

REPORTS FROM STAFF

PSRP-1 DA16/0007 - 23 LOT RESIDENTIAL SUBDIVISION AT 1-101 OLD BOMEN ROAD CARTWRIGHTS HILL NSW 2650

16/082 RESOLVED:

On the Motion of Councillors A Brown and D Tout

That Council:

- a approve Development Application DA16/0007, 23 Lot Residential Subdivision at 1-101 Old Bomen Road, Cartwrights Hill, in accordance with the following conditions:

CONDITIONS

Approved Plans and Documentation

1. The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/DocNo.	Plan/Doc Title	Prepared by	Issue	Date
C01	Subdivision Layout	LRCE	1	17.2.16
C02	Sewer Layout	LRCE	1	17.2.16
C03	Stormwater Layout	LRCE	1	17.2.16
	Staging Plan	Salvestro Planning		23.2.16
	Statement of Environmental Effects	Salvestro Planning	B	Feb. 2016
15079	Written Correspondence	Salvestro Planning		24.1.16
	Proposed Subdivision Cartwright's Hill Traffic Advice Report	Regional Transport Planning		Feb 2016

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 96 of the Environmental Planning and Assessment Act, 1979.

REASON: It is in the public interest that work is carried out in accordance with the approved plans. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to release of Construction Certificate

2. Prior to the issue of a Construction Certificate for Stage 3, the plans shall show an internal temporary cul-de-sac head designed to accommodate turning for a 12.5m long school bus. Turning paths of the design vehicle shall be submitted with the application for Construction Certificate.

REASON: It is in the public interest that the design of that aspect of the development complies with Council's Engineering Guidelines. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

3. Prior to the issue of a Construction Certificate for Stage 4, the plans shall show an internal cul-de-sac head designed to accommodate turning for a 12.5m long school bus. Turning paths of the design vehicle shall be submitted with the application for Construction Certificate.

REASON: It is in the public interest that the design of that aspect of the development complies with Council's Engineering Guidelines. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

4. Prior to the release of the Construction Certificate for Stage 3 a plan shall be submitted to and approved by Director of Planning and Regulatory Services, or delegate that identifies the intersection design at the internal road and Old Bomen Road. This plan is required to be referred to, and approved by the Local Traffic Committee before it is approved as these works incorporate a prescribed traffic control device.

NOTE 1: A prescribed traffic control device is a sign, signal, marking, structure or other device to direct or warn traffic on a road or road related area.

NOTE 2: The Local Traffic Committee only meets two-monthly and only between the months of March and November. Therefore to avoid delays the timing of meetings should be taken into consideration in preparing your plan for submission.

NOTE 3: Satisfaction of this condition will not be completed until the relevant Local Traffic Committee minutes are endorsed by the Council

NOTE 4: The Local Traffic Committee shall also review and make recommendations regarding the most appropriate speed limit for Old Bomen Road

REASON: To ensure traffic related impacts associated with the development are minimised. Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, as amended.

5. **Prior to the issue of a Construction Certificate for Stage 3, a dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to and approved by Council.**

REASON: It is in the public interest that the development works do not damage existing Council infrastructure and accordingly a record of existing conditions is required.

6. **No works are to take place to any services without prior written approval from the relevant authority.**

NOTE: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures.

REASON: To ensure that the servicing requirements of public utility authorities have been met, to service the development. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to Commencement of Works

7. **Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-**

- a) **Development Control Plan 2010 (Section 2.6 and Appendix 2)**
- b) **Erosion and Sediment Control Guidelines for Building Sites; and**
- c) **Soils and Construction Volume 1, Managing Urban Stormwater**

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

REASON: To ensure the impact of the work on the environment in terms of soil erosion and sedimentation is minimised. Section 79C (1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

8. Prior to works associated with Stage 1 commencing, plans detailing stormwater infrastructure to manage the discharge of stormwater from the development site to the Olympic Highway road reserve shall be submitted to RMS for review. The plans shall demonstrate that there will be no impact from stormwater discharged from the development site into the Olympic Highway road reserve.

REASON: The character of the development is such that storm water will be increased and must be safely conveyed to the storm water drainage system. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

9. A Construction Certificate must be obtained pursuant to Section 109C of the *Environmental Planning and Assessment Act 1979*, as amended, from either Council or an accredited certifying authority certifying that the proposed works are in accordance with Wagga Wagga City Council's Engineering Guidelines for Subdivisions and Developments prior to any subdivision works commencing.

