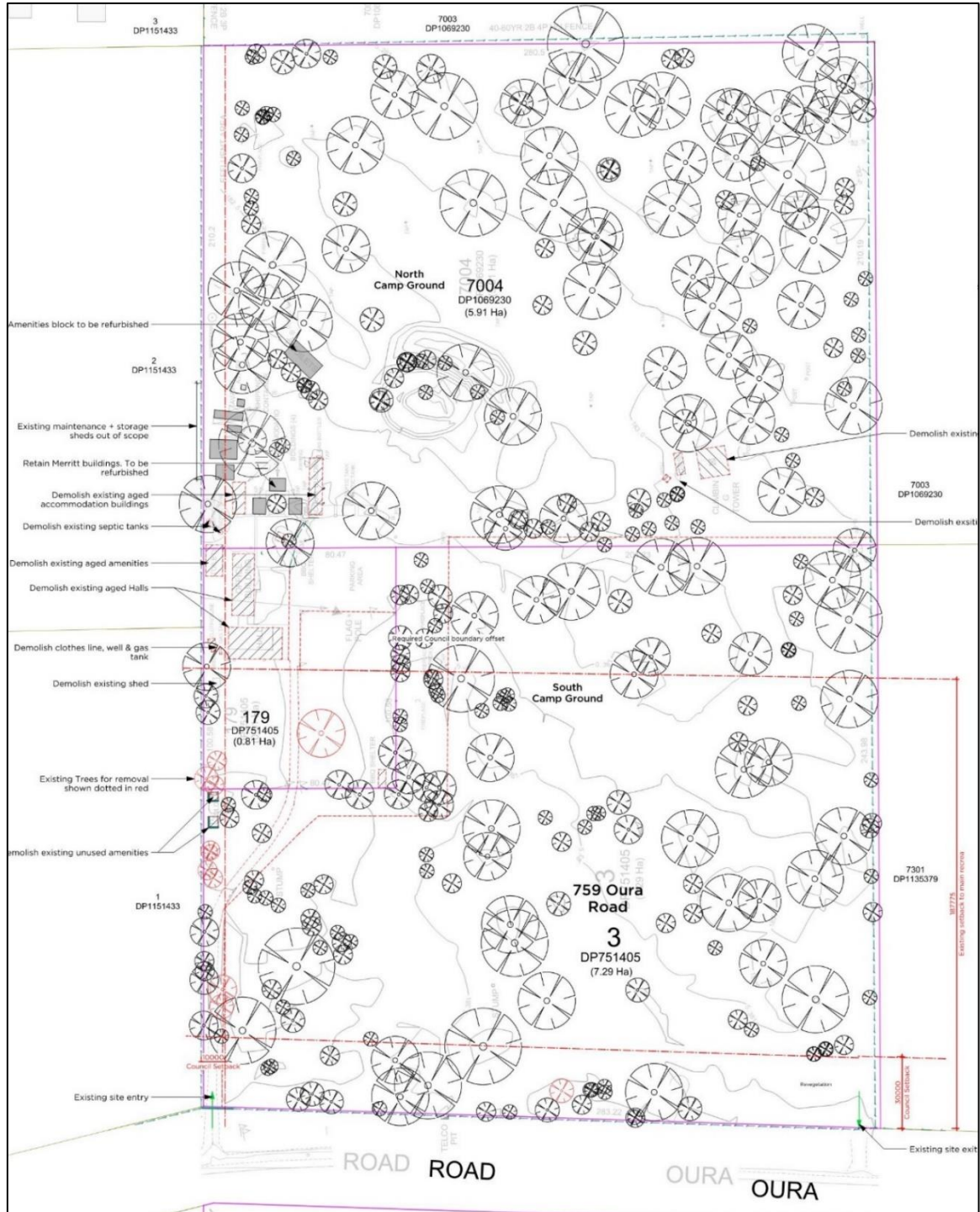


Figure 3. Demolition Plan (Source: PMDL , 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

3.2.2 Proposed New Buildings, Refurbishment and Addition of Recreation Activities

Several new buildings and the refurbishment of existing buildings are proposed as part of this development. The proposed new and refurbishment of buildings will improve the overall visitor experience including the offering of activities, quality of amenities and accommodation, making the Site a more desirable location for visitors and community groups to congregate.

Additionally, the provisions of ancillary recreation facilities will support the use of the Site for the purpose of a community facility operated by Scouts NSW. The recreation facilities proposed have been designed and located to ensure compatibility with the proposed site layout and will support its future operation.

The proposed new buildings, refurbished facilities, ancillary recreational facilities and other development proposed is detailed below:

- New buildings including;
 - Accommodation wing
 - Scouts hall
 - Duty manager accommodation
 - South camp amenities buildings
- New and refurbished facilities;
 - Refurbish existing amenities buildings
 - Internal refurbishment of 'Merrit Buildings'
- New ancillary recreational facilities including;
 - Amphitheatre facility
 - Archery course
 - Tower / drone pad and zip Line
 - Tree ropes course
 - Parade ground / court
- Other;
 - 16 signs
 - Four (4) new septic tanks
 - New vehicle gates
 - New site access at Oura Road
 - New visitor car parking and bus Layby
 - New Driveway / service road
 - New pedestrian paths
 - Electric Vehicle (EV) charging locations
 - Landscaping throughout the Site

On site accommodation will be provided as follows:

- New accommodation proposed:
 - 114 beds + 2 accessible beds
- Merrit Building for teachers and camp leaders:
 - 12 beds
- Drivers Quarters:
 - 4 beds

Figure 4 below provides a proposed site plan and **Figure 5** an elevation of the proposed activity tower.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)



Figure 4. Proposed Site Plan (Source: PDML, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

