

Wagga Wagga City Council

Planning Proposal

Amendment to the Wagga Wagga Local Environmental Plan 2010

LEP20/0003 – 47-49 Vincent Road, Lake Albert

Date of Planning Proposal:

10 July 2020

Revised 17 August 2020

Contact:

Crystal Atkinson
Senior Strategic Planner
Wagga Wagga City Council
Phone: 1300 292 442

Email: council@wagga.nsw.gov.au

BLANK PAGE



Contents

ADDENDUM	4
PART 2 – EXPLANATION OF THE PROVISIONS.....	4
Section B – Relationship to strategic planning framework.....	5
Section D – State and Commonwealth interests	7
PART 4 – MAPPING	7
PART 5 – COMMUNITY CONSULTATION	7
PART 6 – PROJECT TIMELINE.....	7
Appendix 1: Application to amend Wagga Wagga Local Environmental Plan.....	9



ADDENDUM

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan. The application is provided in appendix 1.

Council endorses the planning proposal with the following addendums:

A Gateway determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* is requested.

The items included in the Planning Proposal have been supported by Council with the following addendums:

- Explanation of provisions
- Justification
- State and commonwealth interests
- Mapping
- Community consultation
- Project timeline

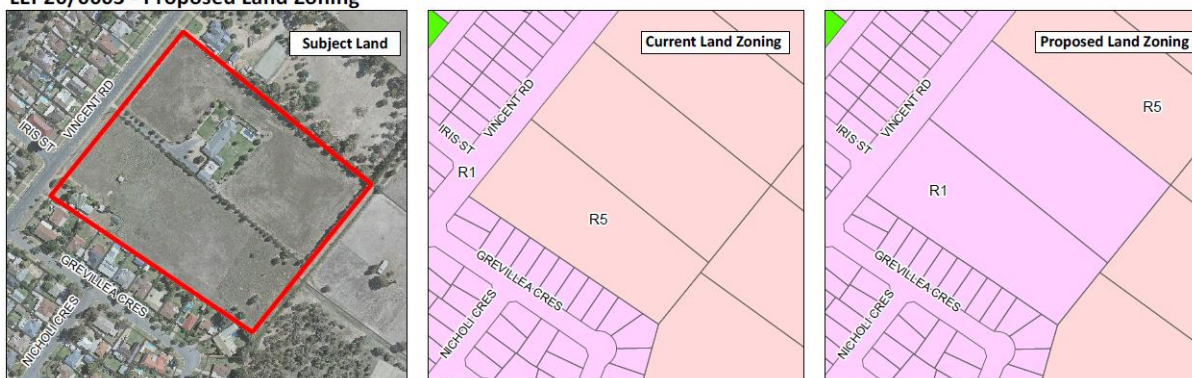
A copy of the report and minutes is provided with the planning proposal.

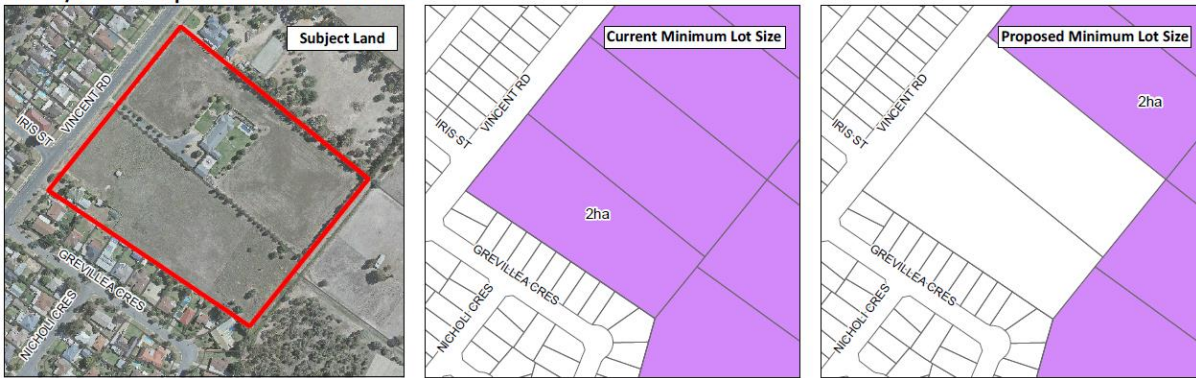
Council is seeking delegations to make this plan as the matters contained in the Planning Proposal are of local significance. The evaluation criteria for the delegation of plan making functions checklist is provided. In addition, the completed Information Checklist is provided with this proposal.

PART 2 – EXPLANATION OF THE PROVISIONS

The outcomes are intended to be achieved by amending map sheets LZN_004F and LSZ_004F as shown below:

LEP20/0003 - Proposed Land Zoning





Section B – Relationship to strategic planning framework

Will the planning proposal give effect to a council's endorsed local strategic planning statement, or other endorsed local strategy or strategic plan?

The area is identified as 'Area 10 – Lake Albert' in the endorsed Wagga Wagga Spatial Plan 2013-2043 with a timeframe of short / medium term (5-15 years). The action item identifies the following:

Overland Flow Flooding will need to be controlled in this area to ensure further development doesn't impact on the existing residences in the area.

Existing development in this area meets current requirements for the Wagga Wagga Development Control Plan for density provisions. Further intensification will require new studies to manage risks associated with increasing intensity.

Overland flow flooding affects part of this area and any intensification in this area will not be supported on land affected by overland flow flooding.

Council is currently undertaking a review of major overland flow flooding. The review will recommend planning controls for development in overland flow areas. Overland flow paths are known to be problematic and difficult to assess and mapping is used to identify the extent, along with the areas subject to potential inundation.

The review will identify hazards and guide rezoning and identify areas that may be suitable for intensification. It will also identify areas where intensification will not be supported and make recommendations on areas where appropriate planning controls could be introduced to mitigate risk as a result of overland flow.

Until this work has been completed, it is the responsibility of applicants to address the impacts of overland flow flooding on any proposed development and broader context and to provide management solutions to address the action items of the Spatial Plan.

The review is the source of the flood modelling shown below that indicates that flood depths vary from 0-100mm in depth and as such the impact is considered minor. Accordingly, the off-site flood level impact is viewed as relatively minor. Further consideration of the development concept would occur at development application stage and could include design measures to lessen the flood impact if required.



Whilst Council's Major Overland Flow Flooding Study is yet to be finalised, based on current information, Council is confident the land is only affected by minor overland flow flooding that can be resolved through design measures implemented at the development application stage, should the need arise on parts of the site. The rezoning is recommended to proceed based on this information.

The planning proposal is considered consistent with the Wagga Wagga Spatial Plan 2013-2043 as a result of the overland flow flooding being minor and able to be addressed. Where Council is unable to complete relevant action items identified in the Spatial Plan, Council's position is that applications can be considered where the applicant has provided suitable justification and consideration of the Spatial Plan action items.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

In addition to the assessment against Ministerial Directions provided in the application, the following additional assessment is provided:

<i>2.6 Remediation of Contaminated Land</i>	The land is not identified as having potential contamination; however, the land has been used for agricultural purposes which has the potential to cause contamination. A preliminary site investigation for 49 Vincent Road was undertaken and any concerns with previous rural uses on the site can be addressed prior to development. Whilst a
--	---

	preliminary site investigation has not been undertaken on 47 Vincent Road, similar past agricultural uses have occurred and can be further considered prior to development. The planning proposal is consistent with this direction as the land is not known to be contaminated and any potential for contamination due to past uses can be addressed prior to development.
--	---

Section D – State and Commonwealth interests

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No consultation has occurred with any public authorities prior to preparation and lodgement of the planning proposal.

The views of State and Commonwealth public authorities will be sought once the Gateway Determination has been issued.

PART 4 – MAPPING

The planning proposal seeks to amend the following maps:

Land Zoning Maps:

- LZN_004F

Lot Size Maps:

- LSZ_004F

Council requests the ability to lodge the template maps at S3.36 stage rather than prior to exhibition. The maps provided as part of the planning proposal are detailed enough for public exhibition purposes.

PART 5 – COMMUNITY CONSULTATION

Whilst this planning proposal is considered to be minor in nature, it is considered that a 28-day exhibition period is more suitable.

The requirement to notify affected and adjoining land owners within the planning proposal will be met.

PART 6 – PROJECT TIMELINE

Task	Anticipated timeframe
Anticipated date of Gateway Determination	September 2020
Anticipated timeframe for completion of required technical information	N/A
Timeframe for Government agency consultation	October 2020
Commencement and completion dates for public exhibition.	September - October 2020



Dates for public hearing	N/A
Timeframe for consideration of submissions	November 2020
Timeframe for the consideration of a proposal post exhibition	December 2020
Date of submission to the Department to finalise the LEP	February 2020
Anticipated date RPA will make the plan	March 2020
Anticipated date RPA will forward to the Department for notification	April 2020



Appendix 1: Application to amend Wagga Wagga Local Environmental Plan.





City of
Wagga Wagga



Civic Centre
Cnr Baylis & Morrow Sts
PO Box 20
Wagga Wagga NSW 2650

abn 56 044 159 537
p 1300 292 442
f 02 6926 9199
e council@wagga.nsw.gov.au
w www.wagga.nsw.gov.au

Application to amend Local Environmental Plan & Development Control Plan

Environmental Planning & Assessment Act 1979

Ref: 1502621

Applicant Details

Title Mr ☒ Mrs ☐ Ms ☐ Other
Given Name/s Wayne
Surname Preston
Company
ABN
Postal Address 24 Kintyre Street, Victoria Point QLD Postcode 4165
Phone Number Mobile 0419 424 777 Work
E Mail wayne.p60@hotmail.com
Signature  Date 26/03/2020

Office Use Only

LEP No: 20/0003

Date: 27.03.2020

CSO: Cass

Site Details

Address 47-49 Vincent Road, Lake Albert
Lot No. 4 & 5 Section DP / SP DP228763

Description of Planning Proposal



LEP Amendment



DCP Amendment

Proposed land zoning change from R5 to R1 and minimum lot size provision of 2 Ha to be removed

Pre-Lodgement Meeting

Prior to lodging your application, you need to have a pre-lodgement meeting to ensure that you have sufficient information. Have you phoned Council's Strategic Planners on 1300 292 442 to make an appointment?



Yes



No

If yes, whom did you phone Tristan, Adriaan and Crystal

Applicant and Landowner Declaration

If you are the applicant, are you:

- ☐ 1. A Wagga Wagga City Councillor?
- ☐ 2. A Wagga Wagga City Council Staff Member?
- ☐ 3. A company where a director of the company is a person referred to at 1 or 2 above?
- ☐ 4. Acting on behalf of a person or company referred to at 1,2, or 3 above?
- ☐ 5. A relative of a person referred to at 1 or 2 above?
- ☐ 6. A company where a director of the company is a relative of a person referred to at 1 or 2 above?
- ☐ 7. Acting on behalf of a person or company referred to at 5 or 6 above?
- ☒ 8. None of the above

If you are the land owner, are you:

- ☐ 1. A Wagga Wagga City Councillor?
- ☐ 2. A Wagga Wagga City Council Staff Member?
- ☐ 3. A company where a director of the company is a person referred to at 1 or 2 above?
- ☐ 4. A relative of a person referred to at 1 or 2 above?
- ☐ 5. A company where a director of the company is a relative of a person referred to at 1 or 2 above?
- ☒ 6. None of the above

Consent of ALL owner(s) of the subject property

I declare that all the information in this application is to the best of my knowledge, true and correct. I also understand pursuant to the Environmental Planning and Assessment legislation that if the information is incomplete the application may be delayed, rejected, or refused without notice. I acknowledge that if the information provided is misleading any approval granted 'may be void'. I agree to the use of the documentation provided in support of this application for advertising and notification purposes.

Name Wayne Preston

Signature N / K

Name

Signature

Name

Signature

Notes:

- If there is more than one landowner, every owner must sign
- Company Ownership – A company can provide owners consent with or without a common seal and the application or authorisation letter must be signed by:
 - a) two (2) directors of the company; or
 - b) a director and a company secretary of the company; or
 - c) for a proprietary company that has a sole director who is also the sole company secretary – that director.

Copyright and Privacy

Please be advised that Council may make copies (including electronic copies) of the planning proposal and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 and Council's Notification Policy. In addition, Council may make such further copies as, in its opinion are necessary to facilitate a thorough consideration of the planning proposal. This may include making copies of the advertised plans, supporting documentation on Council's website to be viewed or printed out by members of the public. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Office Use Only

The fees and charges payable are in accordance with Council's Revenue and Pricing Policy at the time of lodgement.

- | | |
|---|---|
| ☐ Minor LEP amendment (Low Complexity) | ☐ Minor DCP Amendment to (Existing chapter / control) (Low Complexity) |
| ☐ Medium LEP Amendment (Medium Complexity) | ☐ Major DCP Amendment (New chapter / new controls) |
| ☐ Major LEP Amendment (High Complexity) | |

Receipt No: Amount: \$ Cheque Requisite: ☐ Yes ☐ No

26/03/2020

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

Dear Sir

**RE: PLANNING PROPOSAL – 49 VINCENT ROAD, LAKE ALBERT 2650 – LOT 4
DP228763**

Please be advised that I authorise Salvestro Planning to act on my behalf for the abovementioned property. A copy of any correspondence should also be forwarded to:

Salvestro Planning
PO Box 783
Wagga Wagga NSW 2650

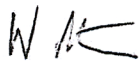
Or

admin@salvestroplanning.com.au

This authority also extends to any enquiries, verbal or written, made on my behalf to enable the ongoing processing and consideration of this matter.

Please contact me on 0419 424 777 if you require any clarification.

Yours sincerely



Wayne Preston
Applicant/Landowner



Wagga Wagga City Council

Quote Estimate

Quote No: 6119

Date Issued: 25/02/2020

Expiry Date: 30/06/2020

Applicant:

Property:

Stage/Decision: Issued

Details: 49 Vincent Rd - Salvestro Planning

Status: Current

Group: Rezoning Applications

Category: LEP Amendment Proposal

Estimated Cost:

Description	Quantity	Amount	GST	Total
Major LEP Amendment - Lodgement of Application	1.00	\$20,000.00		\$20,000.00
Major LEP Amendment - Preparation of LEP	1.00	\$20,000.00		\$20,000.00
Sub Total:		\$40,000.00		\$40,000.00
Total:		\$40,000.00		\$40,000.00

DISCLAIMER

The attached quote is provided in good faith on the basis of the information that you have provided. Assessment of your application may reveal that further approvals, permits or licences are required from Council, Riverina Water and/or a state agency or department, for which additional fees will also be applicable. If your application is approved, your notice of determination may also contain conditions of consent that require additional fees be paid (such as developer contributions, levies and bonds). Please refer to the Development Application Preparation and Lodgement Guide or contact Council's Development Services on 1300 292 442 for further information.

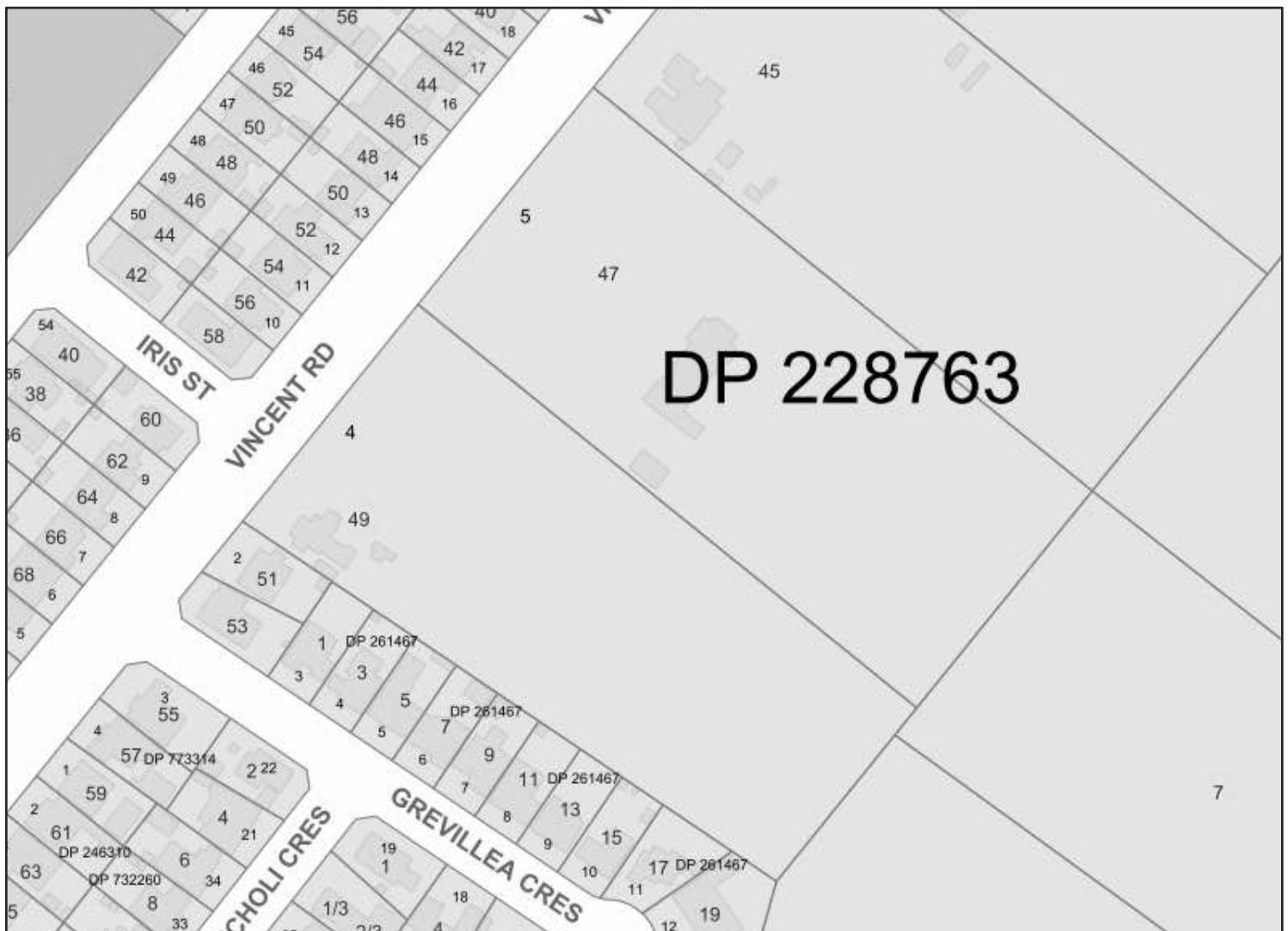
PLANNING PROPOSAL



Proposed Local Environmental Plan Amendment

47-49 Vincent Road, Lake Albert

Lots 4 & 5, DP228763



Prepared for Preston & Others

Rev 2.0 - March 2020



Salvestro Planning

16 Fitzmaurice Street
PO Box 783
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588
Facsimile: (02) 6921 8388
Email: admin@salvestroplanning.com.au
Website: www.salvestroplanning.com.au

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, Salvestro Planning and its employees make no representation, undertake no duty and accept no responsibility to any third party who use or rely upon this document or the information contained in it.

© **Salvestro Planning 2020**

Proposed Local Environmental Plan Amendment

47-49 Vincent Road, Lake Albert

TABLE OF CONTENTS

1	INTRODUCTION	3
2	OBJECTIVES OR INTENDED OUTCOMES	4
3	EXPLANATION OF PROVISIONS	4
4	JUSTIFICATION	4
4.1	Need for the planning proposal.....	6
4.1.1	Is the planning proposal a result of any strategic study or report?	6
4.1.2	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	7
4.2	Relationship to strategic planning framework	7
4.2.1	Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?.....	7
4.2.2	Is the planning proposal consistent with a council's local strategy or other local strategic plan?.....	7
4.2.3	Is the planning proposal consistent with the applicable State Environmental Planning Policies?	8
4.2.4	Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?	9
4.3	Environmental, Social and Economic Impact	12
4.3.1	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?.....	12
4.3.2	Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	12
4.3.3	Has the planning proposal adequately addressed any social and economic effects?	12
4.4	State and Commonwealth Interests.....	13
4.4.1	Is there adequate public infrastructure for the planning proposal?	13
4.4.2	What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?.....	13
5	MAPPING	13
6	COMMUNITY CONSULTATION DETAILS	13
7	PROJECT TIMELINE	13
	ANNEXURES	15

TABLE OF TABLES

Table 1: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043	8
Table 2: Applicable SEPPs	9
Table 3: s9.1 Directions	9

TABLE OF FIGURES

Figure 1: Subject Land (Source: WWCCGIS & SP2019).....	3
Figure 2: Aerial of Subject Land (Source: WWCCGIS & SP2019).....	3
Figure 3: Land Zoning Map (Source: SP, WWCCGIS & WWLEP2010).....	4
Figure 4: Lot Size Map (Source: SP, WWCCGIS & WWLEP2010).....	4
Figure 5: Area 10 – Lake Albert Extract (Source: Spatial Plan 2013-2043)	5
Figure 6: Strategic Spatial Analysis Plan (Source: WWCCGIS & SP 2020).....	6

Proposed Local Environmental Plan Amendment

47-49 Vincent Road, Lake Albert

1 INTRODUCTION

The following planning proposal is to be read in conjunction with the annexures attached. The subject land comprises of approximately 4.42 hectares located on the eastern side of Vincent Road, Lake Albert, as identified in the figures below.