NOTE 1: No building, engineering or excavation work must be carried out in relation to this development until the necessary Construction Certificate or relevant certificates of approval have been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a Construction Certificate, at the same time as you lodged the Development Application.

NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work, and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

REASON: To ensure that the design of the proposed work to be assessed in detail before construction commences, and because it is in the public interest that the development comply with the appropriate construction standards. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

10. Prior to the commencement of works, an application is required to be lodged for both an Activity Approval under Section 68, Part B - 4, 5 and 6, of the Local Government Act 1993 for any public infrastructure sewer / stormwater works and a Construction Certificate for all other subdivision works. These two applications should be lodged concurrently.

NOTE 1: Works carried out under an approved Section 68 prior to a Development Consent and/or Construction Certificate being issued are subject to change and are

at the applicant's risk.

NOTE 2: Prior to the commencement of works a works bond may be required to be lodged with Council for public infrastructure works. Refer to Council's Section 68 Activity Approval Application Guide for detail.

REASON: To ensure that the activity is carried out with the relevant approvals required under the Local Government Act 1993.

- 11. Prior to works or activities commencing within the road reserve, approval under Section 138 of the *Roads Act 1993* is required from Council.**

A written application for *Consent to Work on a Road Reserve* is required to be submitted to and approved by Council. This shall include the preparation of a certified Temporary Traffic Management Plan (TTP) for the works.

It should be noted that work in the existing road reserve can only commence after the plan has been submitted and approved and then only in accordance with the submitted TTP. Please contact Council's Activities in Road Reserves Officer on 1300 292 442.

REASON: It is in the public interest that proposed works being carried out within the road reserve, in association with the subject development, are assessed for compliance against relevant traffic management standards and the terms and conditions of the *Roads Act 1993*. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 12. Prior to works commencing a container must be erected on site for the enclosure of all construction rubbish and debris, including that which can be wind-blown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at Council's Waste Management Centre.**

Materials and sheds or machinery linked to construction associated with the subdivision must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste.

REASON: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area. Section 79C (1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

During works

- 13. The permitted construction hours are Monday to Friday 7.00am to**

6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. All reasonable steps must be taken to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.

REASON: To ensure building works do not have adverse effects on the amenity of the area. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

14. **Stormwater drainage must 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.**

REASON: To prevent the proposed development having a detrimental effect on the developments existing on the adjoining lands. Section 79C(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

15. **Inter-allotment drainage must be constructed to drain all lots not draining naturally to a public road. The drainage system must include grated inlet pits with a 90 mm diameter pipe connection to all lots. All drainage works are to comply with the provisions of AS/NZS 3500 and Council's Engineering Guidelines for Subdivision and Developments.**

REASON: The character of the subdivision is such that it warrants storm water drainage of this type. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

16. **Sewer mains must be extended to the site, at full cost to the developer, in accordance with Council's Engineering Guidelines for Subdivision and Developments. The works must be carried out by Council or a licensed approved contractor under Council supervision via a Section 68 (Public) approval.**

REASON: To ensure that the development is serviced by a reticulated sewerage system. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

Prior to release of Survey Certificate

17. **Pursuant to s94 of the *Environmental Planning and Assessment Act 1979* and the *City of Wagga Wagga Section 94 Contributions Plan 2006-2019* the following per allotment monetary contributions must be paid to Council, prior to the issuing of the Survey Certificate for each Stage of the development unless, before the time due for payment, the applicant and the Council enter into a legally binding agreement for the applicant to provide works-in-kind or any other material public benefit(s) to the Council in part or full satisfaction of the monetary contributions:**

Contributions Plan Preparation & Management	\$335.95
Future Civic, Community & Cultural	\$335.29

Recoupment Civic, Community & Cultural	\$1,635.02
Future Roads & Traffic Management	\$2,396.43
Recoupment Open Space & Recreation	\$755.39
Future Open Space & Recreation	\$1,220.92
Base Charge	\$6,679.00/per lot
Final Amount Including CPI 108.9/95.6 (April 2016)	\$7,608.19/per lot

The amounts payable under this condition will be indexed in accordance with Clause 2.12 of the *City of Wagga Wagga Section 94 Contributions Plan 2006-2019* from the endorsed date of this Development Consent until the date of each payment. A copy of the City of Wagga Wagga Section 94 Contributions Plan 2006-2019, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga.