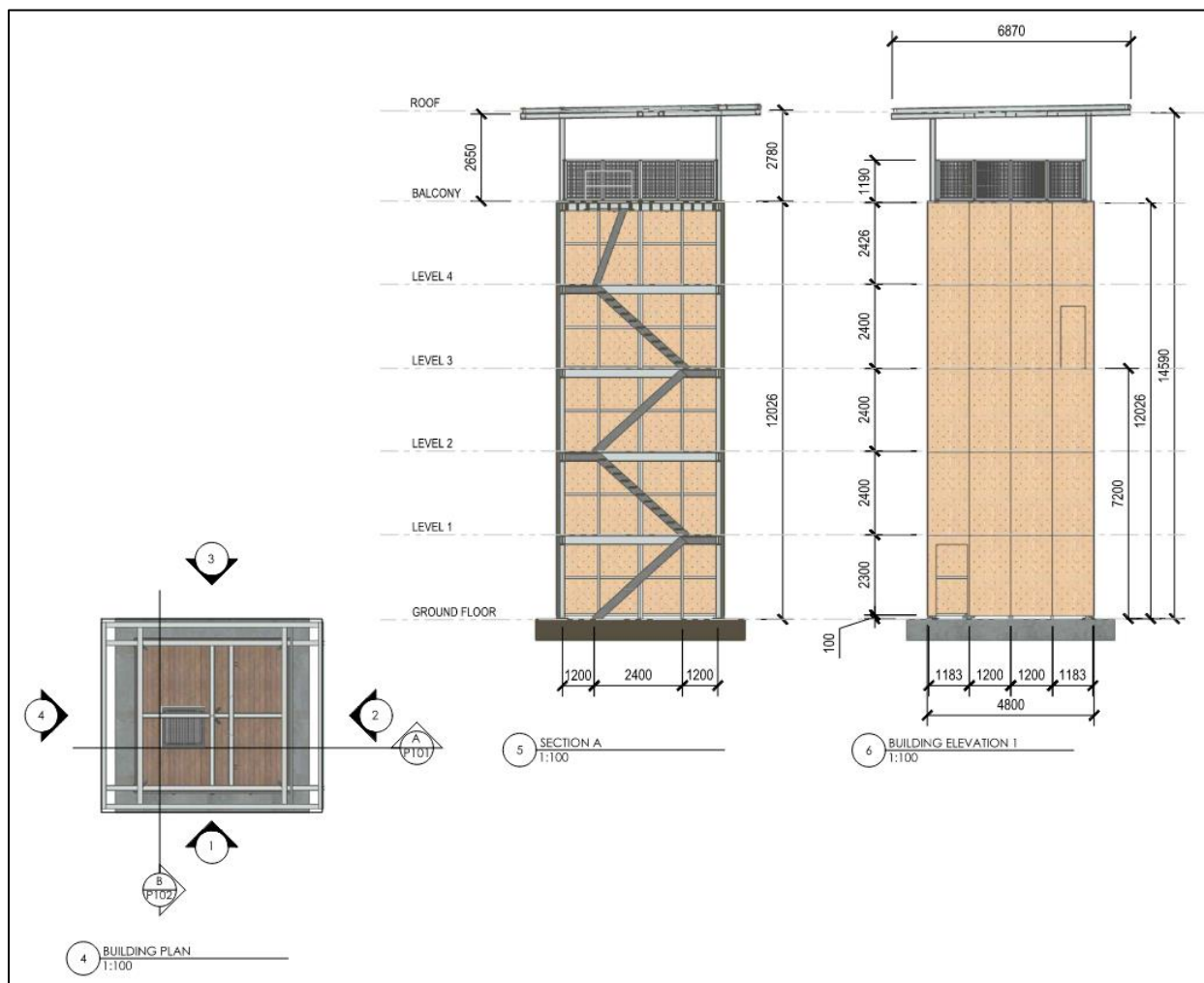


Figure 5. Proposed Activities Tower Elevation (Source: The Highgate Group, 2023)

3.3 OPERATIONAL DETAILS

The proposal seeks to continue in its existing operation as a scout camp facility (a type of community facility) as documented in **TABLE 5**. Scouts NSW utilise the Site to carry out their operations, hosting groups of young people to develop and work on their skills whilst staying overnight on the Site. Accordingly, all existing and proposed buildings and components are considered ancillary development, as they serve the primary use of the Site as a community facility and allow Scouts NSW to conduct their operations and deliver a high-quality visitor experience. Further details are contained within the Operational Plan of Management prepared by Scouts NSW and can be found at **Appendix 6**.

The Site will be primarily used by groups in direct association with Scouts NSW. The proposal is also seeking consent for the use of the Site by external parties on a short term basis for the purpose of community activities. The use of the Site by external parties will improve the reach and community benefit brought about by the redevelopment of this Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

The target audience for the site includes;

- Scouting Groups from across NSW;
- Schools;
- Community Groups
- Sporting Groups
- Corporate organisations
- Not for profit / charities
- Families

Regardless of who the specific visitors are to the Site, Scouts NSW will operate and manage the Site.

TABLE 5. OPERATIONAL DETAILS

Component	Proposed
Nature of Use	Community facilities
Hours of Operation	24 hours a day, 7 days per week
Number of Scouts NSW Staff	Minimum of one member of staff on Site at any one time. Ordinarily 6 staff members during a typical program or activity. 10 or more staff may be required for larger events.
Maximum number of visitors	200
Maximum overnight visitor capacity	<ul style="list-style-type: none">▪ 100 people in beds within existing and proposed accommodation buildings; and▪ 50 people staying in the allocated camping areas.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

Commonwealth Planning Context

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999

State Planning Context

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Water Management Act 2000
- Biodiversity Conservation Act 2016
- Protection of the Environment Operations Act 1997
- Crown Land Management Act
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

Local Planning Context

- Wagga Wagga Local Environmental Plan 2010
- Wagga Wagga Local Infrastructure Contributions Plan 2019-2034
- Wagga Wagga Development Control Plan 2010

Strategic Context

- Wagga Wagga Local Strategic Planning Strategy – Wagga Wagga 2040

4.2 COMMONWEALTH PLANNING CONTEXT

4.2.1 Environment Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

The proposal does not warrant significant impacts on MNES, therefore no further consideration of the EPBC Act is required.

4.3 STATE PLANNING CONTEXT

4.3.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

4.3.1.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 6** below.

TABLE 6. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WWLEP2010 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in Section 4.4 of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	It is understood that no draft instruments are applicable to the Site.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Wagga Wagga Development Control Plan 2010</i> (WWDCP2010) applies to the subject site and is addressed in Section 4.4.2 and Appendix 6 of this SEE.
Section 4.15(1)(a)(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	It is understood that there are no voluntary planning agreements (VPA) applicable to the Site.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.3.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

Pursuant to Division 4.2 of the EP&A Act, the consent authority for the proposed development is Wagga Wagga City Council.

4.3.1.2 Section 4.46 of EP&A Act – Integrated Development

Section 4.46 of the EP&A Act defines ‘integrated development’ as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

The proposed development may constitute Integrated Development and require referral under Section 4.46 of the EP&A Act.

4.3.2 Environmental Planning and Assessment Regulation 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 7. HOW THE DA IS MADE	
Considerations	Response
Division 1 – Making development applications	
<i>Section 23 – Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Scouts NSW. The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 – Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner’s consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.
<i>Section 25 – Information about concurrence or approvals</i>	
A development application must contain the following information— (a) a list of the authorities –	It is understood that the proposed development does not trigger any referrals or concurrence from other authorities.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

<p>(i) <i>from which concurrence must be obtained before the development may lawfully be carried out, and</i></p> <p>(ii) <i>from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41,</i></p> <p>(b) <i>a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</i></p>	
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4.3.3 Water Management Act 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

It is noted that the Subject Site is located within 40m of a waterway. Notwithstanding, no buildings are proposed to be located within 40m of a waterway.