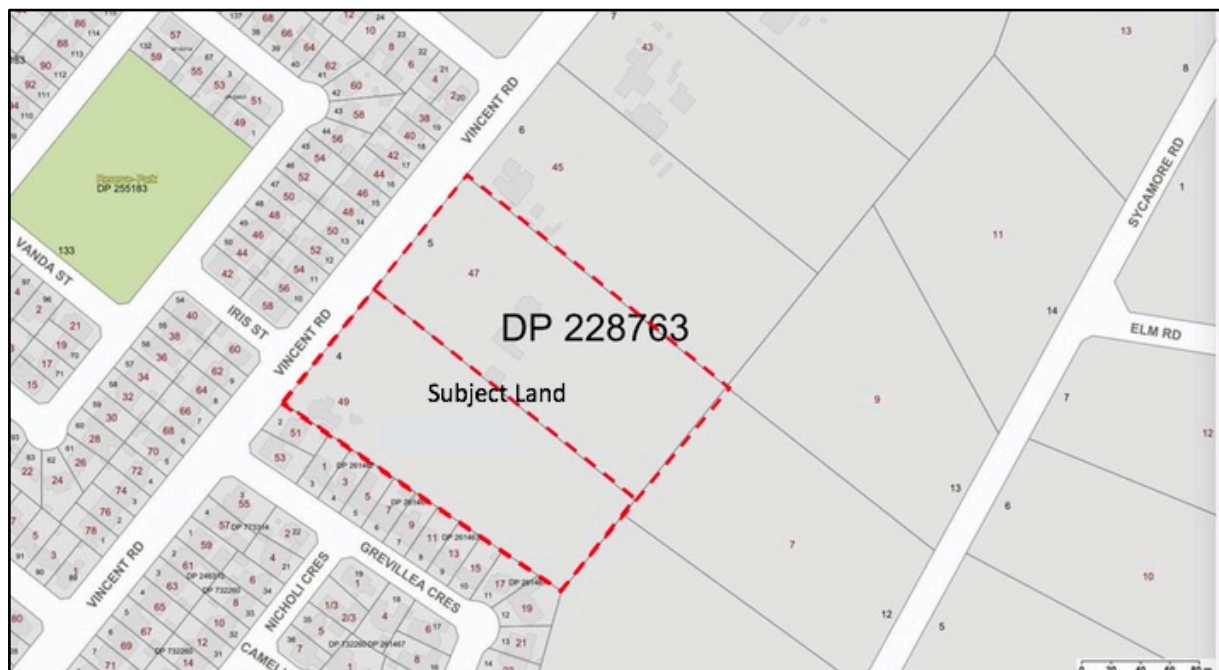


Figure 1: Subject Land (Source: WWCCGIS & SP2019)



Figure 2: Aerial of Subject Land (Source: WWCCGIS & SP2019)

The planning proposal involves an amendment to the Local Environmental Plan land zoning provision from R5 Large Lot Residential to R1 General Residential and to remove the minimum lot size. The potential additional residential dwelling lots to be created by this amendment is between 40-50, depending on subdivision design.

There are minimal environmental and infrastructure constraints that would impact the achievement of this proposal in accordance with current strategic land use policy. The land is located within the urban containment line and biodiversity certification area of the City. The existing Development Control Plan guidelines are adequate to guide the approval and establishment of the proposed additional residential dwelling lots.

2 OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to amend the land zoning and minimum lot size provisions that apply to the subject land to enable additional residential lots to be created and address the housing needs of a growing local population.

3 EXPLANATION OF PROVISIONS

The proposed outcome of this planning proposal will be achieved by amending the land zoning and minimum lot size provisions that apply to the subject land in the manner described below.

The land zoning is proposed to change from R5 Large Lot Residential to R1 General Residential. This will involve preparing an amendment to Land Zoning Map – Sheet LZN_004F. The proposed land zoning map changes are shown below.

As a result, an amendment to Lot Size Map – Sheet LSZ_004F will also be required.

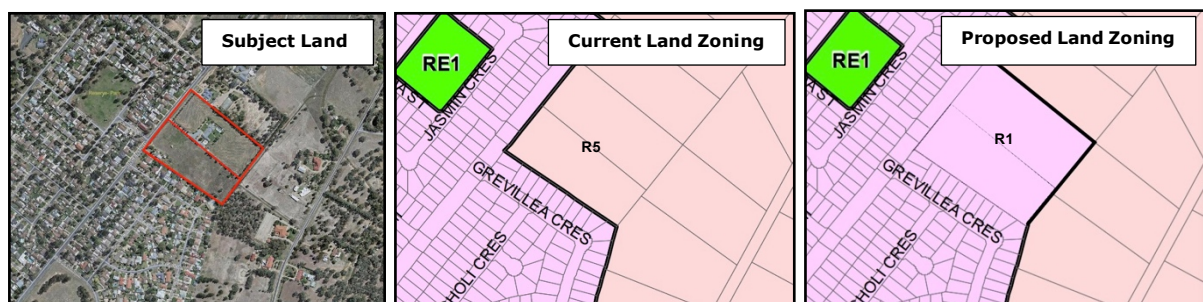


Figure 3: Land Zoning Map (Source: SP, WWCCGIS & WWLEP2010)

The current 2 Ha minimum lot size provision applying to the land will require removal to enable the proposal to be achieved. This will involve preparing an amendment to Lot Size Map – Sheet LSZ_004F, as shown below.

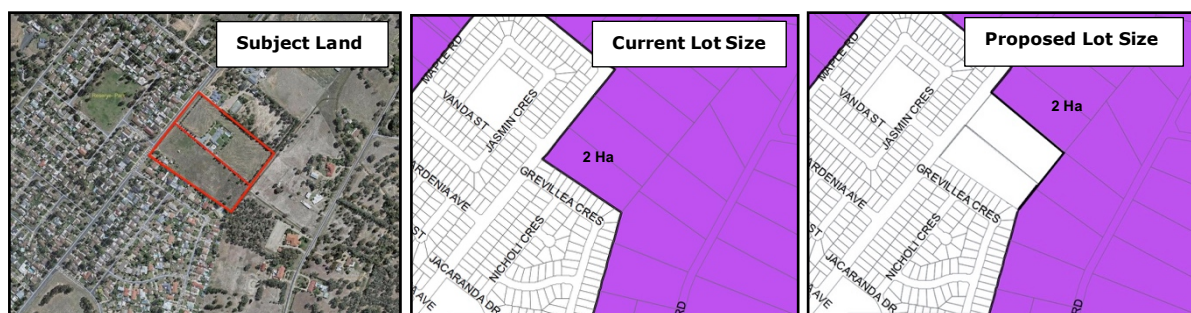


Figure 4: Lot Size Map (Source: SP, WWCCGIS & WWLEP2010)

4 JUSTIFICATION

The subject parcel of land is highlighted within Area 10–Lake Albert of the Wagga Wagga Spatial Plan 2013-2043 as being potentially suitable for allowing additional residential development, subject to the identification of risks (bushfire, overland flooding) and adequate provision of essential urban infrastructure (sewer, drainage, water, electricity and telecommunications).

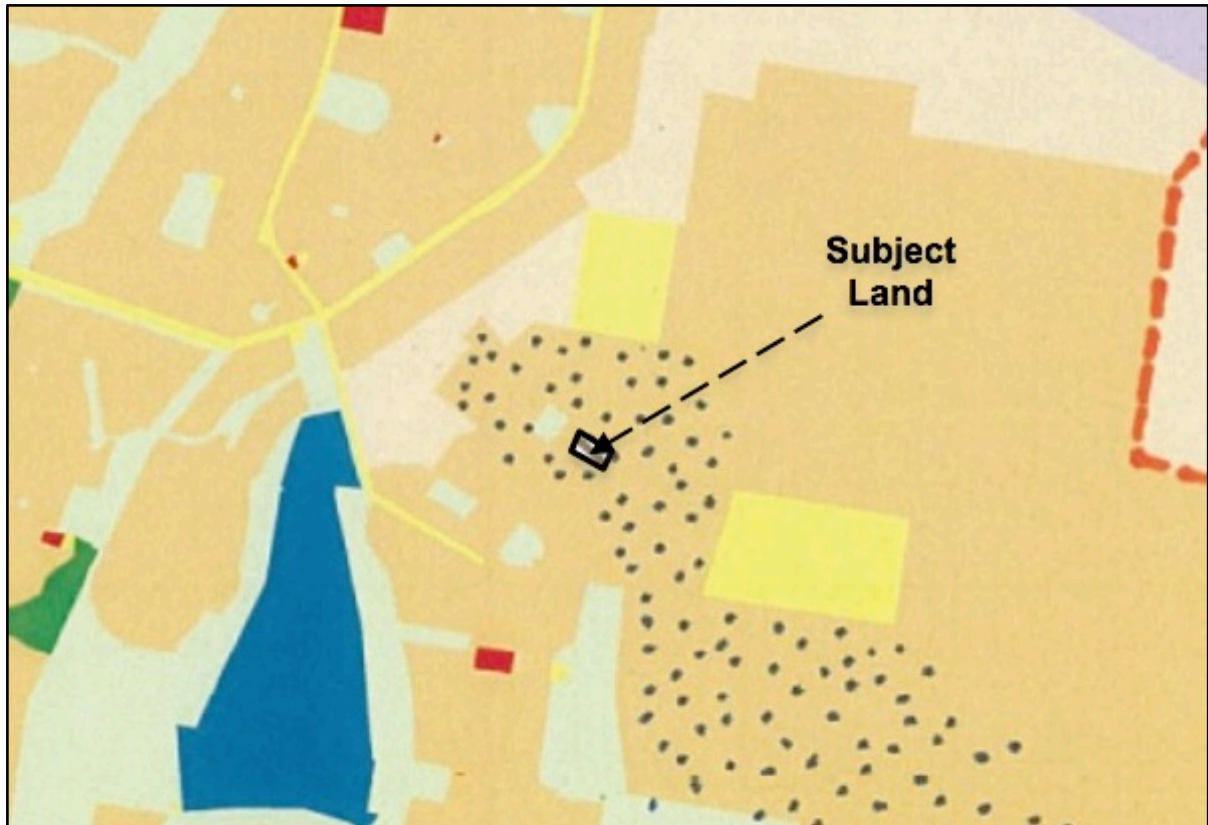


Figure 5: Area 10 – Lake Albert Extract (Source: Spatial Plan 2013-2043)

An analysis of current overland study mapping indicates the site is not impacted by significant flooding at the planning design level. The site is also not identified as bushfire prone and is located with the existing biodiversity certification area of the City urban area.

Other key points of justification for the proposal, as derived from undertaking spatial analysis of the subject site (see figure below), include the following specific site attributes:

- Adjoins existing R1 General Residential zoned land along its north western and southwestern boundaries;
- Located greater than 400m from Koorungal Sewerage Treatment Plant (STP);
- Located within existing urban infrastructure servicing catchments including direct connections to existing public road, sewer, drainage, water, electricity, telecommunications and gas networks;
- All existing essential infrastructure networks have capacity to adequately service the proposed residential development;
- The site is also close to existing urban services including neighbourhood shops (Lake Albert), parks, medical centre, child care, schools, service station and hotel;
- Transportation networks including public road, bus, cycleway and pedestrian connect the site to the greater urban area.

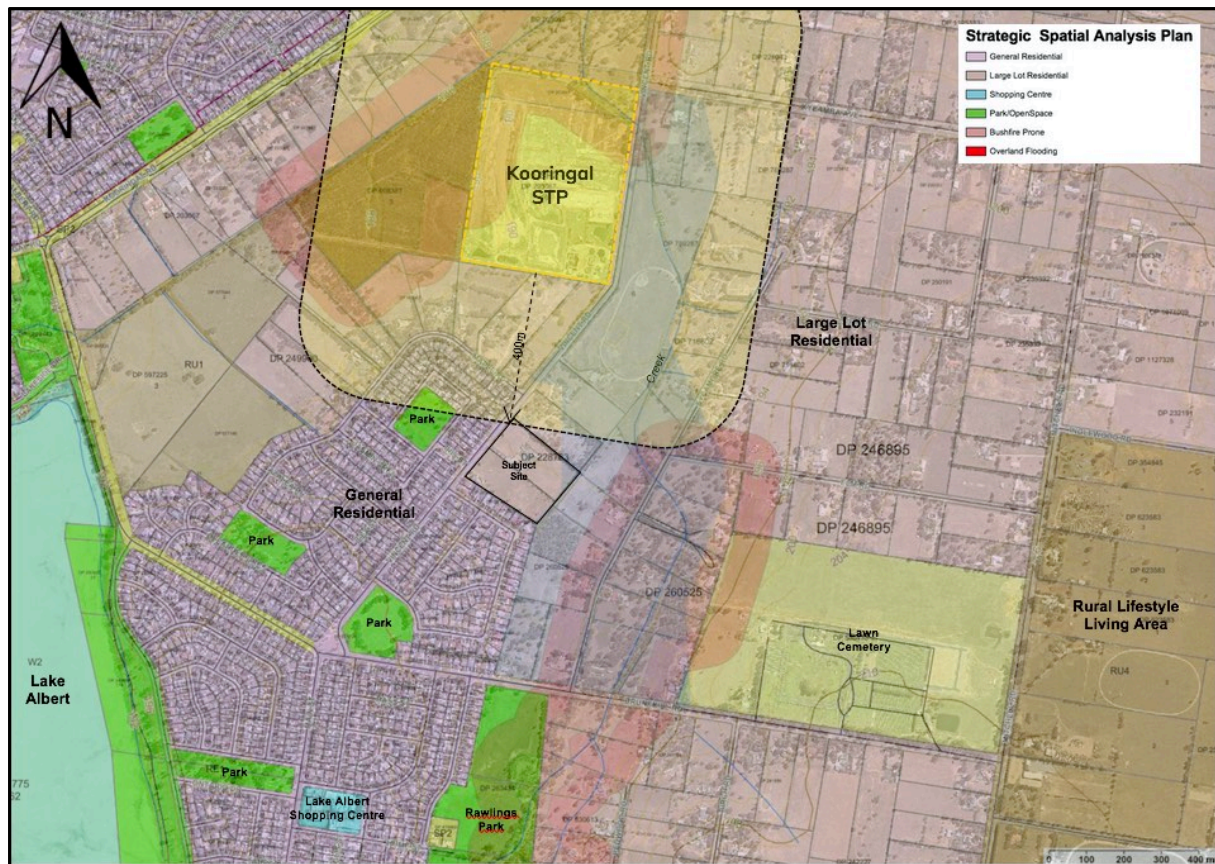


Figure 6: Strategic Spatial Analysis Plan (Source: WWCCGIS & SP 2020)

Proposal Boundary

The subject site immediately adjoins existing general residential zoned land and the proposed zoning change would be an acceptable addition to this residential precinct. The resultant subdivision pattern would be consistent with existing R1 subdivisions in this area.

Land adjoining to the immediate north, including 43-45 Vincent Road, have varying levels of site affectations that would limit their consideration for further residential development, as outlined in the attached infrastructure servicing report (Xeros Piccolo 2020).

Both 43 & 45 Vincent Road are within 400m of the preferred buffer zone to the Kooringal STP and also impacted by overland flooding. Connection to the sewer network would also be potentially limited to these parcels of land based on existing network capacity.

For reason outlined above, the proposal boundary involving 47-49 Vincent Road is considered the most appropriate option.

4.1 Need for the planning proposal

4.1.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of a formal publicly endorsed strategic study or report. The background research and accompanying specialist reports have informed the preparation of this report.

The City is experiencing consistent population growth that has been the focus of interest from Federal and State Governments in relation to supporting decentralization initiatives and other opportunities that are inherent in local area. Wagga Wagga has been targeted for 100,000 population by 2038 and this proposal will assist in achieving that goal.

4.1.2 *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal, involving a zoning change and minimum lot size amendment, is considered to be the best means of achieving the objectives and intended outcomes.

4.2 Relationship to strategic planning framework

4.2.1 *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

The Riverina Murray Regional Plan 2036 is applicable to this proposal. The regional plan includes priorities that emphasise the need to increase the range of housing options in the existing urban area of the City.

The proposal is generally consistent with relevant objectives and actions including those contained in Directions 22, 25 and 26. These directives are aimed at promoting growth, building housing capacity and providing greater housing choice.

The proposal will:

- Provide additional residential allotments that will contribute to housing supply and accommodating predicted urban population growth;
- Increase the opportunity for additional housing within an area that is surrounded by existing urban infrastructure with capacity to accommodate the proposal;
- Make more efficient use of vacant land that is currently serviceable and underutilised;
- Involve development that will be consistent with the general residential character of the local area; and
- Locate general residential development in an area of low environmental impact and free from natural hazards including bushfire and flooding.

4.2.2 *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

The Spatial Plan 2013-2043 provides the current strategic land use framework for guiding the growth and development of Wagga Wagga.

The Spatial Plan aims to accommodate a growing community within a diverse urban landscape that involves a full range of household types and an adequate choice of housing location options.

The proposal is located within Area 10 of the Spatial Plan which identifies the land as being potentially suitable for allowing additional residential development, subject to the identification of risks (bushfire, overland flooding) and adequate provision of essential urban infrastructure (sewer, drainage, water, electricity and telecommunications).

The land is not subject to bushfire hazard and is located adjacent existing urban infrastructure that has capacity to adequately service potential residential development that will result from this proposal.

Overland flooding models indicate that both parcels of land are impacted by minor levels of stormwater flooding. The level of impact has been considered in the attached servicing feasibility report, where predictions under various modelling scenarios do not raise any significant concerns that would result in recommendations against residential development of the land. Residential development is feasible under existing engineering guidelines with respect to ensuring finished floor levels are practically achievable with respect to current site conditions.

The proposal is consistent with the intended objectives of the Spatial Plan, as shown in the table below.

Table 1: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043

Wagga Wagga Spatial Plan 2013-2043 Extracts		
Initiative	Objective	Consistency
RESILIENT & SUSTAINABLE BUILT ENVIRONMENTS	<i>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</i> <i>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</i>	The proposal is consistent with these strategic objectives by providing additional supply of residential land in an area that is serviced by all existing urban infrastructure networks, in particular, where existing services may be satisfactorily extended to meet the anticipated demand generated by the proposal. The proposal will contribute to housing options, choice and assist in ensuring dwelling affordability across the urban area. The proposal addresses various short, medium, long term and ongoing action timeframes as listed in the strategy.
PLAN FOR A GROWING COMMUNITY	<i>Facilitate the provision of physical infrastructure in a coordinated and cost-effective manner.</i> <i>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications.</i>	The proposal will have access to existing infrastructure to ensure efficiency and sustainability. The existing networks can adequately accommodate the increase in dwelling tenements to be generated by this proposal. The proposal is consistent with this strategic objective. A servicing report has been prepared that verifies investigations into adequacy and capacity of existing networks, including an assessment of adjoining lands.
OUR STANDARD OF LIVING	<i>Ongoing commitment to promotion of affordable housing in locations with access to services.</i>	The proposal is consistent with this strategic objective by promoting housing choice in a suitable location and aiming to achieve specific action items of the plan, including those that ensure a standard of living is embellished. The land is located close to existing urban services and community facilities, in particular those located within and surrounding the Lake Albert Village neighbourhood centre.
OUR COMMUNITY GROWS	<i>Facilitate the development of a prosperous city.</i> <i>Support viable neighbourhood centres.</i> <i>Provide flexible opportunities and appropriate locations for establishing and growing business.</i> <i>Provide opportunities for key businesses established in Wagga Wagga to grow further.</i>	The proposal is consistent with these strategic objectives and will assist in accommodating population growth that is occurring as a result of significant economic growth in the region. Development of this land will contribute to the local community and ensure the continued viability of the Lake Albert Neighbourhood Centre. Additional population in the local area will have access to the existing network of cycleways, walkways, open space areas, active and passive recreation areas (Lake Albert & Rawlings Park), schools, childcare centres and other services located within walking distance of the site.

The proposal has strategic merit and is consistent with the intent of efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint of the City.

4.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal is consistent with the applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 2: Applicable SEPPs

SEPPs Relevant to the Planning Proposal	
SEPP Title	Consistency
SEPP55 – Remediation of Land	Council does not identify the subject land as potentially contaminated land. The subject land is identified as having agricultural uses conducted post European settlement. A preliminary site investigation (PSI) has been carried out over the subject land. The report concluded the current site conditions should not prevent the site for rezoning to a future residential development, however a DSI is recommended prior to any detailed development design for residential subdivision.
SEPP (Vegetation in Non-Rural Areas) 2017	There are no proposals for clearing of vegetation on the subject land that would be a result of progressing this planning proposal. The proposal is consistent with this policy.