NOTE 1: Clause 2.12 of the *City of Wagga Wagga Section 94 Contributions Plan 2006-2019* provides for Section 94 contributions to be indexed in accordance with the Consumer Price Index - All Groups (Sydney) published by the Australian Bureau of Statistics.

NOTE 2: The figures outlined in this consent are based on the current rate of CPI. Please be advised that CPI changes on a regular basis and you are advised to contact Council prior to payments being made, to ensure no further CPI increases/decreases have occurred since the date of this consent.

REASON: Having considered the development in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979* and the *City of Wagga Wagga Section 94 Contributions Plan 2006-2019*, as amended, Council is satisfied that the development will require the provision of, or increase the demand for, public amenities and public services within the area.

18. Prior to the release of the Subdivision Certificate for each stage of development a compliance certificate under s306 of the *Water Management Act 2000* must be obtained in respect of the development relating to water management works that may be required in connection with the development.

NOTE1: 'Water management work' is defined in s283 of the *Water Management Act* to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.

NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area - please contact Riverina Water to ascertain

compliance certificate water supply related requirements. A copy of such a compliance certificate is required prior to release of the Subdivision Certificate.

NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.

NOTE 4: Under s306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.

NOTE 5: The Section 64 Sewer base figure is \$3538 per lot.
The Section 64 Sewer contribution (updated by the CPI) required to be paid is \$3759.78 per lot

NOTE 6: The Section 64 Stormwater base figure is \$1721 per lot

The Section 64 Stormwater contribution (updated by the CPI) required to be paid is \$2091.04 per lot

NOTE 7: Section 64 contributions shall be indexed in accordance with CPI annually at the commencement of the financial year.

NOTE 8: The figures outlined in this consent are based on the current rate of CPI. Please be advised that CPI changes on a regular basis and you are advised to contact Council prior to payments being made, to ensure no further CPI increases/decreases have occurred since the date of this consent.

REASON: It is in the public interest that Council maintain the ability to provide adequate water and sewer reticulation services. Section 79C(1)(c) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 19.** Prior to the release of Subdivision Certificate for each stage Council's sewer/stormwater pipelines within the subdivision development are to be inspected using Closed Circuit Television (CCTV) at the conclusion of all construction activities onsite (into maintenance inspection). The CCTV footage is to be presented to Council on DVD for assessment if using a private contractor. CCTV can be carried out by Council or a private contractor, Council will charge at a rate of \$180 per hour plus \$2 per linear metre inclusive (subject to CPI indexation). Should any damage to Councils

infrastructure be evident, the developer shall repair/reinstate damaged infrastructure at their cost.

REASON: So that Council may ensure that the design and construction is in accordance with Councils requirements. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 20. Prior to the release of Subdivision Certificate for each stage of development a maintenance bond to the value of 5% of the cost of works shall be submitted to Council. The bond shall be held by Council for the duration of the maintenance period.**

REASON: It is in the public interest to ensure that subdivision works are carried out in accordance with relevant legislations, standards and codes.

- 21. Prior to the issue of a Subdivision Certificate for Stage 1 of the development the plans shall show an overland flow path in the form of a constructed open drain and low flow trickle pipe to be constructed from the low point in the internal road and extend across the site to its boundary. The overland flow path shall be sized to contain the 1 in 100yr stormwater flow. The low flow trickle pipe shall be sized to contain the 1 in 10yr stormwater flow. An easement to drain water shall be created over the open drain in favour of Wagga Wagga City Council. The open drain shall be designed in accordance with Council's Engineering Guidelines for Subdivision and Developments.**

REASON: The character of the development is such that storm water will be increased and must be safely conveyed to the storm water drainage system. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 22. Prior to the issue of a Subdivision Certificate for Stage 2, the plans shall show the diversion of stormwater flow from the existing culvert crossing adjacent to Lot 13 in Old Bomen Road to the road drainage system in Old Bomen Road and any required remedial works to the drainage system in Old Bomen as a result of the diversion.**