4.3.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

Under Section 7.7 of the BC Act, a DA for Part 4 activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the development is likely to significantly affect threatened species.

A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.

4.3.5 Protection of the Environment Operations Act 1997

Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."

The proposed development does not constitute a Scheduled Activity under Schedule 1 of the POEO Act and does not require an Environmental Protection License (EPL).



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

4.3.6 Crown Land Management Act 2016

The Crown Land Management Act 2016 (Crown Land Act) relates to land that is identified as Crown Land. The Subject Site and proposed work are identified as being located on crown land, and as such this Act applies (refer to **TABLE 2**).

Scouts NSW (the applicant), currently have a lease for the use and operation of the crown land, and owners' consent has been provided by the relevant authority to accompany this DA.

4.3.7 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

Chapter 3 relates to hazardous and offensive development. Notwithstanding, the proposed development does not constitute hazardous or offensive development as defined under Clause 3.2.

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Notwithstanding, upon review of the historic consents and development that has occurred on the land, the Site is not considered to be contaminated land or require remediation.

4.3.8 State Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) contains planning provisions relating to:

- employment land in western Sydney.
- advertising and signage in NSW.

Chapter 3 of the Industry and Employment SEPP applies to all signage:



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

- (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and*
- (b) is visible from any public place or public reserve.*

The proposal includes the following signage:

- 1 (one) address identification pylon
- 11 Building Identification pylon and wayfinding signs
- 4 (four) wayfinding maps

The specification and location of the proposed signage is provided in the Architectural Plans located within **Appendix 2** of this SEE.

Pursuant to Clause 3.8 of the Industry and Employment SEPP, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Aims and Objectives of Chapter 3 Advertising and Signage

The aims of Chapter 3 of the Industry and Employment SEPP are:

- (1) This Chapter aims—*
 - (a) to ensure that signage (including advertising)—*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish, and*
 - (b) to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) to provide time-limited consents for the display of certain advertisements, and*
 - (d) to regulate the display of advertisements in transport corridors, and*
 - (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.*

Assessment Criteria

The Assessment criteria under Schedule 5 of the Industry and Employment SEPP are addressed in **TABLE 7**.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 8. INDUSTRY AND EMPLOYMENT SEPP CHAPTER 3 ASSESSMENT CRITERIA

Criteria	Comment
1. Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which is to be located?	Yes. The proposed signage is compatible with the existing and desired future character of the Site and surrounding area, which is primarily exhibits a rural character.
Is this proposal consistent with the particular theme for outdoor advertising in the area or locality?	Yes. As above.
2. Special Areas	
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The proposed signage has been designed to be commensurate with the existing character of the area and not detract from the rural character or public amenity of Oura Road or the locality.
3. Views and vistas	
<i>Does the proposal obscure or compromise important views?</i>	No. The proposed signage is would not obscure any sight lines or views. One sign is to be located within proximity of the Site entrance at Oura Road, however is of height, scale and location that would not disrupt or dominate views toward the Site.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	No. All proposed signage is located on the ground and the one (1) address pylon sign located at the Oura Road entry has a maximum height of 3.5 m. Accordingly, it would not dominate the skyline.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes, the signage would not obstruct any other signage or advertising.
4. Streetscape, setting or landscape	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes. The proposed signage has been designed in respect of the proposed built form on the Site to effectively identify the business. The proposed signage is compatible with the character of the Site and its surrounds as detailed above.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	Yes. The proposed signage would visually define the Site and would be integrated with the Site to create a visually coherent view into the Site. Furthermore, the proposed sign is of high quality design, materials and finishes that will contribute



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 8. INDUSTRY AND EMPLOYMENT SEPP CHAPTER 3 ASSESSMENT CRITERIA

Criteria	Comment
	to the visual interest and of the streetscape and Site.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	<p>Yes. The proposed signage relates to site identification, building identification and wayfinding. The proposed signage is of appropriate size, scale and spaced to be suitable within the area.</p> <p>Given the above, the proposed signage would not cause any clutter.</p>
<i>Does the proposal screen unsightliness?</i>	No. The proposed sign is not used as a visual screen or filter.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	No. the signage would not protrude above the roof line or tree canopy.
<i>Does the proposal require ongoing vegetation management?</i>	No. The proposed sign would not require ongoing vegetation management.
5. Site and building	
<i>Is the proposal compatible with the scale proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	Yes. The proposed signage is of a suitable scale and design for its intended purpose to effectively identify the Site and would integrate with the proposed entry to the Site to achieve visual coherence.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes. The sign does not located in proximity to or obscure any important architectural features of any buildings to be located on the Site.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes. The proposed signage has been integrated with the layout of the Site so as not to obstruct any vehicle or pedestrian movements and achieve a positive visual outcome.
6. Associated devices and logos with advertisements and advertising structures	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	No safety devices, platforms, lighting devices or logos have been designed as an integral part of any signage.
7. Illumination	
<i>Would illumination result in unacceptable glare?</i>	N/A - illumination is not proposed.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 8. INDUSTRY AND EMPLOYMENT SEPP CHAPTER 3 ASSESSMENT CRITERIA

Criteria	Comment
<i>Would illumination affect safety for pedestrians, vehicles, or aircraft?</i>	No proposed illumination would affect the safety of pedestrians, vehicles or aircraft.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	No. The proposed lighting would complement the proposed signage and provide effective wayfinding within the Site, particularly as all visitors would be short term guests. The illumination would not detract from any on site accommodation.
<i>Can the intensity of illumination be adjusted, if necessary?</i>	Illumination will be designed to be adjusted.
<i>Is the illumination subject to a curfew?</i>	The proposed illumination would not be subject to a curfew. Notwithstanding, it would be of appropriate intensity, not detract from neighbouring sites, and be required for visitors to navigate the Site at night time.
8. Safety	
<i>Would the proposal reduce the safety for any public road?</i>	No. The proposed signs are not located over any public road. Therefore, the proposed signs do not reduce the safety of any public road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	No, the proposal would not obstruct any pedestrian or cycle routes or infrastructure and therefore would not negate the safety of pedestrians or bicyclists.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	No, the proposed signage would not obscure any sightlines from public areas frequented by pedestrians. Neither would the proposed signage obstruct any vehicle sight lines from public roads.

4.3.9 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) contains planning provisions relating to:

- infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- child-care centres, schools, TAFEs and Universities.
- planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).
- land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

Clause 2.42 relates to the determination of development applications for solar or wind electricity generating works on certain land. The Subject Site is identified as being located on the certain land under this SEPP. Notwithstanding, the proposed development does not include the development of solar or wind generating works, and as such Clause 2.42 does not apply to the proposal.

4.3.10 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 – Koala habitat protection 2020

A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.