4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table outlines the relevant s9.1 directions and the level of consistency of this planning proposal to them.

Table 3: s9.1 Directions

Ministerial Directions applicable to the development		
Direction title		Consistency
2.1 Environment Protection Zones	<i>The objective of this direction is to protect and conserve environmentally sensitive areas.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction and will avoid currently identified environmentally sensitive areas.
2.3 Heritage Conservation	<i>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing heritage conservation policies will be maintained.
2.4 Recreation Vehicle Areas	<i>The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
3.1 Residential Zones	<i>The objectives of this direction are:</i> (a) <i>to encourage a variety and choice of housing types to provide for existing and future housing needs,</i> (b) <i>to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i> (c) <i>to minimise the impact of residential development on the environment and resource lands.</i>	Consistent. The direction applies as a planning proposal is being prepared that involves an existing residential zone. The proposal is consistent with this direction by increasing the variety and choice of housing types across the area. The proposal also makes efficient use of existing infrastructure services in the locality whilst minimising the impact of future development on the environment and resource lands. Investigation into infrastructure capacity, has confirmed that the existing network will adequately accommodate the increase in dwelling tenements generated by this proposal with addition of a sewer pump station.
3.2 Caravan Parks and Manufactured Home Estates	<i>The objectives of this direction are:</i> (a) <i>to provide for a variety of housing types, and</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.

Ministerial Directions applicable to the development		
Direction title		Consistency
	<i>(b) to provide opportunities for caravan parks and manufactured home estates.</i>	
3.3 Home Occupations	<i>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal does not alter provisions relating to Home Occupations.
3.4 Integrating Land Use and Transport	<i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight.</i>	Consistent. The direction applies as a planning proposal is being prepared that involves a zone relating to urban land for residential purposes. The proposal is consistent with this direction by ensuring greater housing choice in a location with access to a variety of transport modes that reduce dependence on cars. Additional housing in this location will make better use of existing road infrastructure. The land is accessible to existing walking and cycling networks located in the Lake Albert areas and city wide. Public transport is available in the local area and across the wider city area.
3.5 Development Near Licensed Aerodromes	<i>The objectives of this direction are:</i> <i>(a) to ensure the effective and safe operation of aerodromes, and</i> <i>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</i> <i>(c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i>	Consistent. The direction applies as the subject land is near a regulated airport which includes a defence airfield. The proposal is in relation to land that is of sufficient distance from the existing Wagga Wagga Airport to ensure continued effective and safe operation of the aerodrome. The land is located outside of the ANEF 25 contour and OLS mapping contours. This indicates that the proposal would have negligible impact on the operation of the aerodrome under current and future planning scenarios.
4.3 Flood Prone Land	<i>The objectives of this direction are:</i> <i>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</i>	Inconsistent. The direction applies as a planning proposal is being prepared that will alter a zone that affects flood prone land. In this case, land subject to overland flooding under Council's currently adopted policy that refers to the 2015 MOFF study. The inconsistency arises as the proposal involves rezoning land from rural to residential that is identified in current

Ministerial Directions applicable to the development		
Direction title		Consistency
	<i>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</i>	Council studies as partly impacted by overland flooding. The inconsistency is considered of minor significance, having respect to the following: a) development of the land will be consistent with NSW Flood Prone Land Policy as the level of impact is considered low; b) whilst the proposal involves development and settlement over flood prone land, the level of impact is minor; c) specialist reports that accompany this proposal confirm the relative minor likelihood of flood impact over the subject land; d) whilst additional urban development is proposed on flood prone land, the flooding impact is considered of minor significance; and e) the proposed development will not involve additional flood mitigation works, nor any significant impact on emergency services.
4.4 Planning for Bushfire Protection	<i>The objectives of this direction are:</i> <i>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</i> <i>(b) to encourage sound management of bush fire prone areas.</i>	Consistent. The direction applies as a planning proposal is being prepared that involves a land in proximity to land mapped as bushfire prone land. The nearest identified bushfire prone land is a buffer zone area located approximately 100m to the east. The proposal is consistent with this direction as it does not propose inappropriate development in a hazardous area. Development will continue to be subject to existing bushfire protection policy and guidelines. The land is serviced by a two-way public road network and connected to the urban water reticulation system that has adequate capacity for firefighting purposes.
5.10 Implementation of Regional Plans	<i>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction by ensuring the proposal achieves relevant Goals/Directions of the Riverina Murray Regional Plan 2036, including those referring to efficient transport and infrastructure networks and strong, connected and healthy communities.
6.1 Approval and Referral Requirements	<i>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.
6.2 Reserving Land for Public Purposes	<i>The objectives of this direction are:</i> <i>(a) to facilitate the provision of public services and</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as the creation of any land for public purposes

Ministerial Directions applicable to the development		
Direction title		Consistency
	<i>facilities by reserving land for public purposes, and</i> <i>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i>	will only be actioned with approval of the relevant public authority.

4.3 Environmental, Social and Economic Impact

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No removal of native vegetation is proposed to facilitate the planning proposal.

There is little likelihood that any critical habitat or threatened species, populations or ecological communities or their habitats would be adversely affected by the proposal. The majority of trees on the site are introduced as well as the installation of gardens associated with the existing dwelling.

OEH mapping indicates that a Swift Parrot was sighted in 2007 within the neighbouring area. The NSW conservation status is currently endangered. As the majority of the site is currently vacant, the proposal is not expected to adversely affect the species.

4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

An AHIMS search was conducted which confirms that within 200m of the site, there are no aboriginal sites recorded or declared places.

There are no known items or places of European heritage located on the land.

The site is not subject to river flooding or bush fire hazard.

The subject land is impacted by minor levels of stormwater flooding, as analysed in the accompanying servicing capacity report. Predictions under various modelling scenarios do not raise any significant concerns that would result in recommendations against residential development of the land. Residential development is feasible under existing engineering guidelines with respect to ensuring finished floor levels are practically achievable with respect to current site conditions.

4.3.3 Has the planning proposal adequately addressed any social and economic effects?

The proposal will provide positive economic and social outcomes for the city and local area through the provision of cost-effective and serviced residential land for housing. The site is located immediately adjoining existing general residential land where urban infrastructure currently exists. Most of these essential services are underutilised and/or have capacity to accommodate additional dwellings that are in continual demand. The close proximity to existing services will enable relatively cost-effective and efficient extensions, ensuring land prices remain affordable. Additional residential land will also be a stimulus for building activity, with positive economic benefits for the local construction industry and overall local economy.

The proposal will contribute to community in the local area, building stronger connections within established infrastructure including open space, neighbourhood centers and transportation networks. The subject site is located within the Lake Albert precinct that includes key elements such as Lake Albert, Shopping Centre, Schools, Golf Club, Boat Club, Medical Centres and various other community facilities. As shown in

the accompanying access and connectivity mapping, the site has direct vehicle, pedestrian and cycling access to all of these existing centres and networks. Additional population generated by this proposal will allow further use of these existing facilities and contribute to community growth and social interaction.

4.4 State and Commonwealth Interests

4.4.1 *Is there adequate public infrastructure for the planning proposal?*

A Servicing Feasibility Report has been prepared that investigates the current provision of public infrastructure in the locality, the potential impact of the proposal and the adequacy for the existing networks to accommodate the proposal. A copy of the report accompanies this document.

In relation to roads, stormwater, water supply, electricity, gas and communication, the proposal will be adequately serviced with no identified detrimental impact on existing service provision. There are no identified limitations to the capacity of existing infrastructure networks to accommodate the proposal.

The subject land is currently serviced by a pressure sewer line which only services up to 5 properties running north along the eastern side of Vincent Road. A sewer pump station is likely to be required to service the proposed subdivision. The subdivision sewer system would consist of a main gravity trunk system which then drains to a new sewer pump station.

Other infrastructure networks and services, including public transport/school bus, roads, waste management/recycling, health, education, emergency, mail and other community services are accessible to the subject site.

4.4.2 *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?*

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

5 MAPPING

The planning proposal seeks to amend the following maps:

- Land Zoning Map – Sheet LZN_004F
- Land Zoning Map – Sheet LSZ_004F

6 COMMUNITY CONSULTATION DETAILS

The Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purpose of this proposal.

7 PROJECT TIMELINE

Following lodgement of the planning proposal, Council will develop a project timeline.

19033: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	18/12/19	Rhiana Turner Assistant Planner	RT	For internal review
Rev 1.1 – Draft	09/01/20	Garry Salvestro Director	GS	Internal review
Rev 1.2 – Edited Draft	21/01/20	Rhiana Turner Assistant Planner	RT	Minor edits
Rev 1.3 – Edited Draft	21/01/20	Rhiana Turner Assistant Planner	RT	For initial Council review
Rev 1.4 – Edited Draft	18/03/20	Garry Salvestro Director	GS	Edits as per Council initial comments
Rev 2.0 – Final	26/03/20	Garry Salvestro Director	GS	Issued for lodgement

ANNEXURES

1. Deposited Plan
2. Opportunities and Constraints Mapping
3. Service Feasibility Report
4. Preliminary Site Investigation – SEPP55
5. AHIMS Mapping
6. OEH Mapping



Annexures

Planning Proposal

47-49 Vincent Road, Lake Albert

Lots 4 & 5, DP228763

Prepared for Preston & Others

Rev 2.0 – March 2020

TABLE OF CONTENTS

ANNEXURE 1: DEPOSITED PLAN

ANNEXURE 2: OPPORTUNITIES AND CONSTRAINTS MAPPING

ANNEXURE 3: SERVICE FEASIBILITY REPORT

ANNEXURE 4: PRELIMINARY SITE INVESTIGATION – SEPP55

ANNEXURE 5: AHIMS MAPPING

ANNEXURE 6: OEH MAPPING

ANNEXURE 1: DEPOSITED PLAN

DP 228763

LINKS	METRES
2	0.402
2.27	0.457
3	0.604
40	6.097
75	13.008
100	16.457
126	20.117
149	23.974
150	30.175
150.5	30.276
151.7	30.517
173.2	34.842
184.1	39.642
207.1	42.245
210	42.245
240	48.280
250.8	50.453
275	55.321
280	56.327
300	60.960
400	80.467
458.1	92.155
460	96.561
492.5	99.075
500	100.584
520	104.607
550	110.930
770	154.899
850	170.993
1100	221.285
1150	231.343
1158.4	232.226
1258.6	253.230
2055	412.998
AC RD P	HA
5 - 28	2.094
5 - 3	2.527
6 - 13	2.562
6 - 29	2.562
7 - 23	3.114

Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user—See Form 3. WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION.

Reference to Last Conveyances
No. 768 Book 2775

Registered...
C.A. 1524 of 7-2-1956
Title System... Old System
Purpose... Subdivision
Ref. Map... Parish
Last Plan...
PLAN OF Subdivision of part
of portions 143 and
144.
[BA 2775 No 768]

Scale: 4 chains to an inch

Memoranda
City: Wagga, Wagga
Locality:
Parish: South Wagga, Wagga
County: Wyndham

L. Donald, Paul Buxton
of Wagga, Wagga

Survey registered under the Survey Act, 1975, as amended.
Boundaries of Survey: 143

Council Clerk's Certificate
I hereby certify that—
(a) prior to the registration of the plan of subdivision, the requirements for the registration of the plan of subdivision were satisfied;
(b) the plan of subdivision was registered in accordance with the provisions of the Survey Act, 1975, as amended;
(c) the plan of subdivision was registered in accordance with the provisions of the Survey Act, 1975, as amended;
(d) the plan of subdivision was registered in accordance with the provisions of the Survey Act, 1975, as amended.

Subdivision No. 1624
Date: 7-2-1956
Council Clerk

NOTE:—If any of the conditions of the plan of subdivision are not satisfied, the plan of subdivision is void and the land remains in the same state as before the registration of the plan of subdivision.

Surveyor registered under the Survey Act, 1975, as amended.
Boundaries of Survey: 143

WARNING: Plan Drawing only to appear in this space.

WARNING: Plan Drawing only to appear in this space.

BRUNSKILL ROAD
MAIN STREET
LAKE ALBERT ROAD
VINCENT ROAD
POB. 140
POB. 144
POB. 145
POB. 146
POB. 147
POB. 148
POB. 149
POB. 150
POB. 151
POB. 152
POB. 153
POB. 154
POB. 155
POB. 156
POB. 157
POB. 158
POB. 159
POB. 160
POB. 161
POB. 162
POB. 163
POB. 164
POB. 165
POB. 166
POB. 167
POB. 168
POB. 169
POB. 170
POB. 171
POB. 172
POB. 173
POB. 174
POB. 175
POB. 176
POB. 177
POB. 178
POB. 179
POB. 180
POB. 181
POB. 182
POB. 183
POB. 184
POB. 185
POB. 186
POB. 187
POB. 188
POB. 189
POB. 190
POB. 191
POB. 192
POB. 193
POB. 194
POB. 195
POB. 196
POB. 197
POB. 198
POB. 199
POB. 200
POB. 201
POB. 202
POB. 203
POB. 204
POB. 205
POB. 206
POB. 207
POB. 208
POB. 209
POB. 210
POB. 211
POB. 212
POB. 213
POB. 214
POB. 215
POB. 216
POB. 217
POB. 218
POB. 219
POB. 220
POB. 221
POB. 222
POB. 223
POB. 224
POB. 225
POB. 226
POB. 227
POB. 228
POB. 229
POB. 230
POB. 231
POB. 232
POB. 233
POB. 234
POB. 235
POB. 236
POB. 237
POB. 238
POB. 239
POB. 240
POB. 241
POB. 242
POB. 243
POB. 244
POB. 245
POB. 246
POB. 247
POB. 248
POB. 249
POB. 250
POB. 251
POB. 252
POB. 253
POB. 254
POB. 255
POB. 256
POB. 257
POB. 258
POB. 259
POB. 260
POB. 261
POB. 262
POB. 263
POB. 264
POB. 265
POB. 266
POB. 267
POB. 268
POB. 269
POB. 270
POB. 271
POB. 272
POB. 273
POB. 274
POB. 275
POB. 276
POB. 277
POB. 278
POB. 279
POB. 280
POB. 281
POB. 282
POB. 283
POB. 284
POB. 285
POB. 286
POB. 287
POB. 288
POB. 289
POB. 290
POB. 291
POB. 292
POB. 293
POB. 294
POB. 295
POB. 296
POB. 297
POB. 298
POB. 299
POB. 300
POB. 301
POB. 302
POB. 303
POB. 304
POB. 305
POB. 306
POB. 307
POB. 308
POB. 309
POB. 310
POB. 311
POB. 312
POB. 313
POB. 314
POB. 315
POB. 316
POB. 317
POB. 318
POB. 319
POB. 320
POB. 321
POB. 322
POB. 323
POB. 324
POB. 325
POB. 326
POB. 327
POB. 328
POB. 329
POB. 330
POB. 331
POB. 332
POB. 333
POB. 334
POB. 335
POB. 336
POB. 337
POB. 338
POB. 339
POB. 340
POB. 341
POB. 342
POB. 343
POB. 344
POB. 345
POB. 346
POB. 347
POB. 348
POB. 349
POB. 350
POB. 351
POB. 352
POB. 353
POB. 354
POB. 355
POB. 356
POB. 357
POB. 358
POB. 359
POB. 360
POB. 361
POB. 362
POB. 363
POB. 364
POB. 365
POB. 366
POB. 367
POB. 368
POB. 369
POB. 370
POB. 371
POB. 372
POB. 373
POB. 374
POB. 375
POB. 376
POB. 377
POB. 378
POB. 379
POB. 380
POB. 381
POB. 382
POB. 383
POB. 384
POB. 385
POB. 386
POB. 387
POB. 388
POB. 389
POB. 390
POB. 391
POB. 392
POB. 393
POB. 394
POB. 395
POB. 396
POB. 397
POB. 398
POB. 399
POB. 400
POB. 401
POB. 402
POB. 403
POB. 404
POB. 405
POB. 406
POB. 407
POB. 408
POB. 409
POB. 410
POB. 411
POB. 412
POB. 413
POB. 414
POB. 415
POB. 416
POB. 417
POB. 418
POB. 419
POB. 420
POB. 421
POB. 422
POB. 423
POB. 424
POB. 425
POB. 426
POB. 427
POB. 428
POB. 429
POB. 430
POB. 431
POB. 432
POB. 433
POB. 434
POB. 435
POB. 436
POB. 437
POB. 438
POB. 439
POB. 440
POB. 441
POB. 442
POB. 443
POB. 444
POB. 445
POB. 446
POB. 447
POB. 448
POB. 449
POB. 450
POB. 451
POB. 452
POB. 453
POB. 454
POB. 455
POB. 456
POB. 457
POB. 458
POB. 459
POB. 460
POB. 461
POB. 462
POB. 463
POB. 464
POB. 465
POB. 466
POB. 467
POB. 468
POB. 469
POB. 470
POB. 471
POB. 472
POB. 473
POB. 474
POB. 475
POB. 476
POB. 477
POB. 478
POB. 479
POB. 480
POB. 481
POB. 482
POB. 483
POB. 484
POB. 485
POB. 486
POB. 487
POB. 488
POB. 489
POB. 490
POB. 491
POB. 492
POB. 493
POB. 494
POB. 495
POB. 496
POB. 497
POB. 498
POB. 499
POB. 500
POB. 501
POB. 502
POB. 503
POB. 504
POB. 505
POB. 506
POB. 507
POB. 508
POB. 509
POB. 510
POB. 511
POB. 512
POB. 513
POB. 514
POB. 515
POB. 516
POB. 517
POB. 518
POB. 519
POB. 520
POB. 521
POB. 522
POB. 523
POB. 524
POB. 525
POB. 526
POB. 527
POB. 528
POB. 529
POB. 530
POB. 531
POB. 532
POB. 533
POB. 534
POB. 535
POB. 536
POB. 537
POB. 538
POB. 539
POB. 540
POB. 541
POB. 542
POB. 543
POB. 544
POB. 545
POB. 546
POB. 547
POB. 548
POB. 549
POB. 550
POB. 551
POB. 552
POB. 553
POB. 554
POB. 555
POB. 556
POB. 557
POB. 558
POB. 559
POB. 560
POB. 561
POB. 562
POB. 563
POB. 564
POB. 565
POB. 566
POB. 567
POB. 568
POB. 569
POB. 570
POB. 571
POB. 572
POB. 573
POB. 574
POB. 575
POB. 576
POB. 577
POB. 578
POB. 579
POB. 580
POB. 581
POB. 582
POB. 583
POB. 584
POB. 585
POB. 586
POB. 587
POB. 588
POB. 589
POB. 590
POB. 591
POB. 592
POB. 593
POB. 594
POB. 595
POB. 596
POB. 597
POB. 598
POB. 599
POB. 600
POB. 601
POB. 602
POB. 603
POB. 604
POB. 605
POB. 606
POB. 607
POB. 608
POB. 609
POB. 610
POB. 611
POB. 612
POB. 613
POB. 614
POB. 615
POB. 616
POB. 617
POB. 618
POB. 619
POB. 620
POB. 621
POB. 622
POB. 623
POB. 624
POB. 625
POB. 626
POB. 627
POB. 628
POB. 629
POB. 630
POB. 631
POB. 632
POB. 633
POB. 634
POB. 635
POB. 636
POB. 637
POB. 638
POB. 639
POB. 640
POB. 641
POB. 642
POB. 643
POB. 644
POB. 645
POB. 646
POB. 647
POB. 648
POB. 649
POB. 650
POB. 651
POB. 652
POB. 653
POB. 654
POB. 655
POB. 656
POB. 657
POB. 658
POB. 659
POB. 660
POB. 661
POB. 662
POB. 663
POB. 664
POB. 665
POB. 666
POB. 667
POB. 668
POB. 669
POB. 670
POB. 671
POB. 672
POB. 673
POB. 674
POB. 675
POB. 676
POB. 677
POB. 678
POB. 679
POB. 680
POB. 681
POB. 682
POB. 683
POB. 684
POB. 685
POB. 686
POB. 687
POB. 688
POB. 689
POB. 690
POB. 691
POB. 692
POB. 693
POB. 694
POB. 695
POB. 696
POB. 697
POB. 698
POB. 699
POB. 700
POB. 701
POB. 702
POB. 703
POB. 704
POB. 705
POB. 706
POB. 707
POB. 708
POB. 709
POB. 710
POB. 711
POB. 712
POB. 713
POB. 714
POB. 715
POB. 716
POB. 717
POB. 718
POB. 719
POB. 720
POB. 721
POB. 722
POB. 723
POB. 724
POB. 725
POB. 726
POB. 727
POB. 728
POB. 729
POB. 730
POB. 731
POB. 732
POB. 733
POB. 734
POB. 735
POB. 736
POB. 737
POB. 738
POB. 739
POB. 740
POB. 741
POB. 742
POB. 743
POB. 744
POB. 745
POB. 746
POB. 747
POB. 748
POB. 749
POB. 750
POB. 751
POB. 752
POB. 753
POB. 754
POB. 755
POB. 756
POB. 757
POB. 758
POB. 759
POB. 760
POB. 761
POB. 762
POB. 763
POB. 764
POB. 765
POB. 766
POB. 767
POB. 768
POB. 769
POB. 770
POB. 771
POB. 772
POB. 773
POB. 774
POB. 775
POB. 776
POB. 777
POB. 778
POB. 779
POB. 780
POB. 781
POB. 782
POB. 783
POB. 784
POB. 785
POB. 786
POB. 787
POB. 788
POB. 789
POB. 790
POB. 791
POB. 792
POB. 793
POB. 794
POB. 795
POB. 796
POB. 797
POB. 798
POB. 799
POB. 800
POB. 801
POB. 802
POB. 803
POB. 804
POB. 805
POB. 806
POB. 807
POB. 808
POB. 809
POB. 810
POB. 811
POB. 812
POB. 813
POB. 814
POB. 815
POB. 816
POB. 817
POB. 818
POB. 819
POB. 820
POB. 821
POB. 822
POB. 823
POB. 824
POB. 825
POB. 826
POB. 827
POB. 828
POB. 829
POB. 830
POB. 831
POB. 832
POB. 833
POB. 834
POB. 835
POB. 836
POB. 837
POB. 838
POB. 839
POB. 840
POB. 841
POB. 842
POB. 843
POB. 844
POB. 845
POB. 846
POB. 847
POB. 848
POB. 849
POB. 850
POB. 851
POB. 852
POB. 853
POB. 854
POB. 855
POB. 856
POB. 857
POB. 858
POB. 859
POB. 860
POB. 861
POB. 862
POB. 863
POB. 864
POB. 865
POB. 866
POB. 867
POB. 868
POB. 869
POB. 870
POB. 871
POB. 872
POB. 873
POB. 874
POB. 875
POB. 876
POB. 877
POB. 878
POB. 879
POB. 880
POB. 881
POB. 882
POB. 883
POB. 884
POB. 885
POB. 886
POB. 887
POB. 888
POB. 889
POB. 890
POB. 891
POB. 892
POB. 893
POB. 894
POB. 895
POB. 896
POB. 897
POB. 898
POB. 899
POB. 900
POB. 901
POB. 902
POB. 903
POB. 904
POB. 905
POB. 906
POB. 907
POB. 908
POB. 909
POB. 910
POB. 911
POB. 912
POB. 913
POB. 914
POB. 915
POB. 916
POB. 917
POB. 918
POB. 919
POB. 920
POB. 921
POB. 922
POB. 923
POB. 924
POB. 925
POB. 926
POB. 927
POB. 928
POB. 929
POB. 930
POB. 931
POB. 932
POB. 933
POB. 934
POB. 935
POB. 936
POB. 937
POB. 938
POB. 939
POB. 940
POB. 941
POB. 942
POB. 943
POB. 944
POB. 945
POB. 946
POB. 947
POB. 948
POB. 949
POB. 950
POB. 951
POB. 952
POB. 953
POB. 954
POB. 955
POB. 956
POB. 957
POB. 958
POB. 959
POB. 960
POB. 961
POB. 962
POB. 963
POB. 964
POB. 965
POB. 966
POB. 967
POB. 968
POB. 969
POB. 970
POB. 971
POB. 972
POB. 973
POB. 974
POB. 975
POB. 976
POB. 977
POB. 978
POB. 979
POB. 980
POB. 981
POB. 982
POB. 983
POB. 984
POB. 985
POB. 986
POB. 987
POB. 988
POB. 989
POB. 990
POB. 991
POB. 992
POB. 993
POB. 994
POB. 995
POB. 996
POB. 997
POB. 998
POB. 999
POB. 1000

