

REPORTS FROM STAFF

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

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General Manager: Eldridge, Alan

Recommendation

That Council approve Development Application DA16/0007, 23 Lot Residential Subdivision at 1-101 Old Bomen Road, Cartwrights Hill, subject to conditions outlined in the Section 79C Assessment Report for DA16/0007.

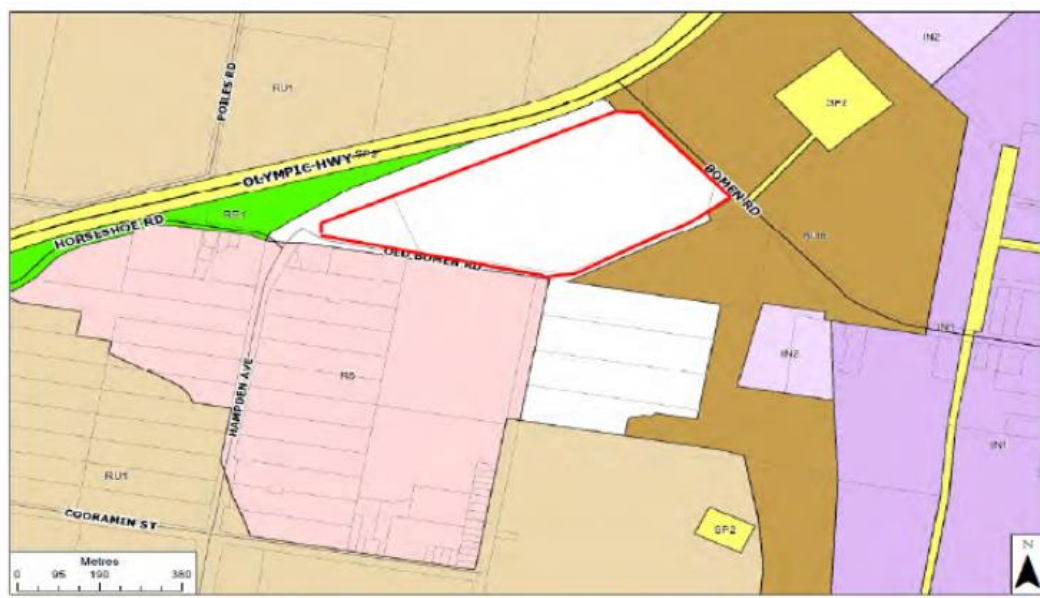
Applicant	Mrs Trudie Gilbert
Owner	Trudie Gilbert, Janet Wilks, Amanda Evans
Development Cost	\$500,000

Assessment

Criteria for the Development Application Report

The General Manager has requested that the report be presented to Council for determination.

Site Location



Policy

Wagga Wagga Local Environmental Plan 1985.
Wagga Wagga Development Control Plan 2005.

QBL Analysis

For a complete analysis of the social, environmental and economic considerations please refer to s79C Report, attached.

Risk Management Issues from the Council

- Refusal of the application will result in an immediate appeal process in the Land and Environment court which will have to be defended by Council. The reasons for refusal will have to be justified and withstand scrutiny and cross examination in court.
- Costs would be associated with defending such an appeal in relation to both the employment of a planning consultant and legal representation.
- There are perceived land use conflict issues associated with this development and future industrial development at Bomen.

Each of these issues are discussed in further detail within the attached s79c Assessment Report.

Internal / External Consultation

See the Section 79C Assessment report for full details of all consultation.

Link to Strategic Plan

4. We have a sustainable natural and built environment

4.2 We plan for resilient and sustainable built environments

Attachments

1. DA16-0007 s79C Assessment Report - Provided under separate cover
2. DA16-0007 Proposed Subdivision Layout - Provided under separate cover
3. DA16-0007 Proposed Staging Plan - Provided under separate cover
4. DA16-0007 Noise Level Contours for Bomen Industrial Estate - Provided under separate cover
5. DA16-0007 Odour Unit contours for Bomen Industrial Estate - Provided under separate cover