REASON: The character of the development is such that storm water will be increased and must be safely conveyed to the storm water drainage system. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 23. Prior to the issue of a Subdivision Certificate for Stage 2, the plans shall indicate the repair of the existing sealed edge in Old Bomen Road on the curve adjacent to proposed lot 16.**

REASON: It is in the public interest that the design of that aspect of the development complies with Council's Engineering Guidelines. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

24. Prior to the release of the Subdivision Certificate for Stage 2 a plan shall be submitted to and approved by Director of Planning and Regulatory Services, or delegate that identifies any required linemarking and sign posting on the curve in Old Bomen Road fronting proposed Lot 16. This plan is required to be referred to, and approved by the Local Traffic Committee before it is approved as these works incorporate a prescribed traffic control device.

NOTE 1: A prescribed traffic control device is a sign, signal, marking, structure or other device to direct or warn traffic on a road or road related area.

NOTE 2: The Local Traffic Committee only meets two-monthly and only between the months of March and November. Therefore to avoid delays the timing of meetings should be taken into consideration in preparing your plan for submission.

NOTE 3: Satisfaction of this condition will not be completed until the relevant Local Traffic Committee minutes are endorsed by the Council

REASON: To ensure traffic related impacts associated with the development are minimised. Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, as amended.

25. A Subdivision Certificate for each stage of development, pursuant to Section 109C of the *Environmental Planning and Assessment Act 1979*, as amended must be obtained from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

NOTE: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the appropriate fee paid.

REASON: It is in the public interest that the plan is certified in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, as amended. Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

26. Building envelopes and restrictive covenants, written with Council empowered to uplift, are to be created and shown on the submitted survey plans. The envelopes shall not allow any dwelling, building or other structure to be located on land: -

- i on land within 400 metres of the BISTF
- ii within 10 metres of Old Bomen Road
- iii within 2 metres of any side or rear boundary

Detailed survey plans shall be provided identifying that each envelope complies with the requirements of this condition to Council prior to the release of the survey plan for each stage of the subdivision. Upon request, selected building envelopes shall be pegged/marked on site to allow Council officers to complete compliance inspections.

REASON: Because those works referred to and which are sited, or are to be sited, on the subject land should be protected by an easement. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

27. Submission of a signed instrument under Section 88B of the Conveyancing Act 1919 for the creation of easements and/or restrictions as to user intended to be created is required prior to the release of the Subdivision Certificate for each stage of development. Covenants shall be created, with Council empowered to uplift, for all allotments within the subdivision, that requires:

- i. A notation that purchasers are aware of the fact that they are purchasing land that is adjacent to an industrial area and a Sewerage Treatment Plant, that they might experience odour and noise from time to time and that these issues should be addressed in any future design of development on the affected subject lot(s).
- ii. The design of all future dwellings is to incorporate double glazing at a minimum to all windows.
- iii. The design of all future dwellings is to incorporate sound proof insulation - to all external construction adequate to control indoor noise levels in accordance with AS2107-2000.
- iv. The design of all future dwellings is to incorporate draught/odour stops to all doors and windows.

REASON: To minimise the potential for residential receptors to be impacted by nearby industrial sources and in the interest of amenity, Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

28. A fee applies for each quality control inspection as per the approved checklist. The monies are payable at completion of works or prior to the release of the plan of subdivision for each stage of development. Fees will be charged in accordance with Council's current Fees and Charges Schedule.

Reason: It is in the public interest that such fees are paid in accordance with Council Management Plan, Section 79c (l) (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

29. The area of the proposed development is subject to Native

Vegetation Cover Requirements. Minimum native vegetation levels apply for different rural land capability classes.

Prior to the release of the first Subdivision Certificate the applicant is to calculate the requirements for trees and shrubs for each new lot according to land capability classes on a pro-rata basis and these calculations are to be submitted to Council for verification. The validated vegetation requirements are to be specified in the Land and Water Management Plan for the subdivision and acknowledged on the Deposited Plan and the 88B instrument.

The costs of establishing the minimum native vegetation levels are to be shared between the new land owner and the developer. The Council will require a Developer Contribution to be paid to Council that is calculated according to Council's Fees and Charges in force at the time the Development Application is lodged with Council before release of the survey plans.

NOTE: The Developer Contributions will be held in Trust by Council and distributed to the new Lot owners when a new home is built on the created house Lots on a *pro-rata* basis according to the native seedlings allocated to that Lot. The allocated native trees and shrubs must be planted before the Final Occupation Certificate will be issued for the new home.