Chapter 4 – Koala habitat protection 2021

A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.

4.3.11 State Environmental Planning Policy (Sustainable Buildings) 2022

The *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP) sets standards for both non-residential and residential development and implement the official process of measuring and reporting on the embodied emissions of construction materials.

Chapter 3 sets out standards for non-residential development. Pursuant to Clause 3.1(1)(a), as the proposed development is for the construction of a new non-residential building that has a CIV of greater than \$5 million, the Sustainable Buildings SEPP applies to the proposed development. For clarity it is noted that the proposal is not categorised as a ‘large commercial development’. Clause 3.2 outlines the matters for consideration that the consent authority prior to granting development consent:

The proposed development has been designed to enable the following:

- (a) *the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,*
- (b) *a reduction in peak demand for electricity, including through the use of energy efficient technology,*
- (c) *a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,*
- (d) *the generation and storage of renewable energy,*
- (e) *the metering and monitoring of energy consumption,*
- (f) *the minimisation of the consumption of potable water.*
- (g) *the metering and monitoring of energy consumption,*
- (h) *the minimisation of the consumption of potable water.*

4.4 LOCAL PLANNING CONTEXT

4.4.1 Wagga Wagga Local Environmental Plan 2010

The WWLEP2010 is the primary Environmental Planning Instrument that applies to the Subject Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

The relevant provisions of WWLEP2010 as they relate to the subject site are considered in the following subsections.

4.4.1.1 Zoning and Permissibility

The Subject Site is located within the RE1 Public Recreation zone and the RU1 Primary Production under the WWLEP2010 as shown in **Figure 6**.

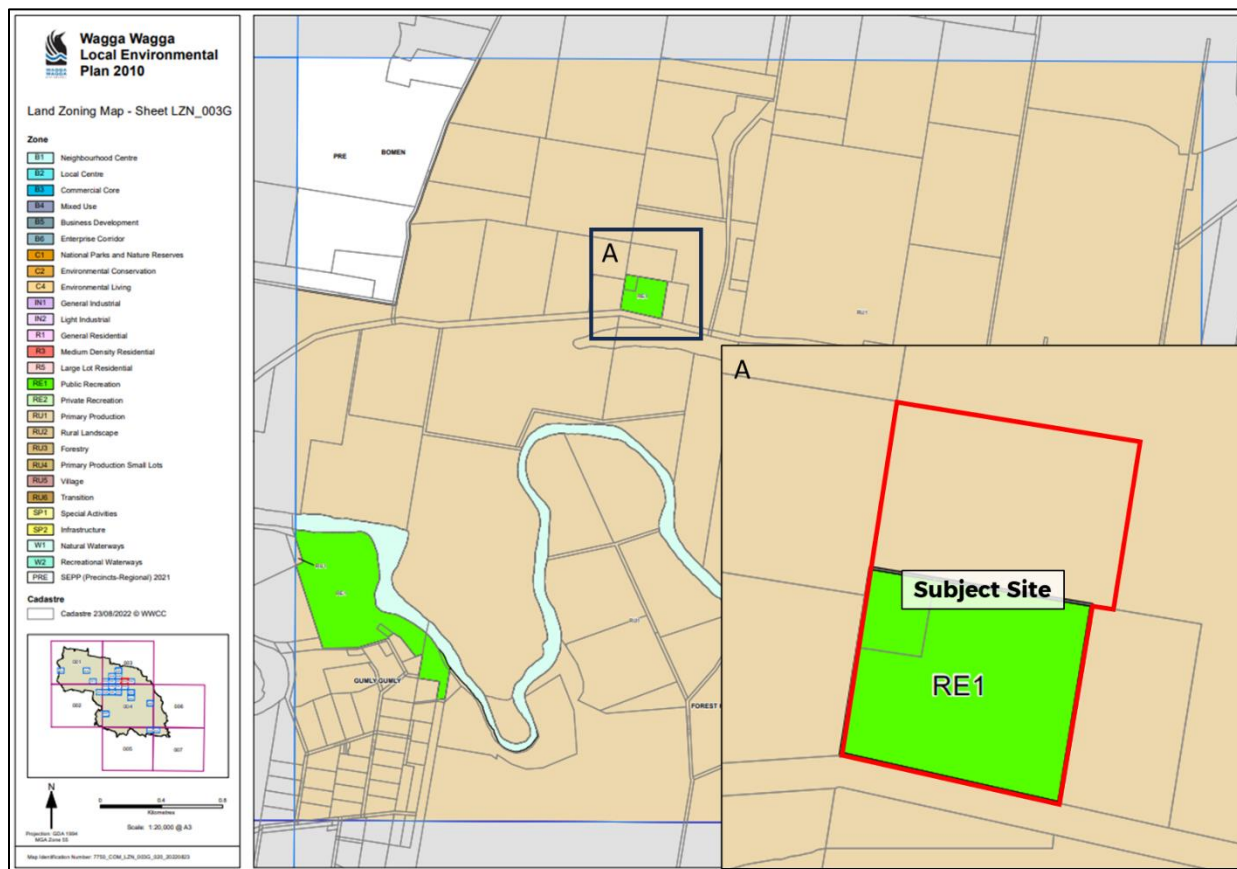


Figure 6. WWLEP2010 Zoning Map (Source: NSW Legislation, 2023)

TABLE 9. ZONING AND PERMISSIBILITY

RE1 – Public Recreation

Objective

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect and enhance the natural environment generally and to assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 9. ZONING AND PERMISSIBILITY

Permitted without consent	<i>Environmental facilities; Environmental protection works; Roads</i>
Permitted with consent	<i>Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Depots; Entertainment facilities; Flood mitigation works; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Sewerage systems; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities</i>
Prohibited	<i>Any development not specified in item 2 or 3</i>
RUI - Primary Production	
Objective	<ul style="list-style-type: none"> ▪ <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> ▪ <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> ▪ <i>To minimise the fragmentation and alienation of resource lands.</i> ▪ <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> ▪ <i>To foster strong, sustainable rural community lifestyles.</i> ▪ <i>To maintain the rural landscape character of the land.</i> ▪ <i>To allow tourist and visitor accommodation only where it is in association with agricultural activities.</i>
Permitted without consent	<i>Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads</i>
Permitted with consent	<i>Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4</i>
Prohibited	<i>Airports; Amusement centres; Camping grounds; Caravan parks; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations;</i>



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 9. ZONING AND PERMISSIBILITY

	<i>Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies</i>
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Accordingly, community facilities are permissible with consent in the RE1 and RU1 zone and are defined by the WWLEP2010 below.

community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- (c) but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

The existing and proposed development includes several ancillary components that support the ongoing use of the Site for the purpose of a community facility. These include components such as camping grounds, function centres, outdoor recreation facilities. Given these are ancillary to the use of the Site for the purpose of a community facility, they are considered permissible with consent within the RE1 and RU1 zone pursuant to the WWLEP2010.