1

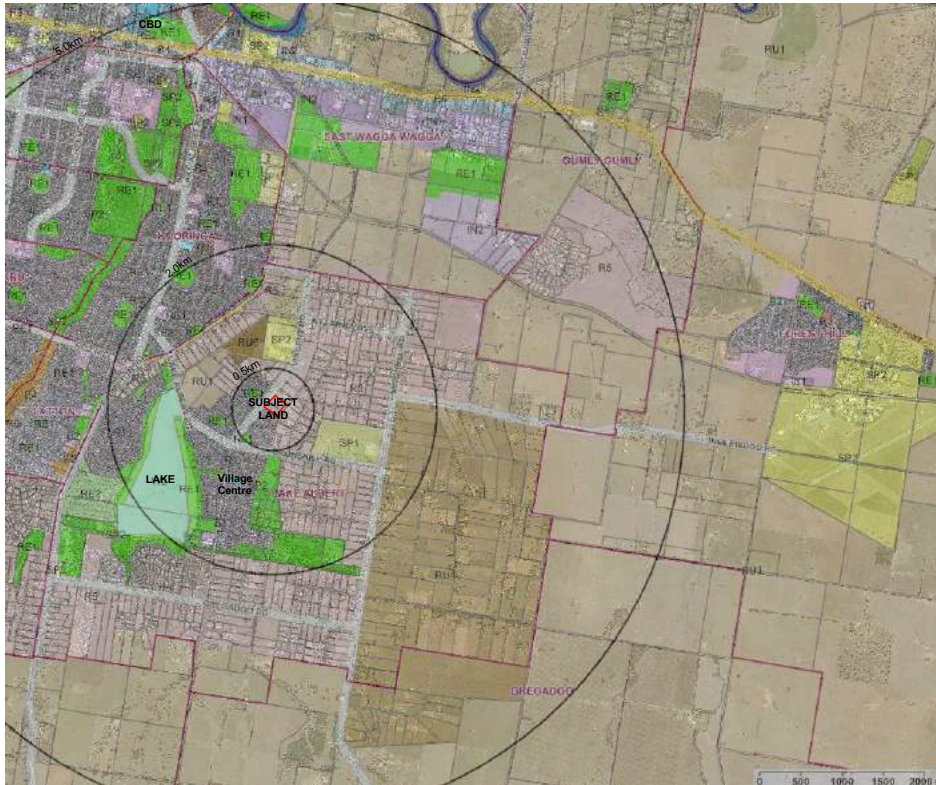
I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 15th day of June, 1977



ANNEXURE 2: OPPORTUNITIES AND CONSTRAINTS MAPPING



LOCALITY CONTEXT



SITE CONTEXT



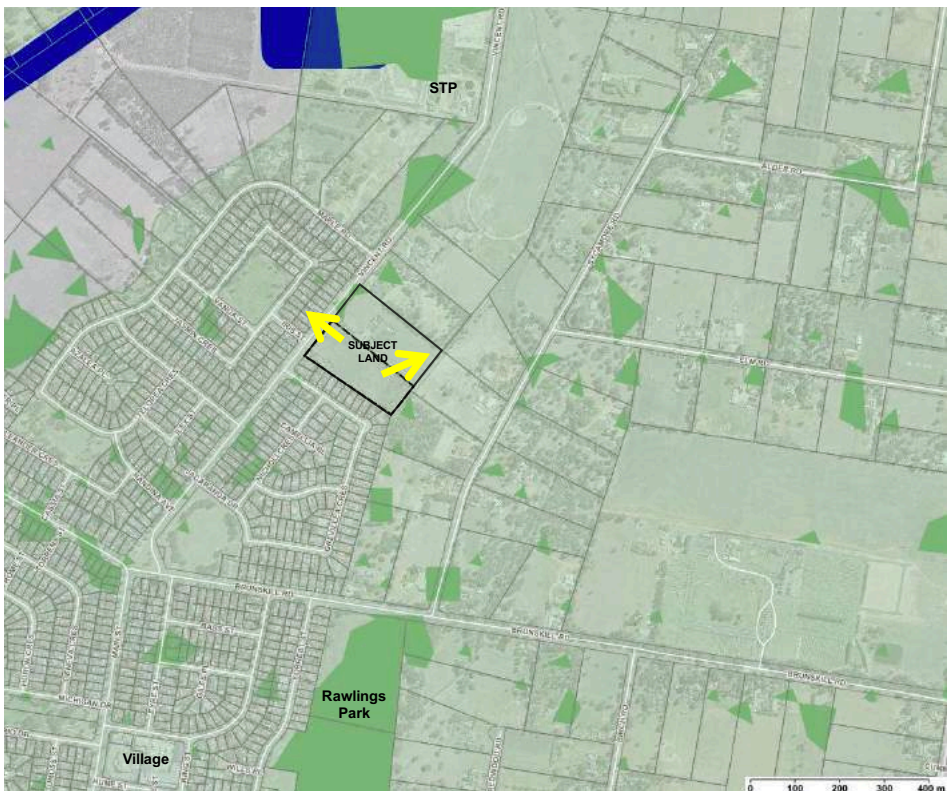


ACCESS & CONNECTIVITY



Local Roads Bus Network Existing Trail Network Pedestrian & Bicycle

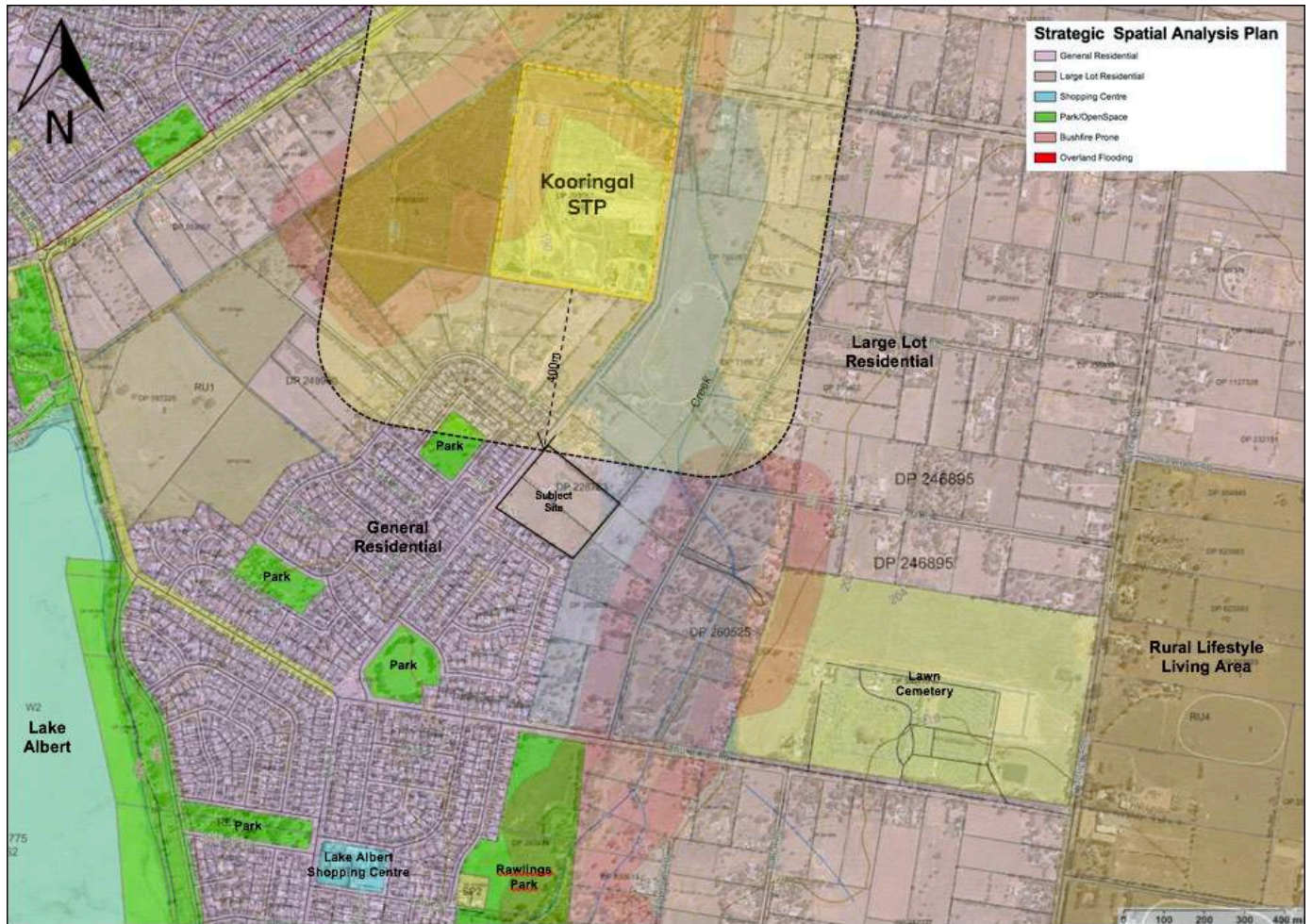
BIODIVERSITY & AMENITY



Biodiversity Certified Biodiversity Sensitivity Riparian Lands View Corridors



STRATEGIC SPATIAL ANALYSIS



ANNEXURE 3: SERVICE FEASIBILITY REPORT



SERVICE FEASIBILITY REPORT
PROPOSED SUBDIVISION
49 VINCENT ROAD, LAKE ALBERT
WAGGA WAGGA NSW 2650

CLIENT:	SALVESTRO PLANNING
XEROS PICCOLO PROJECT NO.:	190568
REVISION:	D
DATE:	18TH MARCH 2020
OFFICE:	WAGGA WAGGA NSW

SERVICE FEASIBILITY REPORT

PROPOSED SUBDIVISION

49 VINCENT ROAD, LAKE ALBERT

WAGGA WAGGA NSW 2650

CLIENT: SALVESTRO PLANNING
XEROS PICCOLO PROJECT NO.: 190568
REVISION: D
DATE: 18TH MARCH 2020
OFFICE: WAGGA WAGGA NSW

Revision Number	Date	Description	Author	Checked By	Approved By	Signed
Revision A	1 st November 2019	Draft	S. Xeros	A. Xeros		
Revision B	16 th December 2019	Draft	S. Xeros	A. Xeros		
Revision C	17 th January 2020	Draft	S. Xeros	A. Xeros		
Revision D	18th March 2020	Final	S. Xeros	A. Xeros	<i>A. Xeros</i>	<i>18/3/2020</i>

XEROS PICCOLO
CONSULTING ENGINEERS

5 Bye Street
Wagga Wagga, NSW 2650
Ph (02) 69 255 855
Fax (02) 69 255 655
Email wagga@xerospiccolo.com.au



110 Benerembah Street
Griffith, NSW 2680
Ph (02) 6964 2358
Fax (02) 6964 2349
Email griffith@xerospiccolo.com.au

CONTENTS

1	INTRODUCTION	2
1.1	BACKGROUND	2
1.2	SCOPE OF REPORT	2
1.3	CONTACTS	2
2	SUBDIVISION DETAILS	3
2.1	LOCALITY AND SITE DESCRIPTION	3
2.2	PROPOSED SUBDIVISION AREA AND NUMBER OF LOTS	3
2.3	SURROUNDING AREA.....	4
3	SERVICE PROVISION REQUIREMENTS.....	5
3.1	WATER	5
3.1.1	Existing Water Infrastructure.....	5
3.1.2	Water Provision for the Proposed Subdivision	5
3.2	ELECTRICITY	7
3.2.1	Existing Electricity Infrastructure.....	7
3.2.2	Electricity Provision for the Proposed Subdivision	7
3.3	GAS	7
3.3.1	Existing Gas Infrastructure.....	7
3.3.2	Gas Provision for the Proposed Subdivision	7
3.4	TELECOMMUNICATIONS	8
3.4.1	Existing NBN Telecommunications Infrastructure	8
3.4.2	NBN Provision for Proposed Subdivision	8
3.5	WAGGA WAGGA CITY COUNCIL INFRASTRUCTURE	8
3.5.1	Potential Restrictions on Subdividing in Surrounding Area	8
3.5.2	Stormwater	11
3.5.3	Sewer	13
3.5.4	Roads	15
4	CONCLUSION.....	18
	ATTACHMENT A – CONCEPT SUBDIVISION LAYOUT	19
	ATTACHMENT B – EXISTING ELECTRICAL INFRASTRUCTURE PLAN	20
	ATTACHMENT C – EXISTING GAS INFRASTRUCTURE PLAN.....	21
	ATTACHMENT D – EXISTING SEWER INFRASTRUCTURE	22
	ATTACHMENT E – FLOOD MAPPING	23

1 INTRODUCTION

1.1 BACKGROUND

Xeros Piccolo were engaged by Salvestro Planning to undertake a servicing feasibility study for a proposed subdivision at 49 Vincent Road, Lake Albert, Wagga Wagga NSW, to determine the service provisioning requirements and to determine potential implications or limitations to providing services to the proposed subdivision.

1.2 SCOPE OF REPORT

The aim of this report is to outline the existing services in the area of the proposed subdivision and to investigate and discuss how the proposed subdivision can be serviced by the relevant providers, including water, gas, electricity, telecommunications, sewer, stormwater and roads. Where possible, information regarding capacity of existing service mains has also been provided to help establish if there are any limitations to the number of new lots that are able to be developed in this subdivision.

The information provided in this report is subject to detailed investigation and design of the subdivision and services to meet the service authority requirements. This detailed investigation and design has not been undertaken in preparation of this report.

It is noted that traffic impacts and assessments are not addressed in this report, and will be addressed in reports by other consultants.

1.3 CONTACTS

For all inquiries please contact one of the following:

Name: Alastair Xeros
Position: Civil Engineer
Telephone No.: (02) 69 255 855
Address: 5 Bye Street, WAGGA WAGGA NSW 2650
e-mail Address: alastair@xerospiccolo.com.au

Name: Saxon Xeros
Position: Civil Designer
Telephone No.: (02) 69 255 855
Address: 5 Bye Street, WAGGA WAGGA NSW 2650
e-mail Address: saxon@xerospiccolo.com.au

2 SUBDIVISION DETAILS

2.1 LOCALITY AND SITE DESCRIPTION

The proposed subdivision is within the Wagga Wagga City Council (WWCC) jurisdiction and is located in Lake Albert, south-west of the Wagga Wagga CBD, on Lot 4 DP228763, 49 Vincent Road. The subject lot is shown in Figure 1 below.



Figure 1: Aerial image of subject lot

The subject lot has frontage onto Vincent Road, with the remaining sides bound by adjacent properties.

The lot is currently zoned R5. An existing residence is located at the south-western corner of the site, with the remainder of the lot undeveloped.

The site topography is generally dish-shaped with the low point or valley draining through the approximate middle of the site, falling from south to north. The site levels are generally lower than the levels on Vincent Road and at the eastern end of the site.

2.2 PROPOSED SUBDIVISION AREA AND NUMBER OF LOTS

The total area of the proposed subdivision is approximately 2.1 ha. Based on the proposed zoning and conversations held with Salvestro Planning, the intention is to achieve a lot yield in the order of 20-30 or so lots. This would result in lot sizes of approximately 700-1050m², which is reflective of existing nearby property sizes to the south and along the western side of Vincent Road.

At this stage, no detailed subdivision layout has been developed, however a conceptual layout is provided as Attachment A. This layout does not reflect the proposed lot yield, but provides a reasonable indication of possible lot layout and road access onto Vincent Road.

2.3 **SURROUNDING AREA**

The subject land is surrounded by both land zoned R1 – General Residential to the south and to the west along Vincent Road, and R5 – Large Lot Residential zoned properties to the north and east.

3 SERVICE PROVISION REQUIREMENTS

Investigation into the servicing feasibility for this subdivision included the following:

- Obtaining Dial Before You Dig (DBYD) plans and information of the existing services
- Additional information and plans provided by the service authorities and Council
- Engaging in direct discussions with the relevant service authorities and Council
- A site investigation

All service authorities and Council were given the current available information relating to the subdivision, including proposed rezoning, approximate subdivision area, approximate total number of lots and indicative subdivision layouts, as outlined in Section 2.2.

3.1 WATER

Riverina Water County Council (RWCC) is the water supply authority in this area.

3.1.1 Existing Water Infrastructure

A 100mm AC line runs along the eastern side of Vincent Road, and intersects a 150mm AC line running along Iris Street to the west, as well as an 150mm AC line running along Grevillea Crescent to the south.

The existing residence is currently serviced by a standard service connection; however, this connection would not be suitable for the proposed subdivision.

3.1.2 Water Provision for the Proposed Subdivision

Preliminary analysis was undertaken by RWCC based on lot yields of approximately 20-30 lots. Based on the analysis, RWCC indicated that the existing water network has high pressures of approximately 750kPa and is likely to have adequate capacity to service the proposed subdivision. Connection to the main would likely to be directly to the existing 100mm line.

If the 100mm line does not have capacity, a small upgrade to the 150mm line on Grevillea may be required, a distance of approximately 50-60m, however this is considered unlikely.

Based on discussions with RWCC, there are no significant impediments to the provision of water to the proposed subdivision. Detailed design will be required at a later time to confirm this.