REASON: To ensure appropriate planting takes place on each lot. Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- 30 Prior to release of Subdivision Certificate for each stage of development an "into maintenance inspection" must be carried out of the completed works. The maintenance period will last for 6 months, upon which time an "out of maintenance inspection" will be required to ensure the works are acceptable to Council.

REASON: It is in the public interest to ensure that subdivision works are carried out in accordance with relevant legislations, standards and codes.

31. Prior to the issue of the Subdivision Certificate for Stage 3, Street Lighting shall be designed and constructed in accordance with AS 1158 Part 1.1 Vehicular Traffic 2005 (or subsequent amendments) at the intersection of the internal road and Old Bomen Road. The level of lighting to be provided shall be based upon a safety assessment of the intersection and shall consider (but not be limited to) traffic numbers, posted speed limits, geometry, sight distances, pedestrian and cyclist activity and crash history.

NOTE: Satisfaction of this condition will not be completed until the relevant Local Traffic Committee minutes are endorsed by the Council

REASON: It is in the public interest that the design of that (those) aspect(s) of the development comply with Council's Engineering Guidelines for Subdivisions and Development and relevant Australian Standards. Section 79C(1)(c) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

32. Prior to the issue of the Subdivision Certificate for each stage of development the following documents shall be submitted to Council to demonstrate that the requirements of the public utility services have been met:-

- i) Essential Energy: Notification of Arrangement OR Certificate of Acceptance
- ii) APA Gas: Certificate of Acceptance
- iii) Riverina Water: Certificate of Compliance

REASON: To ensure that the servicing requirements of public utility authorities have been met, to service the development. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

General

33. Access to the subject land is only to occur via Old Bomen Road and the proposed new access road identified on the subdivision layout. No entrance, exit, access, gate, or driveway must be constructed onto either Bomen Road or the Olympic Highway.

REASON: To prevent unsafe access to the adjoining road network. Section 79C(1)(c) of the *Environmental Planning and Assessment Act 1979*, as amended.

34. This approval is for a development to be undertaken in four (4) Stages, namely:

- (1) 3 x Residential Lots (Stage 1);
- (2) 5 x Residential Lots (Stage 2);
- (3) 7 x Residential Lots and associated portion of road (Stage 3);
- (4) 8 x Residential Lots and remaining portion of road (Stage 4)

In accordance with the approved staging plan (refer to Condition 1).

All Stages are required to be undertaken in a chronological order. Unless otherwise expressly stated, the conditions must be read as being applicable to all Stages.

REASON: So that the development proceeds in a planned manner in accordance with the approved plans. Section 79C(1)(b) and (c) of the *Environmental Planning and Assessment Act 1979*, as amended.

35. The proposed road shall be named Menneke Place.

The naming of the road is after August Menneke inventor of the Menneke Bell who had an established blacksmith business in North Wagga during the late 19th century.

REASON: Because it is in the public interest that road naming within residential areas follow Council's Road and Suburb Naming Policy. Section 79C(1)(e) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

36. Wagga Wagga City Councils Engineering Guidelines for Subdivisions and Development shall be referred to for the design of engineering requirements. Any aspect of the design which is not covered in Councils document should reference relevant specifications selected from other sources. Any aspect of the design that is not in accordance or not covered in council's document shall be listed and submitted with the plans for separate approval.

NOTE: Satisfaction of this condition will not be completed until the relevant Local Traffic Committee minutes are endorsed by the Council

REASON: So that Council may ensure that the design and construction is in accordance with Councils requirements and for the information of the emergency services. Section 79c (l) (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

- b amend the current Cartwrights Hill deferred Area Planning Proposal from RU1 Rural to R5 Large Lot Residential to reflect the outcomes of the Development Application DA16/0007 determination and notify the Department of Planning and Environment of the amended gateway application

RECORD OF VOTING ON DEVELOPMENT OR PLANNING MATTERS - SECTION 375A(3) LOCAL GOVERNMENT ACT 1993

For the Motion

Against the Motion

R Kendall
Y Braid
A Brown
G Conkey OAM
P Funnell
G Hiscock
K Pascoe
K Poynter
D Tout

CARRIED