4.4.1.2 Development Standards

TABLE 10 outlines the developments consistency and compliance with the relevant development standards and controls under WWLEP2010.

TABLE 10. DEVELOPMENT STANDARDS

Clause	Comment
Clause 4.1 – Minimum subdivision lot size	The northern portion of the Site is subject to a minimum lot size of 200 ha pursuant to the WWLEP2010 (refer to Figure 7). Notwithstanding, no changes to any lot size are proposed as part of this development. As such, no further consideration Clause 4.1 is required.
Clause 4.3 – Height of buildings	The Site is not subject to a maximum building height pursuant to the WWLEP2010.
Clause 4.4 – Floor space ratio	The Site is not subject to a maximum building height pursuant to the WWLEP2010.
Clause 4.6 – Exceptions to development standards	No exception to a development standard is proposed as part of this development.
Clause 5.3 Development near zone boundaries	The proposed development is located near a zone boundary (interface between RE1 and RU1 zones, refer to Figure 6). Notwithstanding, pursuant to Clause 5.3(3)(a), the Site does



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 10. DEVELOPMENT STANDARDS

Clause	Comment
Clause 5.10 – Heritage	The Site has not been identified as containing any Historic (European) Heritage and / or Aboriginal Cultural Heritage items of significance.
Clause 5.21 – Flood planning	The proposed development is identified as being located on flood prone land. The proposed development has been designed to be at a freeboard height of 500 mm above the 1 % AEP level.
Clause 7.1A – Earthworks	No major earthworks are proposed as part of this development.
Clause 7.3 – Biodiversity	<p>A portion of the Site has been mapped as containing the potential for terrestrial biodiversity (refer to Figure 9).</p> <p>Notwithstanding, a Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.</p>
Clause 7.5 – Riparian lands and waterways	<p>A portion of the Site has been mapped as ‘waterway’ on the Water Resource Map (refer to Figure 8).</p> <p>Notwithstanding, a Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.</p>
Clause 7.6 – Groundwater vulnerability	<p>– The Site has been mapped as containing the potential for groundwater (refer to Figure 8).</p> <p>Notwithstanding, the proposed development is not identified as a specified purpose pursuant to Clause 7.6(4).</p>



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

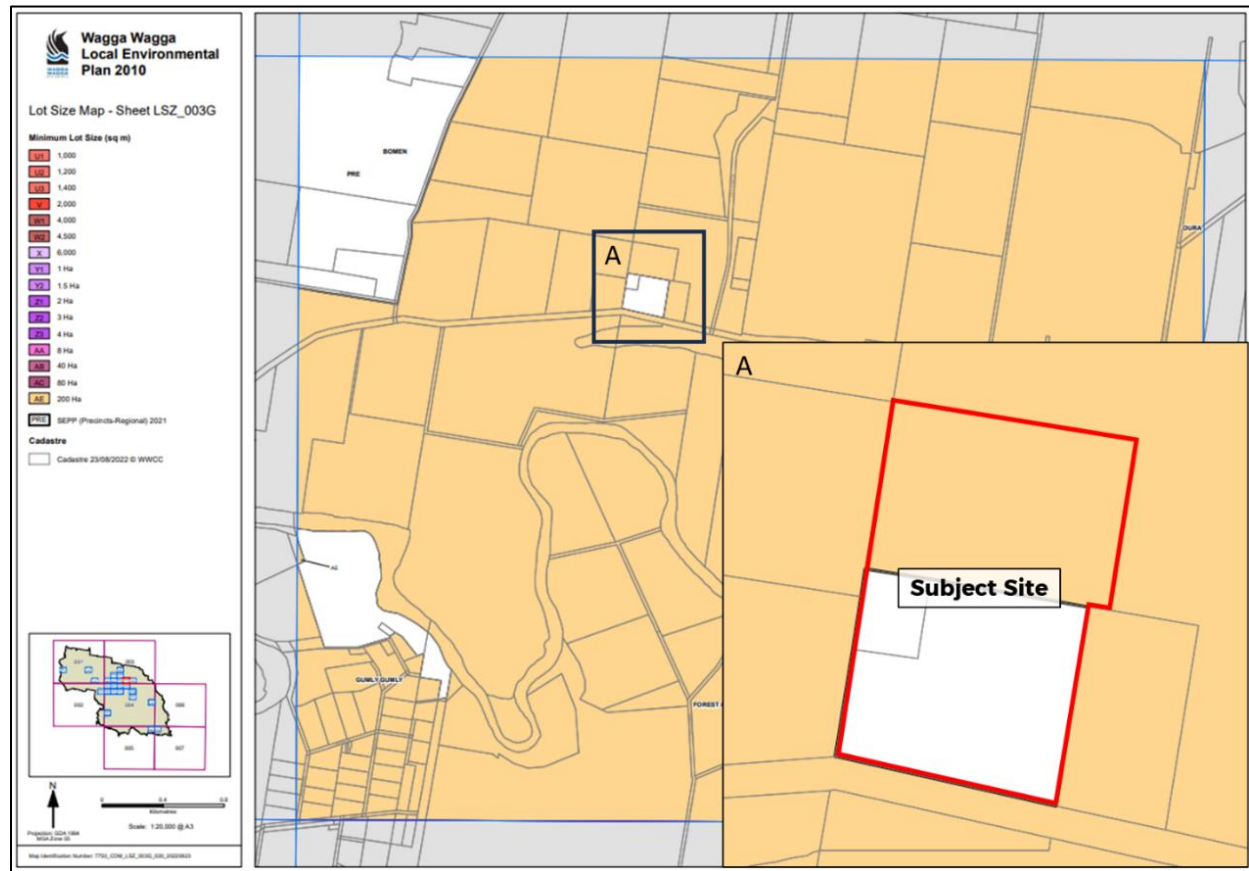


Figure 7. WWLEP2010 Lot Size Map (Source: NSW Legislation, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