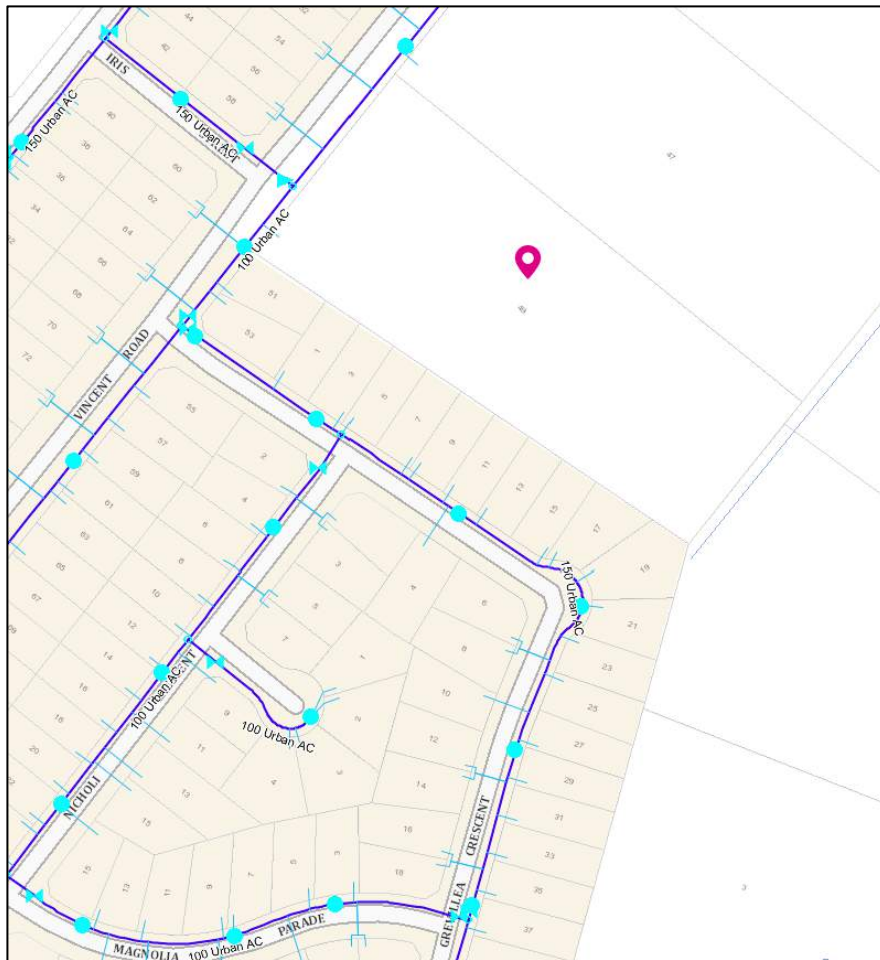


Figure 2: Existing water network

3.1.2.1 Internal Subdivision Works

The supply would be designed and sized by RWCC according to the subdivision layout and water requirements. These lines are typically oPVC pipes, with road crossings in DICT.

For internal subdivision mains, a 100mm is likely to be required. A high-level estimate provided by RWCC indicated that developer costs for the internal water mains would be in vicinity of \$20,000, based on preliminary road and subdivision layouts shown in Attachment A. This figure will vary depending on actual lot number and road configurations.

Additionally, a Development Servicing Charge and Service Connection fee is payable by the developer per lot. Table 1 below shows a breakdown of the estimated water supply costs for the proposed subdivision.

Table 1: Estimated water supply costs assuming a 30-lot subdivision, based on 2018-19 financial year rates & estimates from RWCC

DESCRIPTION	QUANTITY	COST PER LOT	TOTAL
Development Servicing Charge	30 lots	\$5,053	\$151,590
Service Connection Fee (20mm service)	30 lots	\$1,390	\$41,700

Internal Subdivision Infrastructure	1	\$666.67	\$20,000
TOTAL ESTIMATED COST:		\$7,109.67	\$213,290

3.2 ELECTRICITY

Essential Energy is the electricity supply authority in this area.

3.2.1 Existing Electricity Infrastructure

There are existing above ground electricity supply lines running along the eastern side of Vincent Road, as shown in the plans provided by Essential Energy (refer to Attachment B).

3.2.2 Electricity Provision for the Proposed Subdivision

Discussions with Essential Energy staff indicated that provision of electricity to the proposed subdivision is achievable, through connection to the nearby lines on both Vincent Road. The exact location would be determined during detailed design and would depend on the subdivision layout, number of lots being developed, and the location of the proposed road.

Essential Energy indicated that the developer would be required to upgrade an existing pole mount distribution transformer on Vincent Road and provide a low voltage underground system to service the proposed subdivision.

Costs associated with the design and construction of supply for this development are required to be funded by the developer. A high-level estimate of \$350,000 was provided by Essential Energy for the works required, however detailed design would be required to confirm this.

It was also noted that the proposed road for the subdivision may clash with an existing pole (reference CE117515) on Vincent Road. Relocation of this pole and associate infrastructure would require additional costs, payable by the developer. Essential Energy advised that this pole supports high and low voltage conductors along with a network control point (high voltage switch). A high-level estimate on the cost to relocate this pole would be in excess of \$50,000.

Based on discussions with Essential Energy, there are no significant impediments to the provision of electricity to the proposed subdivision. Detailed design will be required at a later time to confirm this.

3.3 GAS

APA Group is the gas supply authority in this area.

3.3.1 Existing Gas Infrastructure

An existing 63mm PE gas main is located along the frontage of the subject lot on the eastern side of Vincent Road, see Attachment C.

The existing residence is serviced by this main, however the connection would not be suitable for the proposed subdivision.

3.3.2 Gas Provision for the Proposed Subdivision

APA Group were engaged directly to determine potential implications and requirements for providing gas to the proposed development. Based on their analysis, connection to the existing 63mm main would be suitable to supply the subdivision.

Internal subdivision gas network infrastructure is to be constructed as per design information provided by APA once subdivision plans have been developed. The cost of construction of these

internal works is payable by the developer. The costs will depend on the required pipe size, length of pipe, valves, road crossings and so forth.

Based on discussions with APA, there are no significant impediments to the provision of gas to the proposed subdivision. Detailed design will be required at a later time to confirm this.

3.4 TELECOMMUNICATIONS

NBN Co are the Infrastructure Provider for this development..

3.4.1 Existing NBN Telecommunications Infrastructure

An existing telecommunications line runs along the eastern side of Vincent Road for the full frontage of this site. A number of pits are also located within the vicinity of the site.

3.4.2 NBN Provision for Proposed Subdivision

A development application was made via NBN's online system in order for NBN to assess the feasibility of servicing this development. Through this application NBN indicated that no backhaul or network upgrades are required to service this subdivision. Connection to the nearby existing network on Vincent Road likely, with a small section of new line and possible pit and pipe to be installed. At this stage the costs associated with this are not payable by the developer.

The internal subdivision telecommunications network will be subject to NBN requirements. Third-party contractors will design and install pit and pipe infrastructure at full cost to the developer. The pit and pipe infrastructure needs to be designed and installed to comply with NBN's specifications.

In addition to these costs, NBN charges \$600 (including GST) per lot for Single Dwelling Units (SDU's), payable by the developer. The charge per lot is based on stages, and invoiced in two halves; the first half when the developer pit and pipe design is approved by NBN, the second half upon pit and pipe certification by NBN.

Based on discussions with NBN, there are no significant impediments to the provision of telecommunications to the proposed subdivision. Detailed design will be required at a later time to confirm this.

3.5 WAGGA WAGGA CITY COUNCIL INFRASTRUCTURE

Wagga Wagga City Council has jurisdiction over the stormwater, sewer and road requirements for this area. Council advised that they would prefer a wider scope of consideration of rezoning, in particular taking into account the potential subdivision of adjoining properties on Vincent Road.

3.5.1 Potential Restrictions on Subdividing in Surrounding Area

In considering the surrounding lots it is noted that potential constraints on future subdivision of sites in this area are:

- Development near the Koorringal Sewer Treatment Plant with a 400m buffer typically applied for new residential subdivisions
- Development on sites affected by Major Overland Flow Flooding, particularly sites with flood depths of 150mm or more

3.5.1.1 Buffer from Sewer Treatment Plant

The extent of the 400m buffer from the treatment plant is shown in Figure 3 below, and shows that 43 and 45 Vincent Road are significantly impacted. As such subdivision of these sites is unlikely.

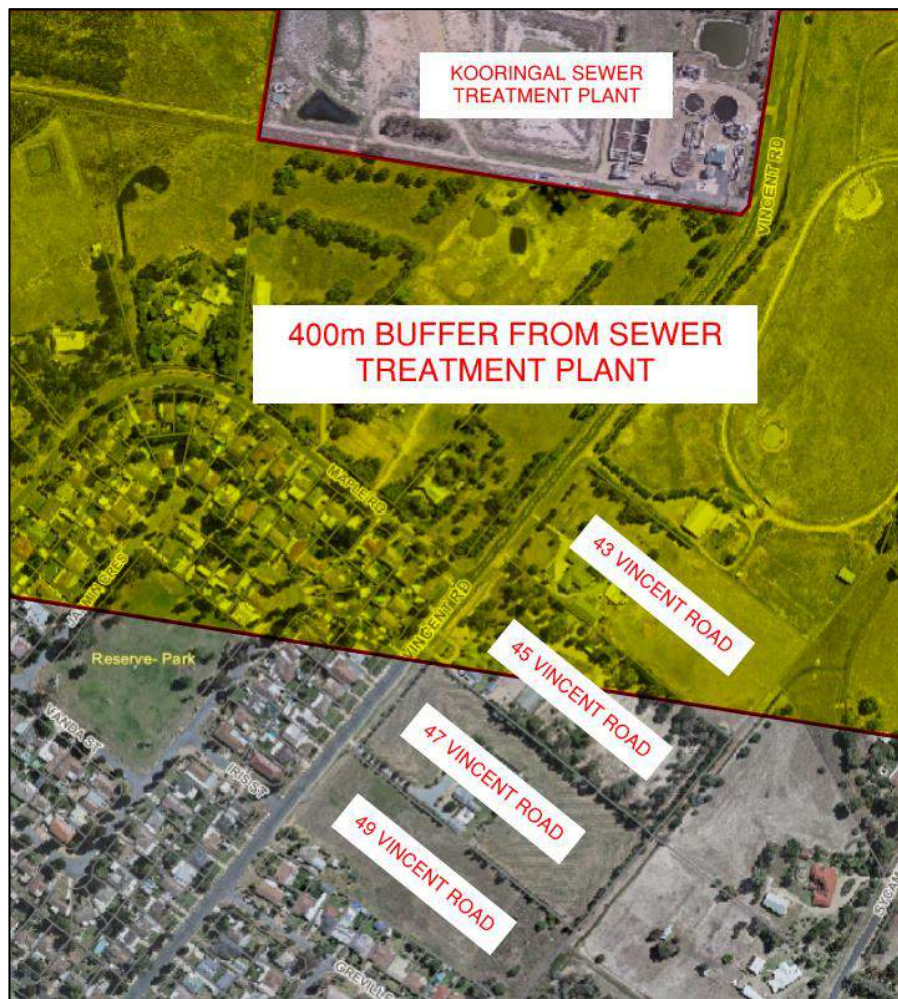


Figure 3: Extent of 400m buffer from Koorungal Sewer Treatment Plant

3.5.1.2 Flood Affected Land

This area is subject to overland flow flooding in the 1% AEP storm (100-year ARI). The available flood mapping and information includes:

- 2011 flood study mapping, available on Council's website, see Figure 4
- 2015 flood data and mapping available upon request from Council, see Figure 5
- 2018 flood study mapping which has been released for public exhibition but has not yet been adopted by Council, see Figure 6

The full mapping and data for these Figures is provided as Attachment E.

Based on the 2011 and 2018 mapping, 49 Vincent Road is not affected by flooding, whereas in the 2015 mapping the front portion of the site is, to a maximum depth of 100mm and with very low velocities. It is noted that in the 2018 mapping, the most current and up to date mapping, depths less than 150mm are neglected; it is therefore concluded that flood depths less than 150mm are not considered significant in this flooding event and would not restrict development.

As such, it is considered that this shallow flooding will not restrict subdivision of 49 Vincent Road and can be addressed at the detailed design with minimum floor levels and so on.

43 and 45 Vincent Road are affected to a reasonably significant extent, whereas 47 Vincent Road is affected similarly to 49 Vincent Road.

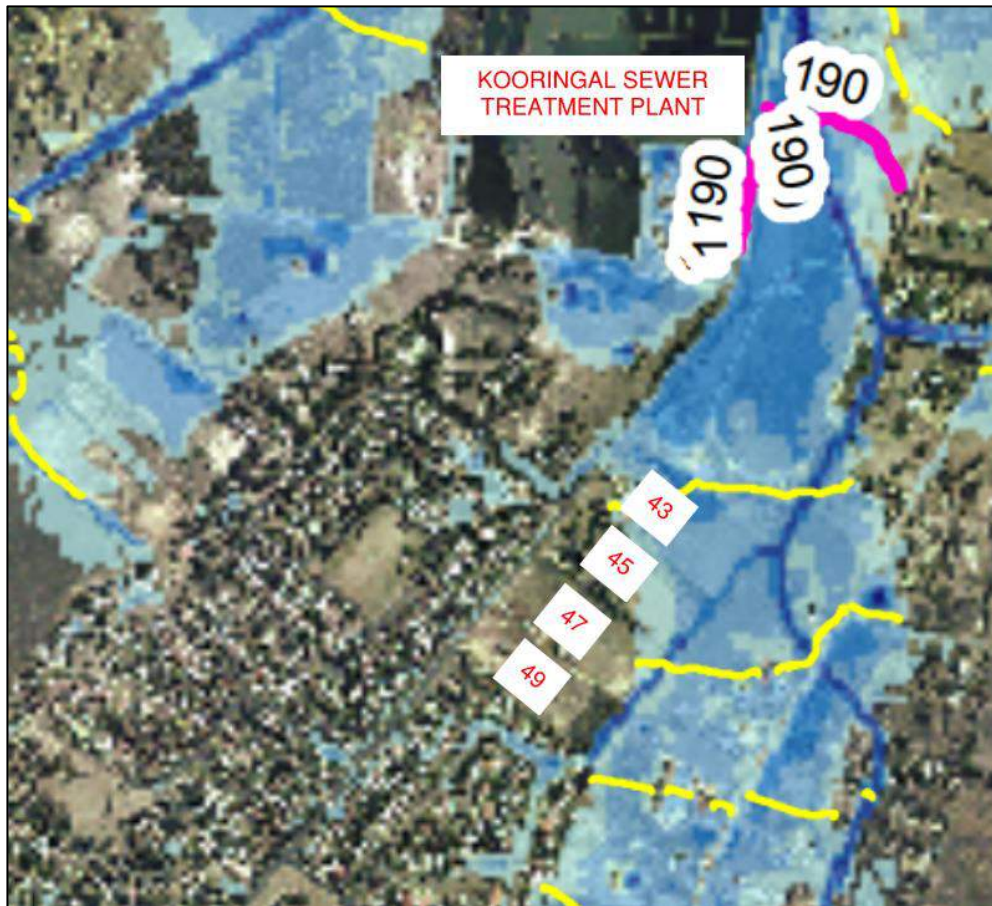


Figure 4: 2011 Overland Flow Flood Mapping, 1% AEP

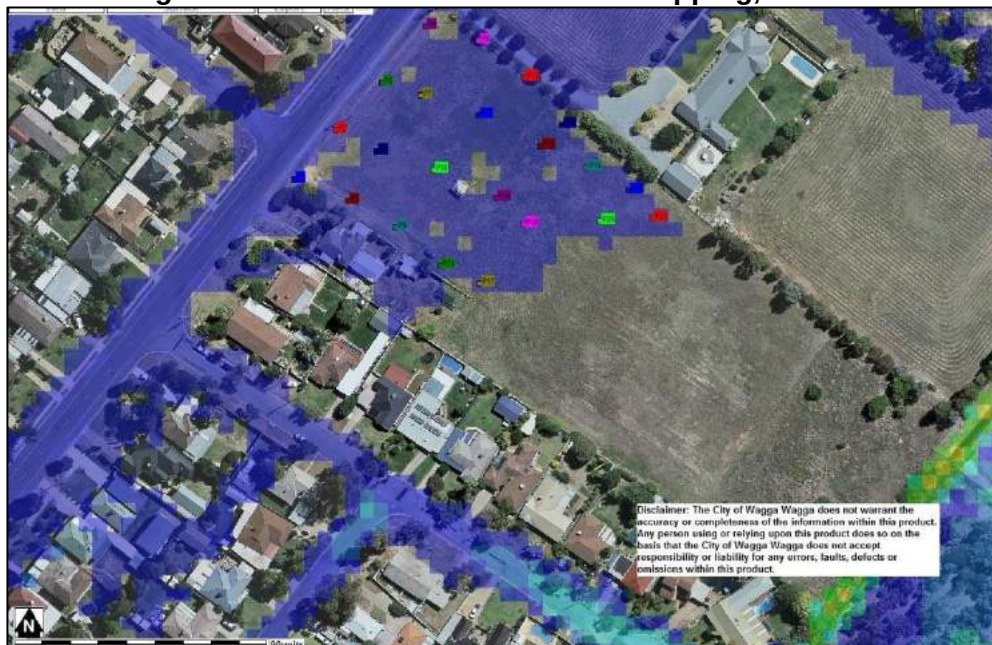


Figure 5: 2015 Overland Flow Flood Mapping, 1% AEP



Figure 6: 2018 Overland Flow Flood Mapping, 1% AEP

3.5.1.3 Total Potential Subdivision of Surrounding Land

Based on the above sewer treatment plant buffer and flood affected land constraints, the development of adjacent sites is likely to be limited to 47 Vincent Road, with 45 and 43 Vincent Road significantly affected by both constraints.

47 Vincent Road has an area of approximately 2.33 ha, and currently has a residence with gardens, a pool and driveway access. It is reasonable to conclude that if subdivision of this site was to occur, the existing developed and landscaped areas would remain as existing. These areas take up approximately 0.47 ha, leaving 1.89 ha of potential future subdivision.

Assuming lots sizes as small as 700m², the estimated number of potential new lots on this land is 27.

3.5.2 Stormwater

3.5.2.1 Existing Site Topography and Stormwater Drainage

As mentioned earlier, the sight levels are generally lower through the middle of the site, with high points along the front and rear boundaries, see Figure 7 below.

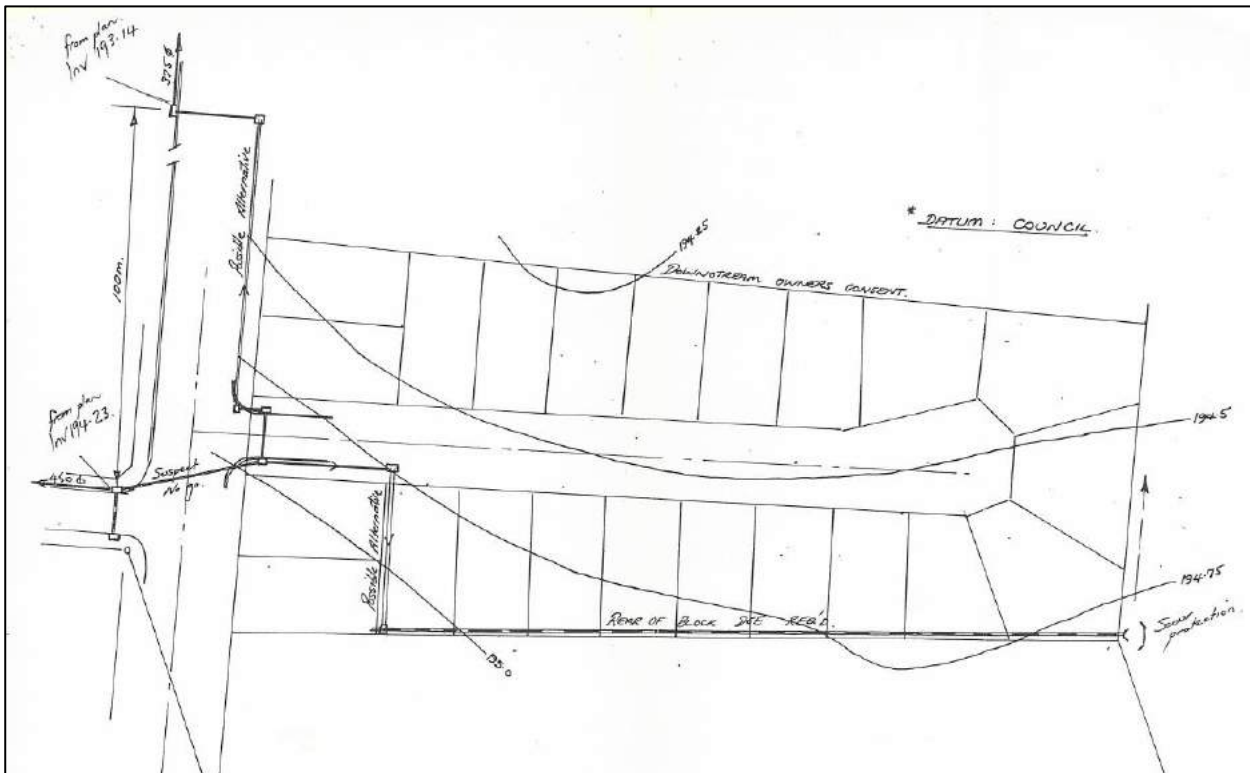


Figure 7: Approximate site topography

There is an existing open drain along the rear, eastern boundary that falls from south to north.

The western side of the Vincent Road has kerb and gutter, with the eastern side having a shallow open drain.

There are two pit and pipe stormwater networks near the site on Vincent Road. One is located on the eastern end of Iris Street and drains toward the west; the other is located north of the site on the western side of Vincent Road, approximately 40m from the northern boundary of the site.

3.5.2.2 Stormwater Requirements for the Proposed Subdivision

Due to the existing topography, it is likely that the site will require placement of fill to improve the surface levels to allow for stormwater drainage. Whilst detailed analysis has not been undertaken, a likely outcome is to fill through the approximate centre of the site to create a high point and drain the site toward both the east and west.

To the east, a new outlet to the existing open drain could potentially be provided, subject to site levels and capacity of this drain. If required, onsite detention (OSD) may be able to be provided to limit discharge to pre-developed rates.

To the west, based on information provided by Council, it is unlikely to be feasible to drain to the pit and pipe system on Iris Road, with the depth of this system relatively high. More likely is that a new line could be extended to the pit and pipe system to the north on Vincent Road, which is deeper. The new line would likely run along the eastern side of Vincent Road and cross perpendicular to the road adjacent to the existing pit. Kerb and gutter may be required along Vincent Road, in keeping with surrounding developed frontages.

If required, OSD may be able to be provided to limit discharge to pre-developed rates.

Figure 8 shows basic layouts of these potential stormwater options.

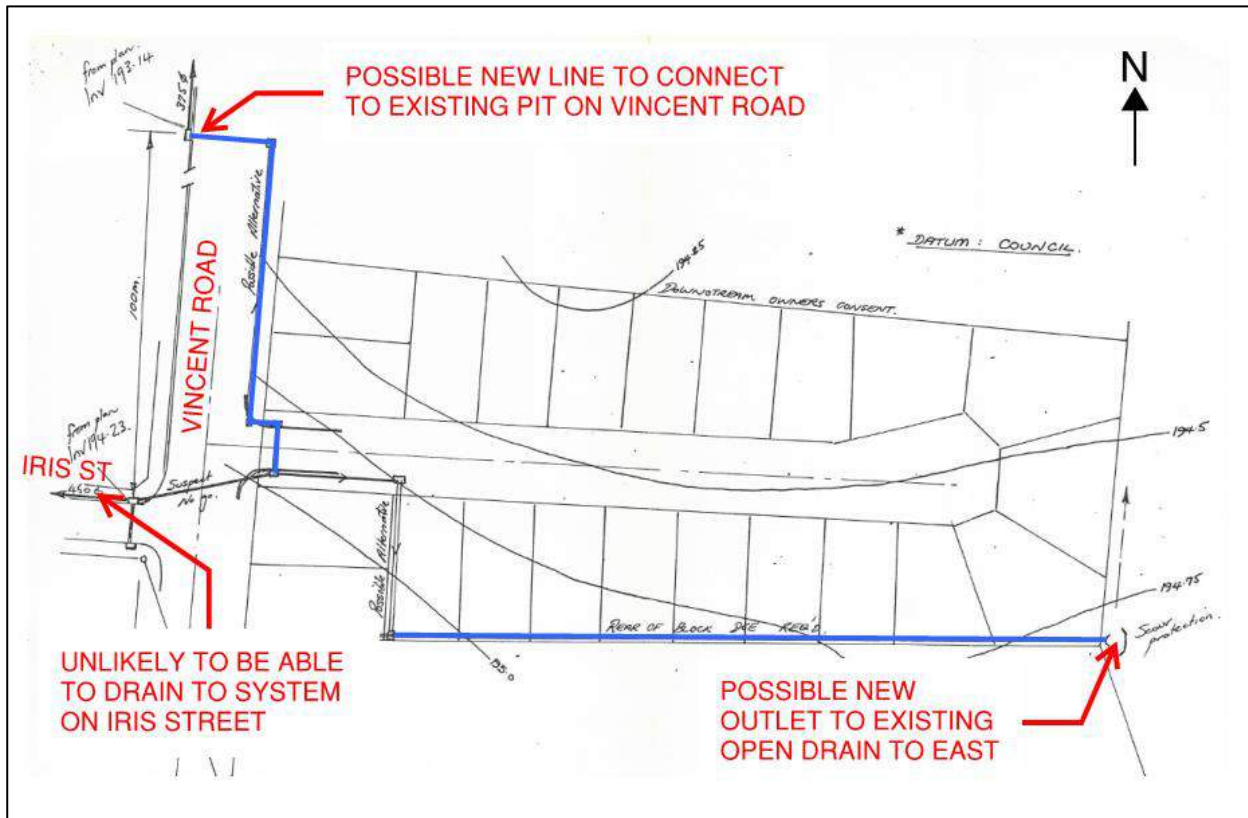


Figure 8: Potential stormwater drainage options

From conversations held with Council's engineering department and as per Council's Engineering Guidelines, stormwater drainage infrastructure for the proposed subdivision will generally consist of minor storm (typically 10% AEP events) infrastructure, including kerb and gutter with pit and pipe drainage. Major overland flow paths would need to be provided to allow for major storm (typically 1% AEP) events. If OSD is required, the system will need to be located, designed and managed so as to accommodate any flood waters that impact the subject site.

Based on the conversations held with Council and the information available, there are not expected to be any significant impediments to the proposed subdivision in terms of stormwater drainage management.

3.5.2.3 Allowance for Development of Adjoining Properties

In the event that the adjoining property (47 Vincent Road) is subdivided, it is likely that similar outcomes would be possible, with some of the site draining to the east and some to the west. To allow for the potential development of the adjoining lot, allowance could be made to ensure new pit and pipe network on Vincent Road can accommodate some additional flows, to ensure this line does not need upgrading at a later date.

3.5.3 Sewer

3.5.3.1 Existing Sewer Infrastructure

Based on information provided by Council (see Attachment D) the existing sewer infrastructure in this area consists of:

- A gravity line running from the south on Vincent Road, across to Iris Street and further to the west
 - This line services the area to the south of the subject site

- A number of upgrades to this line have occurred since 2006, where existing AC pipes were replaced with larger PE pipes, resulting in increased capacity
- A pressure sewer line that connects to the gravity main manhole on Iris Street, crosses Vincent Road, and runs north along the eastern side of Vincent Road to the northern corner of 43 Vincent Road, a distance of approximately 390m.
 - This line only services 4 or 5 properties along the eastern side of Vincent Road

3.5.3.2 Sewer Requirements for the Proposed Subdivision

Council advised that the pressure line running along Vincent Road is not able to be connected to in development of this site.

The development site is located on lower ground than the gravity sewer main and therefore a sewer pump station is likely to be required to pump to the gravity main.

The subdivision sewer system would likely consist of a main gravity trunk system draining to a single, new SPS. The depth, pumping specification, and volume of the SPS would depend on the following:

1. Total number of new lots and subsequent predicted new flow rates
2. Depth require to achieve gravity drainage from all new lots
3. Chosen pumping rate from the SPS
4. Available capacity at the connection point to Council's existing main, likely to be at the manhole located on the corner of Iris Street and Vincent Road

Council advised that they would prefer a wider scope for rezoning with the adjoining lots on Vincent Road. This would allow for the potential provision of one sewer pump station (SPS) to service all re-zoning sites and avoid the undesirable situation of having one pump station per re-zoned lot.

3.5.3.3 Allowance for Development of Adjoining Properties

In the event that the adjoining property (47 Vincent Road) is subdivided, it would be desirable to utilise a single SPS for both properties, both from a maintenance perspective and to minimize future upgrade works. To achieve this, the design would need to allow for gravity sewer from all lots on both sites to drain to the SPS. This may impact the depth and location of the SPS. Additionally, the storage volumes and pumping rate would also need to accommodate the additional flows.

Additionally, the capacity of Council's main would need to have capacity for both lots in order for subdivision of them both, or else a limitation on the number of lots may be required.

3.5.3.4 Existing Sewer Capacity and Feasibility of Proposed Development

In consideration of capacity of the existing Council sewer main, Council provided approximate capacity diagrams indicating the current loading as a percentage of total capacity, drawings showing approximate ET loadings, as well as detailed long sections of the lines showing pipe size and grade (note that one ET is approximately equivalent to one, standard residential block).

Additionally, conversations with Council staff to confirm existing pipes in situ were undertaken to confirm details of the existing system. These conversations confirmed that the recommended treatments shown on Sheet 1 of Attachment D (top left-hand corner) have been undertaken and completed.

For the purposes of this discussion, the total required capacity is assumed to be 30 lots, with the potential for an additional 27 lots from the adjoining property also considered.

Based on the information provided by Council, the limiting line is 450mm dia. PE pipe with a grade of 1 in 500. This pipe has an internal diameter of approximately 400mm, and would have a capacity of about 1066 ET.

Based on the Council information, the existing load is in the order of 600 ET, well below the pipe's capacity. As such, the existing Council sewer main has capacity for the additional development of the proposed subdivision (estimated 30 ET), as well as for the neighbouring subdivision (27 ET). Whilst some additional load may occur upstream of this development from subdivision of other sites, at this stage no such indication has been provided by Council.

Whilst more detailed analysis and discussion with Council would be required during detailed design, based on the information provided there are no significant impediments to provision of sewer to the proposed subdivision, with capacity likely for both this site and 47 Vincent Road.

3.5.4 Roads

3.5.4.1 Existing Roads

The subject land has frontage onto Vincent Road which has a 50km/h speed limit at this location.

Vincent road is a sealed, two-way road with kerb and gutter and a parking lane on the western side, and an open drain and wide shoulder on the eastern side.

Iris Street is located opposite the subject site, toward the southern boundary.

A number of streets, including Iris Street, intersect onto Vincent Road, with these intersections servicing well over 30 residential lots

3.5.4.2 Existing Traffic Volumes

There is limited traffic data available within the vicinity of this development, with the only available information as provided by Council being:

- 2011 data:
 - Count: 2,500 ADT
 - Location: On Vincent Road between Maple Road and Kyeamba Avenue
- 2019 data:
 - Count: 4,500 ADT
 - Location: On Vincent Road just east of the intersection with Koorringal Road

The higher value between the 2011 and 2019 data is likely largely due to a significant portion of the traffic from Koorringal Road not continuing as far south as Maple Road but rather turning east onto Kyeamba Avenue toward Forest Hill. As such, the more applicable value to this site is the 2011 data, noting that Maple Road is located just north of the development site.

To account for potential growth since 2011, assuming a 3% growth rate (compounded annually), the expected 2019 volumes between Maple Road and Kyeamba Avenue would be approximately 3170 ADT.

No detailed data was available, and as such it is assumed that the peak hour movements are 10% of the total; therefore, peak hour movements on Vincent Road are estimated at 317 veh/h.

3.5.4.3 Traffic Generation from Proposed Subdivision

The number of movements generated by a residential subdivision can be estimated using the *RMS Guide to Traffic Generating Developments, v.2.2, Oct 2002* and *RMS Technical Direction TDT 2013/04a*. These documents provide guidance on typical traffic generation rates based on the land use of the development.

These documents indicate that for a residential development in regional areas 7.4 trips per dwelling per day and about 0.85 per dwelling at peak hour can be estimated, leaving in the AM peak and arriving in the PM peak.

Therefore, an estimate of 222 veh/day and 26 veh/h at peak times can be reasonably assumed. It can also be assumed that the split turning left and right into or out of the subdivision is 50/50 in each direction.

3.5.4.4 Road Work Requirements for the Proposed Subdivision

3.5.4.4.1 Traffic Impacts on Existing Road Network

Whilst only preliminary traffic analysis has been undertaken, the following is reasonable to conclude:

1. The midblock capacity on Vincent Road can be estimated at 900 veh/h/lane as per *Austroads Guide to Traffic Management Part 3*. As the current volume is approximately 159 veh/h/lane, the increase of 26 veh/h from the subdivision will not result in the midblock capacity being exceeded
2. For the intersection treatment, based Figure A10 from *Austroads Guide to Road Design Part 4: Intersections and Crossings – General* (2017) (see Figure 9), with peak hour volumes on the major road (Vincent Road) of 317 veh/h, and peak turn volumes of approximately 13 veh/h (left or right movements), a Basic Right Turn and Basic Left Turn treatment will likely be sufficient
 - a. This is in keeping with surrounding intersections, including Iris Street which services a considerably larger catchment

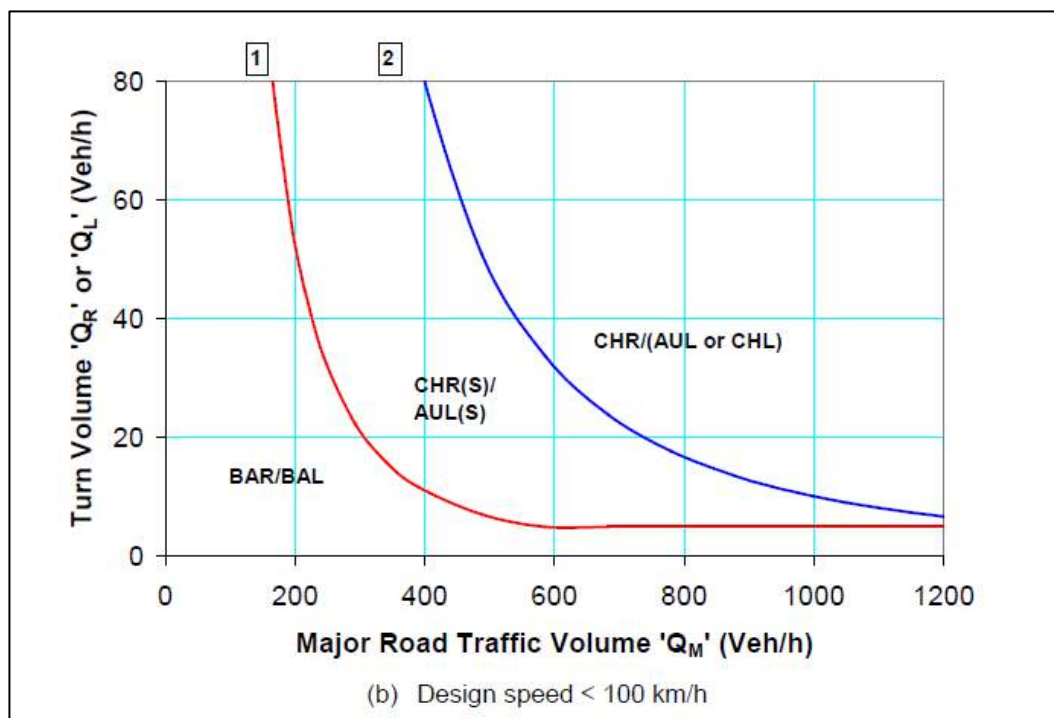


Figure 9: Turning treatment warrants (Austroads 2017)

The proposed subdivision would access directly on to Vincent Road. The location of the access road would depend on the lot layout, location of existing infrastructure, and the potential requirement to maximise distance from Iris Street to discourage dangerous vehicle movements when crossing Vincent Road. Some existing infrastructure, in particular and existing powerpole, may require relocating to accommodate the access road.

It is possible that a formalised, sealed parking lane with kerb and gutter may be required along the frontage of the site on Vincent Road, reflective of treatments elsewhere along Vincent Road. This would also consist of stormwater drainage pit and pipe infrastructure.

More detailed analysis would be required to determine the final solution, however based on the above it is unlikely there will be significant impediments to allowing for the additional traffic and road access for this development.

3.5.4.4.2 Internal Road Requirements

The internal road would be a sealed road with kerb and gutter. The road cross section, geometry, and cul-de-sac would be designed in accordance with Council's Engineering Guidelines and Austroads Guidelines.

Geotechnical investigation and pavement design would be required for any proposed roadworks, at full cost to the developer.

3.5.4.5 Allowance for Development of Adjoining Properties

To minimize the number of new intersections onto Vincent Road and to account for the potential development of the adjoining property (47 Vincent Road), the subdivision layout could be developed such that the road could be extended into the adjoining property and both properties could utilise the one access onto Vincent Road. This would reduce the number of potential lots on the subject site, but may increase the number of lots between the two sites.

In terms of impact on the intersection treatment required, assuming a similar number of lots are developed, this would potentially double the amount of traffic produced. If this were to occur, alternative intersection treatments with dedicated turning lanes may be required.

Further detailed layout development and traffic analysis would be required to determine the feasibility, safety and practicality of this option.

4 **CONCLUSION**

Investigation into the various services has shown that the proposed subdivision is expected to be serviceable by water, electricity, gas, stormwater, sewer, and roads with no significant impediments expected, subject to more detailed analysis to be undertaken at a later stage. When detailed design is required to prepare construction plans, some minor upgrade works and extensions to mains may be required. These works are not expected to be significant and are not likely to make the development of the land for residential purposes unviable.



ATTACHMENT A – CONCEPT SUBDIVISION LAYOUT

from plan
Inv 193.14

from plan
Inv 194.23

375.0

100m.

Possible Alternative

Suspect
No go.

VINCENT ROAD

Possible Alternative

49 VINCENT ROAD
LOT 4 DP 228763

194.25

DOWNSTREAM OWNERS CONSENT.

* DATUM : COUNCIL.

194.5

194.75

Scour
protection.

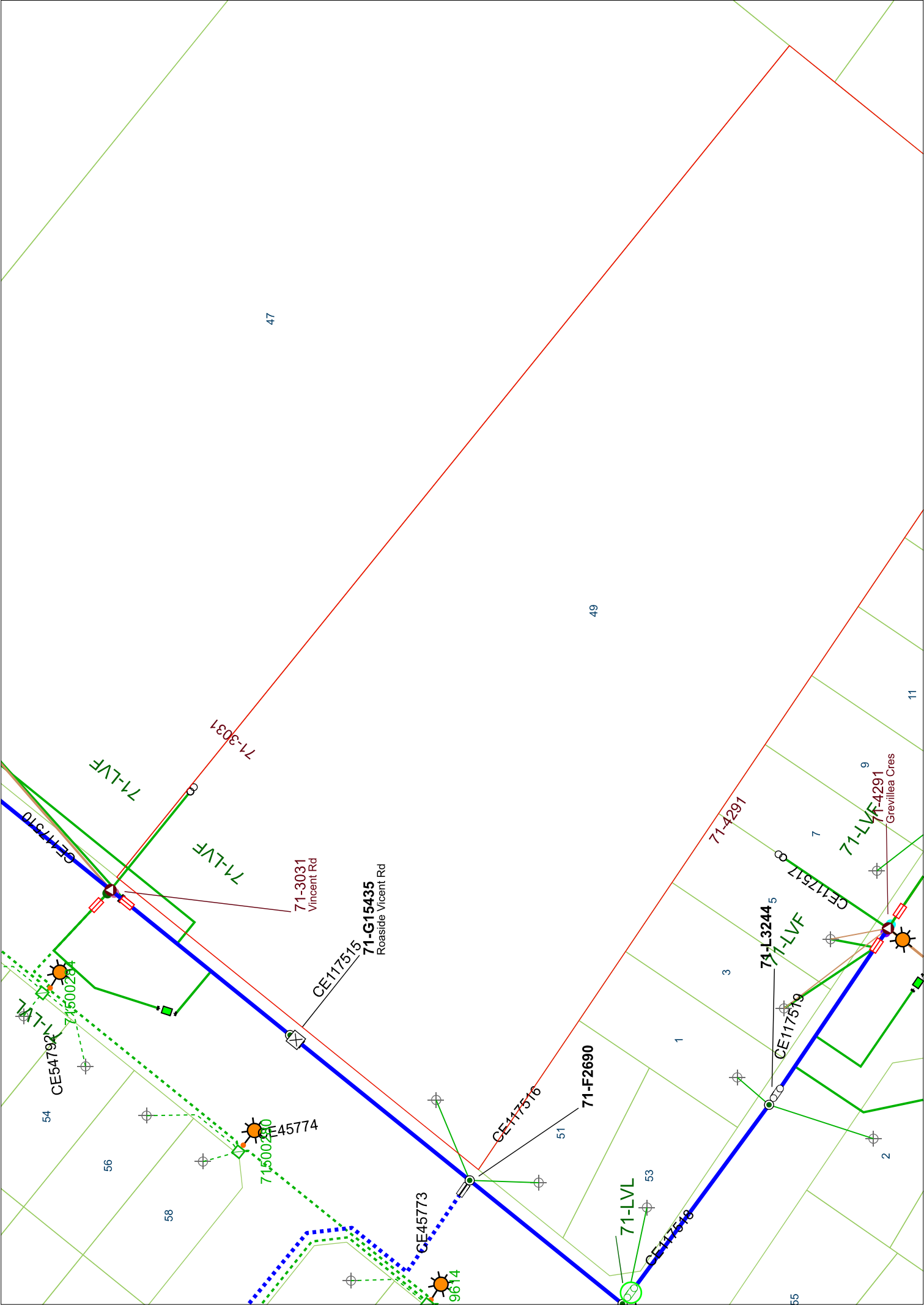
REAR OF BLOCK DYE REG'D.