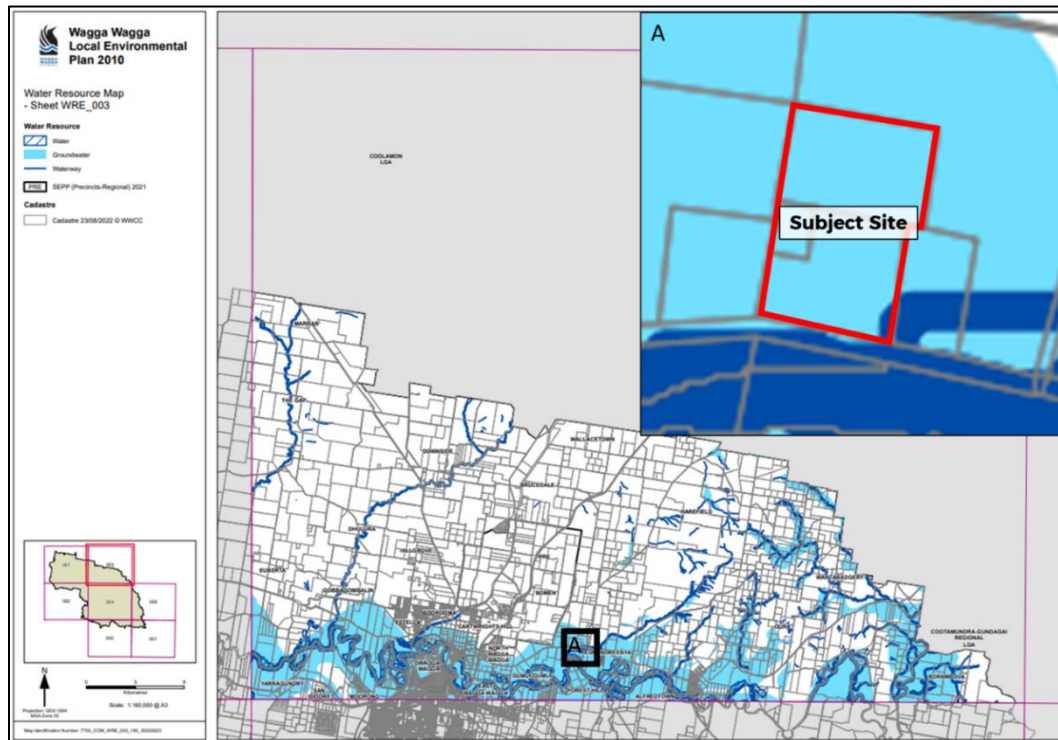


Figure 8. WWLEP2010 Water Resource Map (Source: NSW Legislation, 2023)



Figure 9. WWLEP2010 Terrestrial Biodiversity Map (Source: NSW Legislation, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

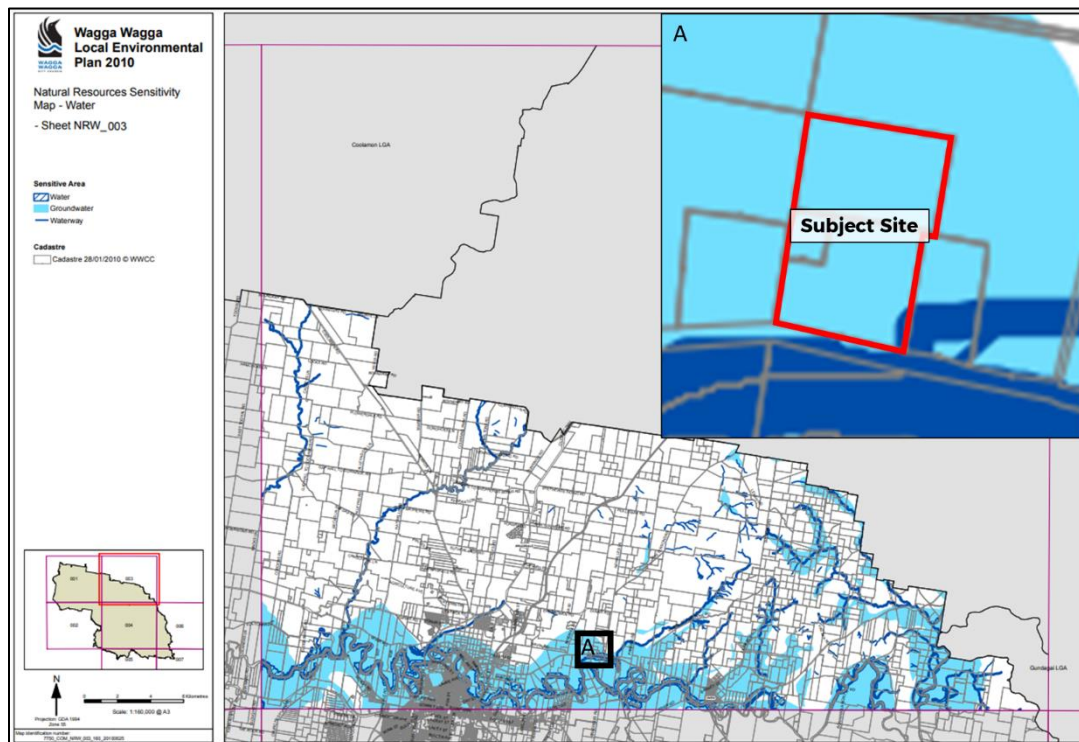


Figure 10. WWLEP2010 Natural Resources Sensitivity Map - Water (Source: NSW Legislation, 2023)



Figure 11. WWLEP2010 Natural Resources Sensitivity Map - Biodiversity (Source: NSW Legislation, 2023)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

4.4.2 Wagga Wagga Development Control Plan 2023

The WWDCP2010 provides detailed planning and design guidelines to support the planning controls of the WWLEP2010. An assessment of the proposal against the relevant sections of the WWDCP2010 is provided at **Appendix 7**.

4.4.3 Wagga Wagga Local Infrastructure Contributions Plan 2019 – 2034

The *Wagga Wagga Local Infrastructure Contributions Plan 2019-2034* applies to the Site. This plan indicates that the proposed development for the purpose of a Community Facility, is subject to a s7.12 levy. **TABLE 11** below outlines the applicable levy rates under this contributions plan.

TABLE 11. WAGGA WAGGA LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2019 – 2034	
Development type – Development that has a proposed cost of carrying out the development	Levy rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More \$200,000	1% of that cost

4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

It is understood that no draft Environmental Planning Instruments apply to the Subject Site.

4.6 STRATEGIC PLANNING CONTEXT

4.6.1 Wagga Wagga Local Strategy Planning Statement - Wagga Wagga 2040

The *Wagga Wagga Local Strategy Planning Statement – Wagga Wagga 2040* (WWLSPS) applies to the Subject Site. The WWLSPS sets the long-term strategic framework for planning and development in the City of Wagga Wagga Local Government Area (LGA) over the coming 20 years. It aims to address issues of strategic importance to the Council, guiding development, planning policies, strategies and actions related to land use and development.

The WWLSPS identifies 11 principles that are divided into three themes. The proposed development will support two (2) principles in particular including; Principle 2 *Increase resilience to natural hazards and land constraints* and Principle 11 *Strong and resilient rural and village communities*.

The proposal development will result in a built form that is more resilient to natural hazards and is of higher standards than the existing structures, as confirmed within the BCA Assessment Report (**Appendix 12**) and Bushfire Hazard Existing SFPP Assessment (**Appendix 10**). Additionally, through the provision of a high-quality community facility that is open to use by a variety of community groups, including those located in Wagga Wagga, the proposal is supporting the development of communities within the LGA.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

In its existing state, the Site comprises a community facility, which is permissible within the RE1 Public Recreation and RU1 Primary Production zone under the WWLEP2011. The proposed upgrades to the existing community facility are considered compatible with existing use of the land and will support the ongoing use of the Site through the provision of a modern and high-quality facility for community activities. The proposed development is of suitable size and scale for the Site and will not adversely impact on the functionality or amenity of any adjoining land. Rather, the proposed development, would be considered contextually appropriate and commensurate with prevailing development in the immediate vicinity and wider locality.

5.2 BUILT FORM

The proposal includes the demolition and re-building of several buildings on the Site. The existing buildings are dated and no longer serve the requirements of Scouts NSW to a satisfactory standard. The proposed new buildings to be constructed are of similar bulk and scale to the existing buildings to be demolished. The proposed built form and location of the buildings have been designed to be commensurate with the surrounds and integrate with the existing buildings by using sympathetic materials and finishes as identified in the Architectural Plans (**Appendix 2**).

5.2.1 Height

The maximum height of any of the proposed buildings on the Site is 1 storey and 5 m as indicated in the Architectural Plans (**Appendix 2**). This is of similar bulk and scale of the existing built form located on the Site. Additionally, proposed buildings are appropriately located and setback from one another and site boundaries to ensure there are no adverse impacts on adjoining properties and to maintain the rural character of the area.

The proposed development includes the provision of a 14.8 m tall activities tower as indicated in the Activity Tower Architectural Plans (**Appendix 3**). Notwithstanding, the proposed activities tower is adequately located at a distance away from any buildings on the Site, as well as side boundaries and any neighbouring development. Accordingly, the proposed activities tower is considered contextually appropriate and will positively contribute to the use of the Site for the purpose of a community facility.

5.2.2 Landscaping

The proposed development has been designed to have minimal impact on the existing landscaping and vegetation on the Site, whilst also providing a functional site layout for the users of the Site. Accordingly, minor landscaping changes are proposed, however are in keeping with the character of the Site and would not result in a loss of amenity. These changes include the addition landscaping elements including a fire pit area, parade ground, amphitheatre, providing valuable and high-quality locations to support the use of



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

the Site for the purpose of a community facility. Additionally, these areas will facilitate a variety of activities by different groups and visitors. They have been designed to complement and integrate into the existing landscaping and character of the Site. Accordingly, a Landscape Plan has been prepared by Geoscapes and can be found at **Appendix 4**, containing further detail.

5.3 TRAFFIC & TRANSPORT

5.3.1 Traffic Generation

The proposed development does not present a significant intensification of use on the Site and will not result in any significant additional traffic generation.

5.3.2 Parking

The proposed development includes a car park with bus loading area and an additional driveway along Oura Road (all identified in the Architectural Plans (**Appendix 2**)). This will ensure the smooth operation of vehicles on the Site. Visitors will be primarily transported to the Site via bus and a total of 37 car parking spaces have been provided. Additionally, as required, overflow parking is available to the east of the proposed car parking area.

5.3.3 Access and Loading

New site access is proposed as part of this development along Oura Road. This includes the provision of new driveway running north to south from Oura Road providing access to the aforementioned car park along Oura Road, the main camp facilities and buildings and an additional car park at the north of the Site (as identified in the Architectural Plans at **Appendix 2**). This will allow for vehicle circulation, drop off and pick up to occur entirely within the Site and allow vehicle ingress and egress to be in a forward direction.

5.4 STORMWATER & EROSION & SEDIMENT CONTROL

A Stormwater Plan and Stormwater and Sediment Control Plan have been prepared by Northrop and can be found within the Civil Design Plan (**Appendix 8**).

5.5 FLOODING

The proposed development is identified as being located on flood prone land. The proposed development has been designed to be at a freeboard height of 500 mm above the 1 % AEP level.

5.6 HERITAGE

The Subject Site has not been identified as containing any Historic (European) Heritage and / or Aboriginal Cultural Heritage items of significance.

Notwithstanding, a *Kurrajong Reserve Aboriginal Cultural Heritage Survey Report* has been undertaken by Bidya Marra Consultancy in April 2020 (**Appendix 9**). This report notes that no cultural sites or artefacts have been found within the lots that comprise the Subject Site. Notwithstanding, several scarred canoe



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility
757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

trees have been located on adjoining allotments. Should major earthworks be proposed, a suitably qualified archaeologist may be required to undertake a full Aboriginal Cultural Heritage Assessment (ACHA). Notwithstanding, no major earthworks are proposed as part of this development.

5.7 BUSHFIRE

A Bushfire Hazard Existing SFPP Assessment has been prepared by Harris Environmental Consulting and can be found at **Appendix 10**.

The development is considered to be a Special Fire Protection Purpose (SFPP) development under Section 6.4 of *Planning for Bushfire Protection 2019* (PBP) and a Bushfire Safety Authority (BFSA) is required under the *Rural Fires Act 1997*, Clause 100B. Additionally, the applicable planning layers are described in **TABLE 12** as they relate to the Site. **Figure 12** identifies that Site as being Bushfire Prone Land.

TABLE 12. APPLICABLE BUSHFIRE PRONE LAND PLANNING LAYERS	
Map	Description
Bushfire Prone Land Map	The subject lot is mapped “Vegetation Category 1” and “Vegetation Category 3”.
LEP Zone Map	The subject lot is zoned as “RE1 – Public Recreation” and “RU1 – Primary Production”.
Vegetation Mapping – Validated by Lodge Environmental 2023.	The vegetation surrounding the development area has been mapped as “Floodplain Transition Woodlands”, “Inland Riverine Forests” and “Western Slopes Grassy Woodlands” (DPIE, 2022).
Biodiversity Values Map	There is land identified on 11/10/2023 as having high biodiversity value under the Biodiversity Offsets Scheme under the Biodiversity Conservation Act 2016. This land does NOT include the existing or indicative proposed Asset Protection Zone (APZ).



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 - 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)



Figure 12. NSW Bushfire Prone Land Map (Source: Harris Environmental Consulting, 2023)

The Proposed Scout Hall (safe refuge building) can be constructed to Bushfire Attack Level (BAL) 19 (Section 6 and Section 3) as specified by AS3959 - 2018 Construction for Buildings in Bushfire Prone Areas and/or NASH Standard Steel Framed Construction in Bushfire Areas (2014). New construction must also comply with the construction requirements in Section 7.5 of PBP 2019. The refuge will be required to provide SFPP 10 kW/m² APZs and under prescriptive requirements can be constructed to BAL 12.5. However, as access is greater than 200 m from a public through road and as a performance-based solution, the construction standard is increased from BAL 12.5 to BAL 19. TABLE X provides a summary of the bushfire prone land within 140 m of the proposed Scout Hall.