195.0

MAP 3- DRAINAGE.



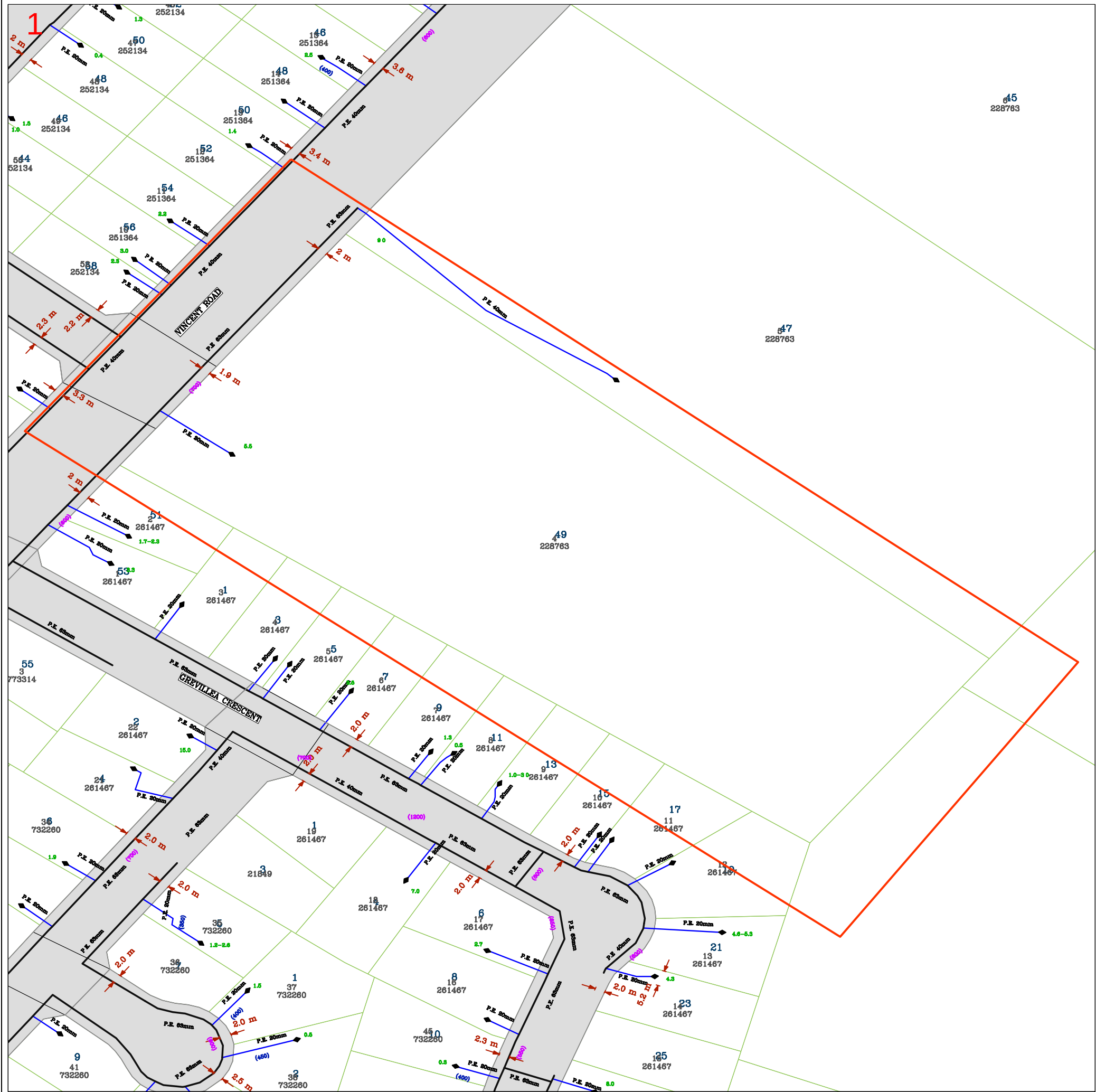
ATTACHMENT B – EXISTING ELECTRICAL INFRASTRUCTURE PLAN





ATTACHMENT C – EXISTING GAS INFRASTRUCTURE PLAN

Site Address	Vincent Road Lake Albert 2650	Sequence No	88089254
Email	saxon@xerospiccolo.com.au	Map Reference	Penguin 170H4



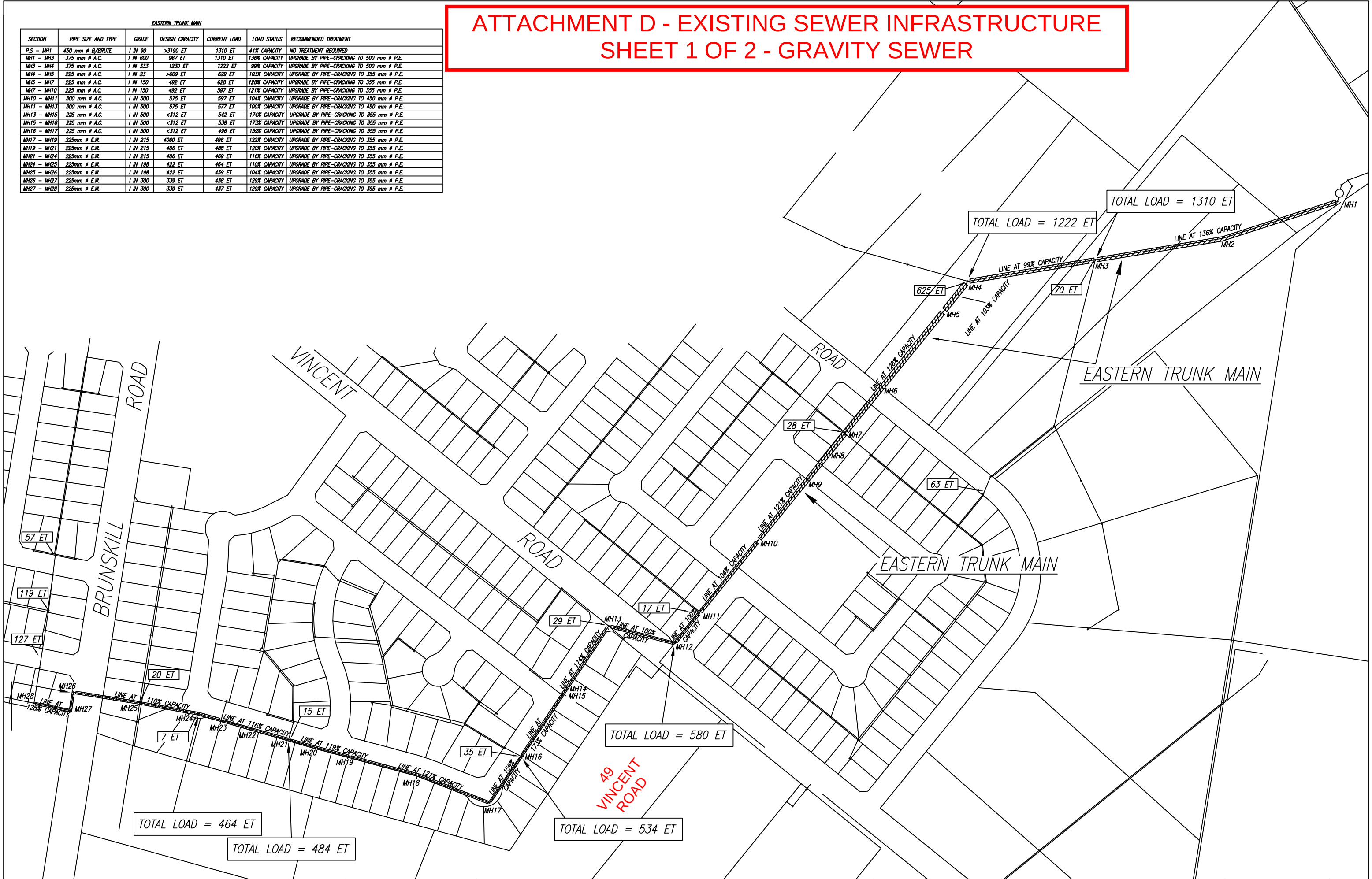
LEGEND Service Pipe Distribution Pipe Critical Pipe Transmission Pipe Field Valve Anode Bed CP Test Point Site Delivery Point Gas Regulator Site Depth	Map Key: 1
Scale 1:1000	0 0.01km



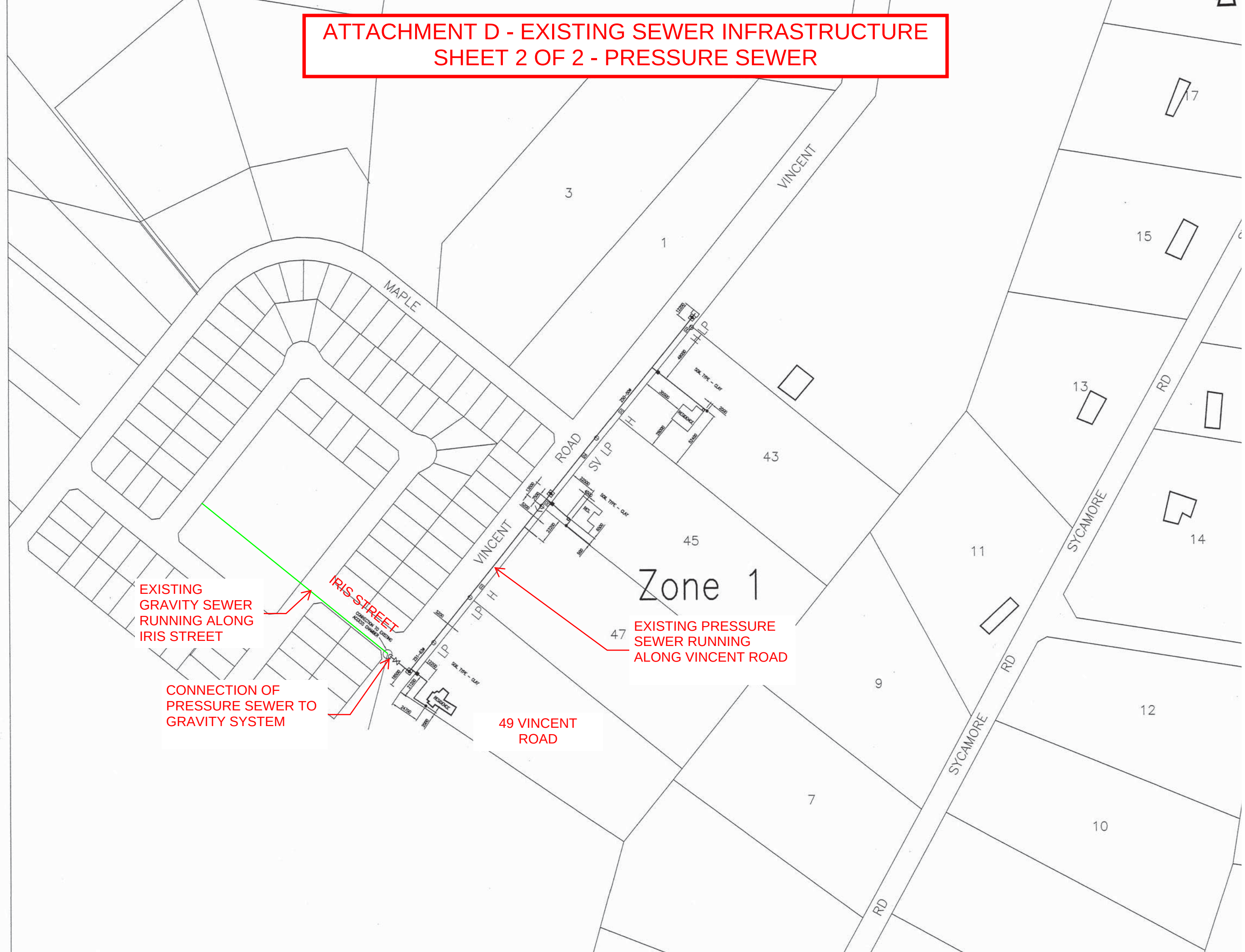
ATTACHMENT D – EXISTING SEWER INFRASTRUCTURE

ATTACHMENT D - EXISTING SEWER INFRASTRUCTURE
SHEET 1 OF 2 - GRAVITY SEWER

EASTERN TRUNK MAIN						
SECTION	PIPE SIZE AND TYPE	GRADE	DESIGN CAPACITY	CURRENT LOAD	LOAD STATUS	RECOMMENDED TREATMENT
P.S - MH1	450 mm # B/BRUTE	1 IN 90	>3180 ET	1310 ET	41% CAPACITY	NO TREATMENT REQUIRED
MH1 - MH3	375 mm # A.C.	1 IN 600	967 ET	1310 ET	136% CAPACITY	UPGRADE BY PIPE-CRACKING TO 500 mm # P.E.
MH3 - MH4	375 mm # A.C.	1 IN 333	1230 ET	1222 ET	99% CAPACITY	UPGRADE BY PIPE-CRACKING TO 500 mm # P.E.
MH4 - MH5	225 mm # A.C.	1 IN 23	>809 ET	629 ET	103% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH5 - MH7	225 mm # A.C.	1 IN 150	492 ET	626 ET	126% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH7 - MH10	225 mm # A.C.	1 IN 150	492 ET	597 ET	121% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH10 - MH11	300 mm # A.C.	1 IN 500	575 ET	597 ET	104% CAPACITY	UPGRADE BY PIPE-CRACKING TO 450 mm # P.E.
MH11 - MH13	300 mm # A.C.	1 IN 500	575 ET	577 ET	100% CAPACITY	UPGRADE BY PIPE-CRACKING TO 450 mm # P.E.
MH13 - MH15	225 mm # A.C.	1 IN 500	<312 ET	542 ET	174% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH15 - MH16	225 mm # A.C.	1 IN 500	<312 ET	538 ET	173% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH16 - MH17	225 mm # A.C.	1 IN 500	<312 ET	496 ET	159% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH17 - MH19	225mm # E.W.	1 IN 215	406 ET	496 ET	122% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH19 - MH21	225mm # E.W.	1 IN 215	406 ET	488 ET	120% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH21 - MH24	225mm # E.W.	1 IN 215	406 ET	469 ET	116% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH24 - MH25	225mm # E.W.	1 IN 198	422 ET	464 ET	110% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH25 - MH26	225mm # E.W.	1 IN 198	422 ET	439 ET	104% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH26 - MH27	225mm # E.W.	1 IN 300	339 ET	438 ET	129% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.
MH27 - MH28	225mm # E.W.	1 IN 300	339 ET	437 ET	129% CAPACITY	UPGRADE BY PIPE-CRACKING TO 355 mm # P.E.



ATTACHMENT D - EXISTING SEWER INFRASTRUCTURE
SHEET 2 OF 2 - PRESSURE SEWER



EXISTING
GRAVITY SEWER
RUNNING ALONG
IRIS STREET

CONNECTION OF
PRESSURE SEWER TO
GRAVITY SYSTEM

IRIS STREET

49 VINCENT
ROAD

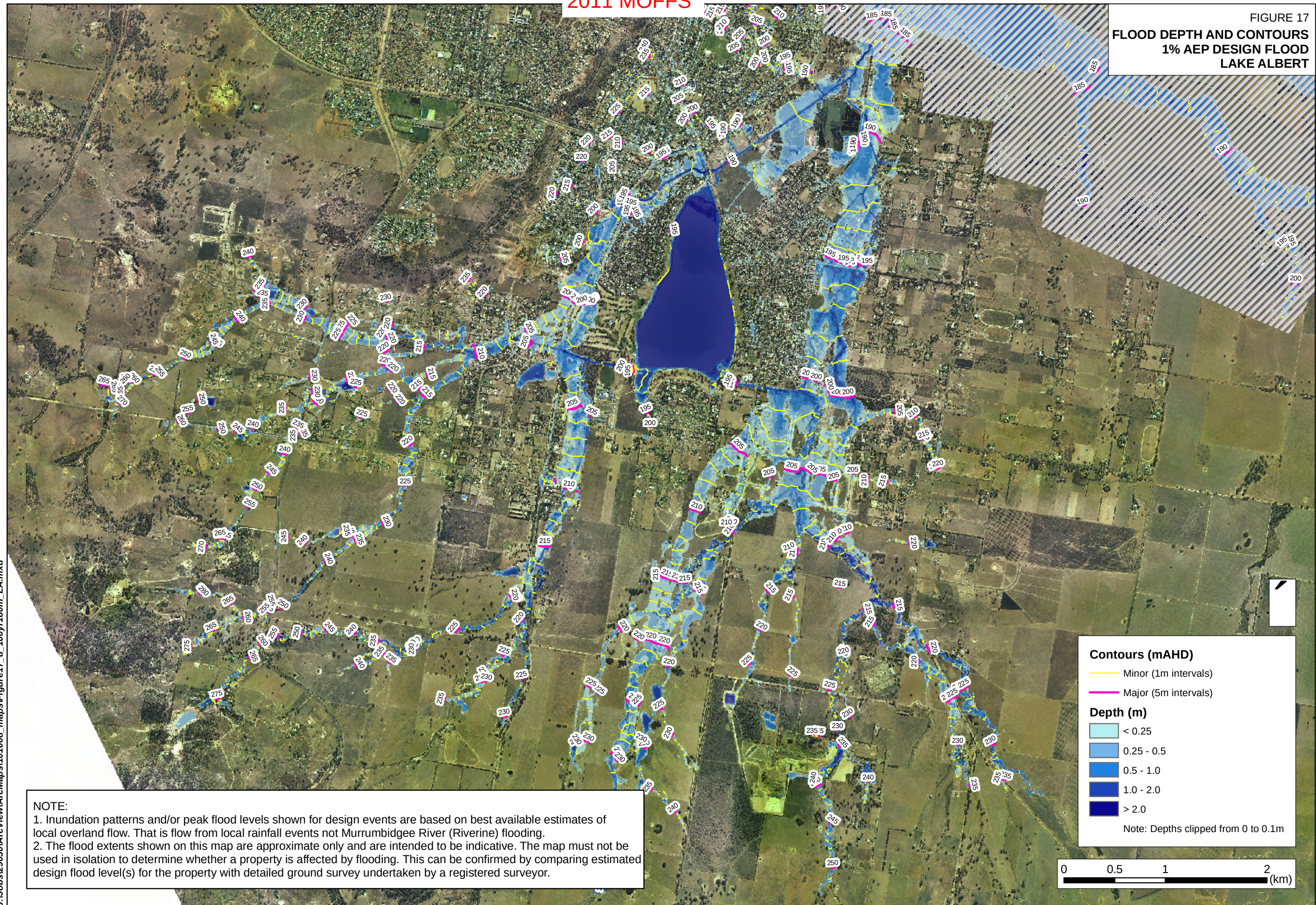
Zone 1

EXISTING PRESSURE
SEWER RUNNING
ALONG VINCENT ROAD



ATTACHMENT E – FLOOD MAPPING

FIGURE 17
FLOOD DEPTH AND CONTOURS
1% AEP DESIGN FLOOD
LAKE ALBERT



NOTE:

1. Inundation patterns and/or peak flood levels shown for design events are based on best available estimates of local overland flow. That is flow from local rainfall events not Murrumbidgee River (Riverine) flooding.
2. The flood extents shown on this map are approximate only and are intended to be indicative. The map must not be used in isolation to determine whether a property is affected by flooding. This can be confirmed by comparing estimated design flood level(s) for the property with detailed ground survey undertaken by a registered surveyor.