TABLE 13. BUSHFIRE PRONE LAND WITHIN 140M OF THE PROPOSED SCOUT HALL (REFUGE BUILDING)

Aspect	Vegetation Classification and slope	Distance from façade to hazard
North East	Flatland Woodland	42 m
East	Flatland Woodland	42 m
South East	Flatland Woodland	50 m



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

TABLE 13. BUSHFIRE PRONE LAND WITHIN 140M OF THE PROPOSED SCOUT HALL (REFUGE BUILDING)

Aspect	Vegetation Classification and slope	Distance from façade to hazard
South West	Flatland Forested Wetland	34 m
West	Flatland Grassland	36 m

The refuge is provided within 100 m walking distance of the proposed and existing accommodation buildings, specifically the Accommodation Wing, Duty Managers Accommodation and the Existing Merit Buildings. The accommodation buildings and existing camp sites do not have any bushfire building construction of APZ requirements.

In accordance with Private Bushfire Shelters Performance Standard (ABCB, 2014) the refuge is required to be at least 150 m² and with a floor area of 0.75 m² and volume 1.2m³ per person can shelter a maximum of 200 people. The proposed Scout Hall can provide a refuge area of approximately 800 m².

Accordingly, the proposed development is capable of complying with the relevant bushfire related controls.

5.8 EMISSIONS

The proposed development would not result in any additional acoustic or air quality emissions from the Site. Additionally, the proposed development incorporates adequate landscaped setbacks from any neighbouring built form or sensitive land uses.

5.9 WASTE

5.9.1 Operational Waste

No changes to the existing waste management processes on the site are proposed as part of this development. As indicated in the Plan of Management (**Appendix 6**):

- Waste will be stored in a dedicated area on site and be clearly identified
- Large waste collection bins including recycling stations will be provided for
- Waste is currently collected weekly and this will remain the case post construction, unless a large activity warrants a more regular collection
- The site will employ cleaners to support ongoing presentation of the Site

5.9.2 Wastewater

A Soil and Site Assessment for Onsite Wastewater Disposal (**Appendix 11**) has been prepared by Harris Environmental Consulting, which considers the proposed retention of one (1) septic tank on the Site, and the addition of four (4) new septic tanks on the Site. The assessment provided the following recommendations:



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

- The installation of 4 new septic tanks and pumpwells, sized accordingly for the associated source building, as described in this report, and shown in site plans.
- Retention of the existing septic tank and pumpwell located near the northern amenities, if found to be in good working order.
- Retention of the existing 43,320 L holding tank as a collection well for all treated effluent before disposal.
- This holding tank will transfer 3,200 L/day to the absorption beds.
- Installation of 320 m² of soil absorption bed as four (4), 20 m long x 4 m wide beds, as described in the Soil and Site Assessment for Onsite Wastewater Disposal (**Appendix 11**) and shown on the Site Plan.
- The beds need to receive a proportionate distribution of wastewater, which can be achieved manually using gate valves or similar.
- Retention of the existing trench for reserve effluent disposal in the event the primary system fails.

5.10 FLORA AND FAUNA

A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.

5.11 CONSTRUCTION

Construction will be undertaken in accordance with Council's conditions of consent. Appropriate measures will be undertaken to mitigate any potential impacts from construction including dust, noise, odours, traffic impacts and erosion.

5.12 BUILDING CODE OF AUSTRALIA

A BCA Assessment Report (**Appendix 12**) has been prepared by McKenzie Group, which considers the proposed development in the context of the Building Code of Australia 2022 (BCA).

The assessment of the preliminary design documentation revealed that several areas deviate from the deemed-to-satisfy provisions of the BCA. These items (identified within Section 1 on page 3 of the BCA Assessment Report (**Appendix 12**)) are to be addressed to ensure compliance is achieved, either through design amendment to achieve compliance with the deemed-to-satisfy provisions, or through a performance solution demonstrating compliance with the Performance Requirements of the BCA.

5.13 SUITABILITY OF SITE FOR DEVELOPMENT

The proposed development seeks to support the ongoing use of the Site for the purpose of a community facility operated by Scouts NSW. The works proposed are both permissible with consent and are consistent with each of the RE1 Public Recreation and RU1 Primary Production zone objectives. Additionally, the proposed development aligns with the strategic objectives and priorities of the WWLSPS as identified in **Section 4.6** above, through the provision of modern, high-quality facility that will support a variety of community groups across the Wagga Wagga LGA.

The proposed development provides an appropriate design response with its built form and scale consistent with its local context and prevailing rural character of the area. The Site is also suitably separated



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

from any sensitive or residential land uses and will not result in any amenity impacts, including with regard to overshadowing, noise and vibration, overlooking, and outlook.

The Site is already serviced by the required utility services infrastructure. Suitable site ingress, egress and parking has been included in the development to maintain the efficient operating of the Site and to ensure minimal traffic impacts to Oura Road.

The Site is consequently highly suitable for the proposed development.

5.14 SUBMISSIONS

No submissions have been received in relation to the proposed development; however, the proponent is willing to address any submissions, should they be received by Council.

5.15 THE PUBLIC INTEREST

The proposed development is in the public interest as it:

- Is consistent with the objectives of the RE1 Public Recreation zone and RU1 Primary Production zone and supports the ongoing use of the site for the purpose of primary industry that is commensurate with the existing use of the site and wider locality.
- Shall not create any measurable environmental or amenity impacts on the surrounding sites or public domain; and
- Support the ongoing use of the site for the purpose of a community facility.

The proposed development will have no adverse impact on the public interests and is in accordance with the aims and objectives of the WWLEP2010 and WWDCP2010. The development of the site will be carried out to support the continued use of the and is commensurate to the sites surroundings and shall result in a positive impact for the Wagga Wagga LGA and the broader region.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Upgrade of Existing Scout Camp Facility

757 – 759 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP751405 and Lot 7004, DP1069230)

PART F CONCLUSION

The proposed development for the upgrade of existing scout camp facility (community facility) at the Subject Site, 757 – 759 Oura Road, Eunanoreenya, is permissible with consent within the RU1 Primary Production and RE1 Public Recreation zone pursuant to WWLEP2010. The proposal is compatible with the zone objectives and would facilitate the intended use of land within the RU1 and RE1 zone, and more broadly within the Wagga Wagga LGA. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed demonstrating that the proposed development is compatible with the surrounding environment.

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the Site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- It is appropriate within the context of the Site and surrounding locality.
- The development shall not create any adverse amenity impacts on the surrounding sites or public domain.
- The proposed development is consistent with the relevant provisions of WWLEP2010.
- The proposed development is considered consistent with the objectives and provisions of the WWDCP2010.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