2015 MOFFS

100-Year Overland Flow Data (2015 MOFFS)

Provide by Wagga Wagga City Council - March 2020

49 Vincent Road

Point		1	2	3	4	5	6	7	8	9	10	11
Water Level	[m]	193.53	193.29	192.92	192.59	193.31	193.02	192.65	192.31	193.03	192.76	192.44
Hazard		Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Depth	[m]	0.1	0.07	0.03	0.02	0.02	0.01	0.02	0.01	0.02	0	0.01
Velocity	[m/s]	0.14	0.08	0.08	0.06	0.03	0.01	0.05	0.1	0.01	0	0

Point		12	13	14	15	16	17	18	19	20	21	22
Water Level	[m]	192.21	192.97	192.51	192.28	192.27	192.68	192.46	192.27	192.27	192.27	192.27
Hazard		Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Depth	[m]	0.01	0.01	0.01	0.03	0.04	0.01	0	0.05	0.07	0.06	0.06
Velocity	[m/s]	0.05	0	0	0.01	0.02	0	0.01	0.01	0	0	0

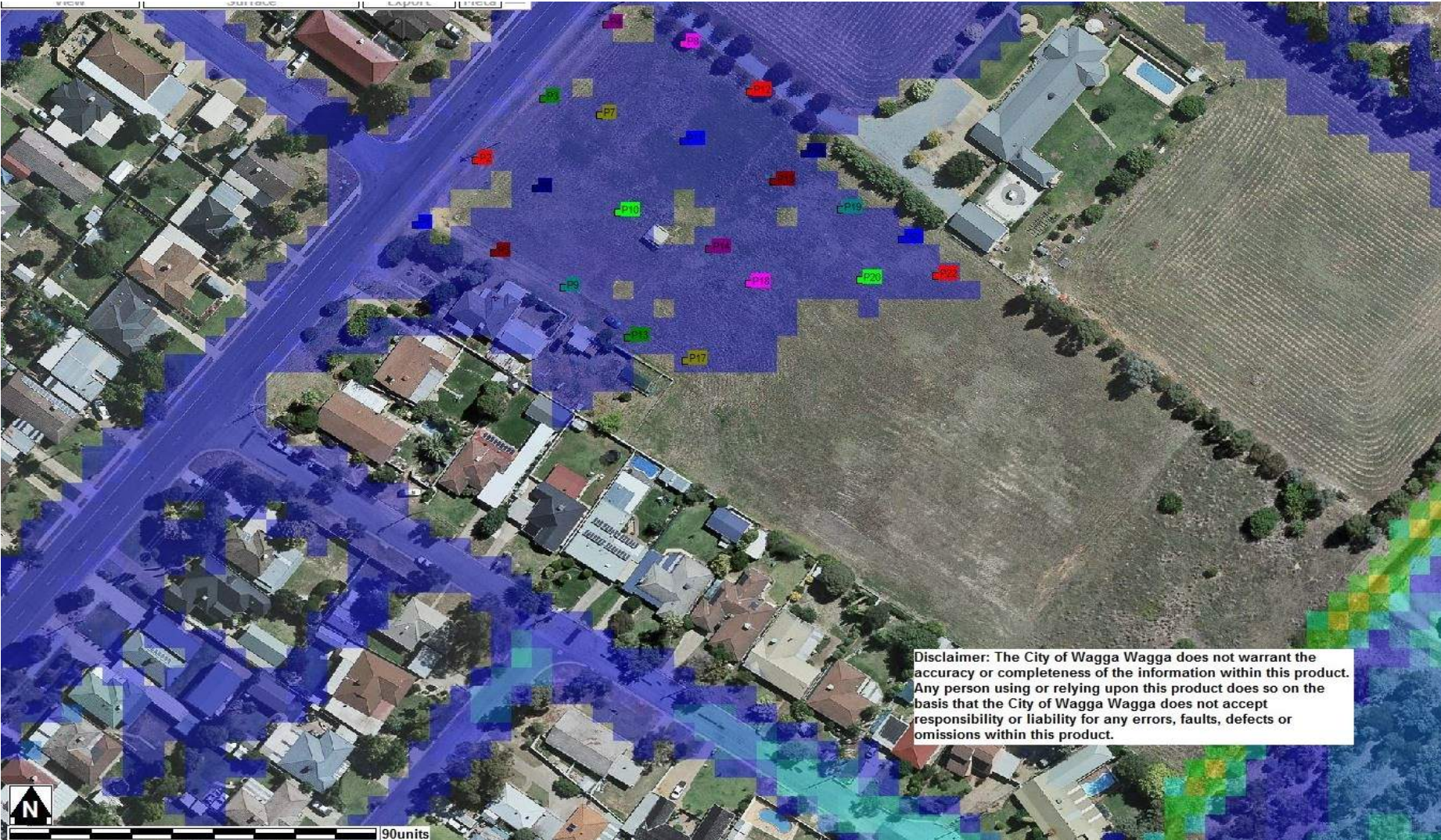
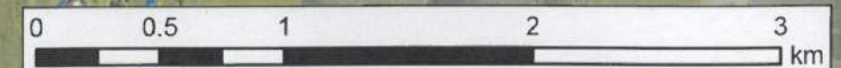
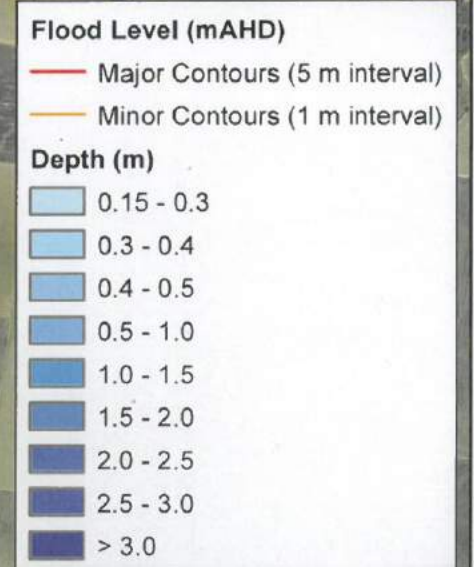
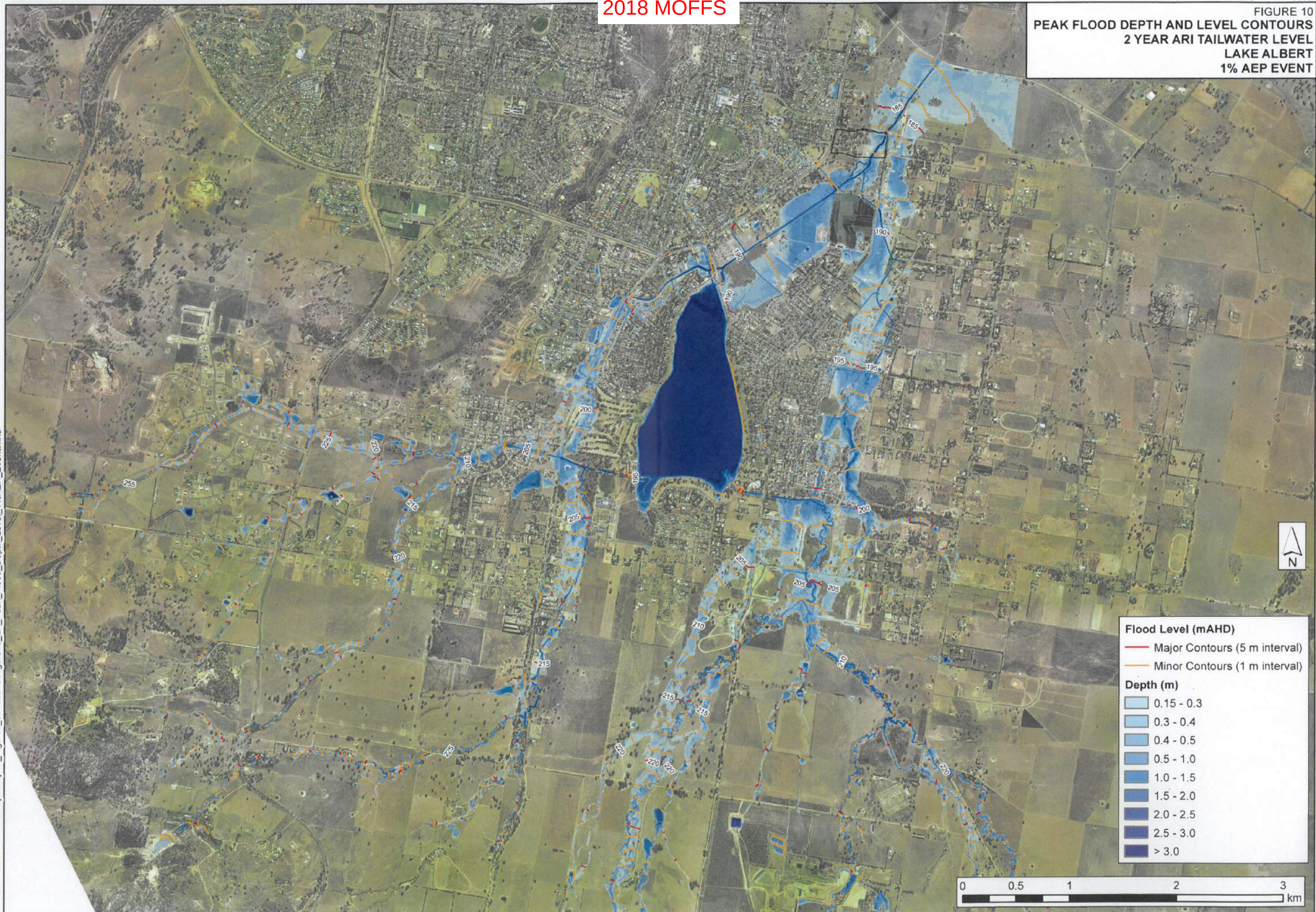


FIGURE 10
PEAK FLOOD DEPTH AND LEVEL CONTOURS
2 YEAR ARI TAILWATER LEVEL
LAKE ALBERT
1% AEP EVENT

J:\Jobs\114087\ARC\ArcMaps\Report_Figures_30102015\Figure10_LA_Peak_Flood_Depth_Level_1%AEF_Event.mxd



ANNEXURE 4: PRELIMINARY SITE INVESTIGATION – SEPP55



AITKEN ROWE TESTING LABORATORIES PTY LTD

PRELIMINARY ENVIRONMENTAL SITE INVESTIGATION

SALVESTRO PLANNING

49 VINCENT ROAD, LAKE ALBERT, WAGGA WAGGA, NSW

E19-041A

REPORT DETAILS

Report Type: Preliminary Environmental Site Investigation

Report Title: Preliminary Environmental Site Investigation 49 Vincent Road, Lake Albert, Wagga Wagga, NSW

Client: Salvestro Planning

Report Registration Number: E19-017A

Issue No.	Date of Issue	Author	Checked	Approved
1 (DRAFT)	November 2019	Nathan McLaren	Nathan McLaren	Nathan McLaren
2 (Final)	November 2019	Nathan McLaren	Nathan McLaren	Adam Sullivan Certified Site Contamination Specialist (CEnvP-SC) Cert. # SC40944
Signed				



TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
ABBREVIATIONS	ii
1 INTRODUCTION	1
1.1 Overview	1
1.2 Proposed Development	1
1.3 Objectives	1
1.4 Scope of Work	1
1.5 Legislative Requirements	1
2 SITE IDENTIFICATION	2
2.1 Site Location	2
2.2 Site Inspection and Description	2
2.3 Surrounding Land-use	4
2.4 Site Details Summary	4
3 PHYSICAL SETTING	4
3.1 Site Topography and Hydrology	4
4 SITE HISTORY	5
4.1 Anecdotal Evidence	5
4.2 Contaminated Land Register Search	5
4.3 POEO Act 1997	5
4.4 Previous Investigation Reports	5
4.5 Section 10.7 Planning Certificate	5
4.6 Historical Aerial Photograph Review	6
4.7 Information Gaps	6
5 SITE CONCEPTUAL MODEL	6
5.1 Potential Sources of Contamination	6
5.2 Contaminants of Concern	7
5.3 Potential Exposure Pathways and Transport	6
6 SAMPLING AND ANALYSIS	7
6.1 Data Quality Objectives	8
6.2 Sampling and Analysis Plan	8
6.3 Sampling Program	9
6.4 Soil Investigation Levels	8
6.5 Ground Water Investigation Levels	10
6.6 Data Quality Indicators	11
7 CONCLUSIONS AND RECOMMENDATIONS	12
8 ADDENDUM	13
APPENDIX A – SITE PLAN	14
APPENDIX B – SITE PHOTOGRAPHS	16
APPENDIX C – CONTAMINATED LAND REGISTER SEARCH RESULTS	20
APPENDIX D – SECTION 10.7 PLANNING CERTIFICATE	23
APPENDIX D – HISTORICAL AERIAL PHOTOGRAPHS	35

PLATES AND FIGURES

Figure 1: Aerial photograph of the Site	2
Figure 2: Planning map	3
Table 1: Site Detail Summary	4
Table 2: Review of Aerial Images	5
Table 3: Potential sources of contamination	7
Table 4: Soil Health Screening Levels for Vapour Intrusion	9
Table 5: Soil HIL's, EIL's, ESL's and Management Limits	10
Table 6: QA/QC Data quality indicators	11

EXECUTIVE SUMMARY

Aitken Rowe Testing Laboratories (ARTL) was commissioned by Sylvestro Planning to undertake a Preliminary Environmental Site Investigation to assess the potential for contamination at 49 Vincent Road, Lake Albert, Wagga Wagga (the site). The site currently consists of Lot 4 in Deposited Plan 228763 in the local government area of Wagga Wagga.

It is understood that the current owners are planning to develop the site and it is the purpose of this investigation to aid in the development process by complying with State Environmental Planning Policy No. 55 (SEPP 55). A site inspection was undertaken on the 13th August 2019. Details of this inspection and investigative works are provided in this report, together with comments on the significance of the findings.

The total area of the site is approximately 2.09Ha. A wire fence runs the length of the north, west and east boundary and an iron fence along the southern boundary. The residence and sheds are separated from the remainder of the site by wire fencing. Entry is gained off Vincent Road. There are no water ways or drainage lines within the site. An open drainage channel is located immediately outside the western boundary (roadside drainage). A natural drainage line lies to the east which flows north and eventually flows into the Murrumbidgee River via Marshall's Creek.

The residential dwelling and yard occupy approximately 1800m² of the site. The dwelling is fibro clad and tile/corrugated iron roofed which is connected to reticulated water supply and sewage network. The fibro appears to be Asbestos Containing Material (ACM) which will need to be confirmed with a hazardous materials survey prior to demolition. It is unknown if the residence previously used on site treated effluent system (septic or similar). One of the sheds to the rear of the dwelling is of similar structure. The remaining sheds are steel framed and iron clad and roofed. There was evidence of previous incineration on site with ash piles noted in the north west corner of the residential portion of the site.

The remainder of the site (2Ha approx.) consists of an open paddock with single small shed structure (horse stable). The eastern end of the paddock (3800m² approx.) has been filled to around 0.5m above the remainder of the site. The fill is of unknown origin and consists of soil and building rubble (bricks and concrete). There was no evidence of ACM but this area is overgrown with weeds and grasses. Site photographs are attached in Appendix B.

The nearest commercial properties are the Lake Albert shopping precinct located approximately 1km to the south. A service station and car wash forms part of this precinct.

Based on the data and evidence collected in the course of the site inspection and site history review the findings of this investigation are as follows:

- The development site was originally cleared for agricultural purposes. Chemical application (pesticides for example) may have been used at the site.
- A residential dwelling was constructed in the south west corner of the site circa 1960's. It is likely that hazardous materials have been used in the construction.
- Fill materials have been imported to the eastern portion of the site. This fill has come from unknown sources and contains building rubble (concrete, brick etc).
- The development proposal for the site consists of subdivision for residential development.
- From the site history there is a risk for the potential of contamination.
- A DSI based on the Sampling Analysis and Quality Plan outlined in this report is recommended.
- The current site conditions should not prevent consideration of the site for rezoning to a future residential development. However, as required under SEPP55, the DSI should be conducted prior to any development and accompany any future DA to WWCC for residential subdivision of the land.

ABBREVIATIONS

BTEX	Benzene, Toluene, Ethylbenzene and Xylene
DQI	Data Quality Indicators
EIL	Ecological Investigation Level
ESL	Ecological Screening Levels
HIL	Health Investigation Level
HSL	Health Screening Level
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NL	Not Limiting
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
QA/QC	Quality Assurance/Quality Control
TRH	Total Recoverable Hydrocarbons

1. INTRODUCTION

1.1 Overview

Aitken Rowe Testing Laboratories (ARTL) was commissioned by Salvestro Planning to undertake a Preliminary Environmental Site Investigation to assess the potential for contamination at 49 Vincent Road, Lake Albert, Wagga Wagga (the site). The site currently consists of Lot 4 in Deposited Plan 228763 in the local government area of Wagga Wagga.

It is understood that the current owners are planning to develop the site and it is the purpose of this investigation to aid in the development process by complying with State Environmental Planning Policy No. 55 (SEPP 55). A site inspection was undertaken on the 13th August 2019. Details of this inspection and investigative works are provided in this report, together with comments on the significance of the findings.

The site was originally developed as agricultural land and the site now forms part of the large lot residential area of Lake Albert.

1.2 Proposed Development

It is understood the proposal consists of subdivision to allow future residential development. There is an existing residential dwelling and sheds to the south west corner of the site and a small shed (horse stable) to the middle of the site. It is likely that these will be demolished prior to future development (Appendix A).

1.3 Objectives

The objectives of the investigation are to:

- Identify past and present potential contaminating activities.
- Assess the risk of these contaminant sources with respect to the contamination status of the site.
- Conclude whether the site is suitable for the proposed use as zoned without further assessment or provide recommendations for further assessment (if required) to enable such conclusions.

1.4 Scope of Work

The scope of work undertaken by ARTL to meet the objectives comprised the following:

- Review of historical information including aerial images, Council information, NSW EPA contaminated lands records and anecdotal information.
- Review of geology, topography and hydrology of the site.
- Detailed site inspection.
- The completion of a formal report presenting results, potential for contamination and recommendations for further assessment if required.

1.5 Legislative Requirements

The investigation works have been undertaken in accordance with the appropriate legislative environmental and human health requirements. The following guidelines, standards and publications were followed for appropriate methodologies and technical requirements for the works:

- Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, OEH, 2011.
- National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council, Amended 2013 (NEPC, 2018).

- State Environmental Planning Policy 55 (SEPP 55) Planning Guidelines – Remediation of Land, Department of Urban Affairs and Planning and Environment Protection Authority (1998).

The requirements are reflected in ARTL's work method procedures and quality management system. ARTL recognise there are data gaps within this investigation. These gaps and associated recommendations are outlined throughout the report.

2 SITE IDENTIFICATION

2.1 Site Location

The site is located on the northern fringe of the southern Wagga Wagga suburb of Lake Albert. The site lies approximately 5km south east of the central business district of Wagga Wagga as shown on Figure 1.

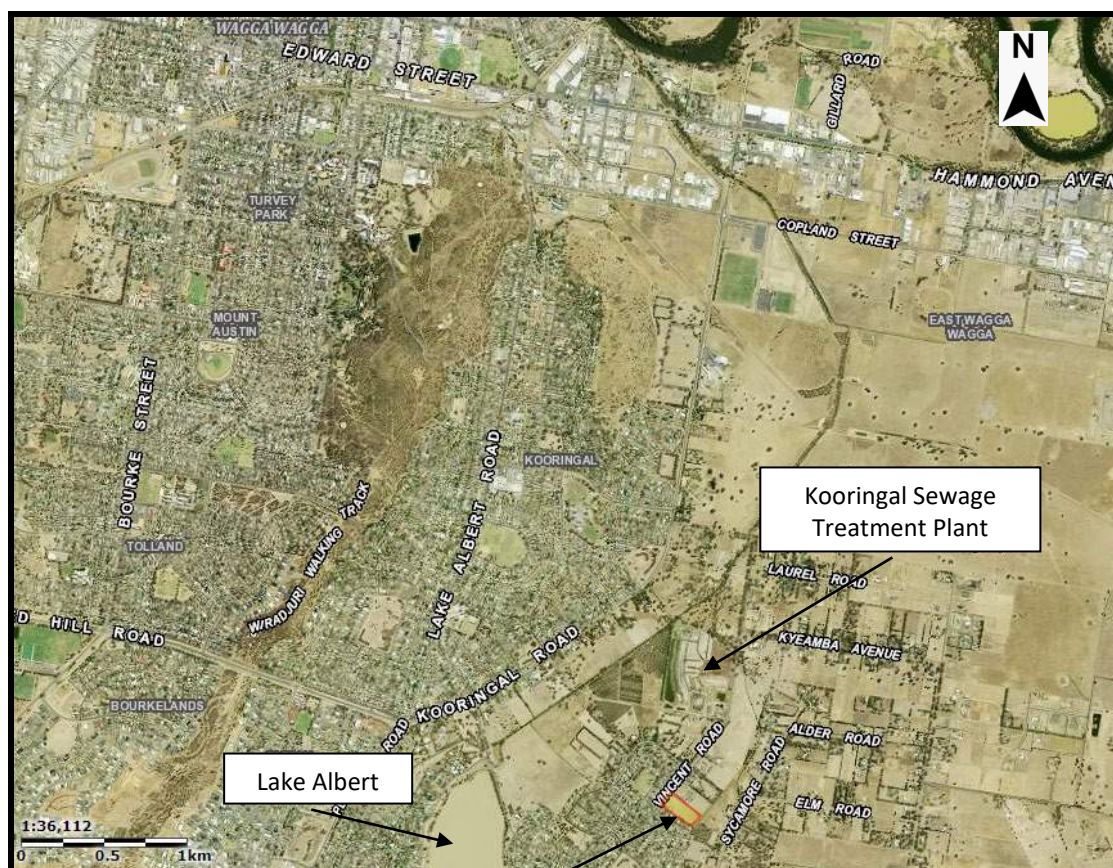


Figure 1: Aerial photograph displaying the site and surrounds (© Department of Lands 2019).

2.2 Site Inspection and Description

The site is located on Vincent Road and consists of Lot 4 in Deposited Plan 228763, County of Wynyard, Parish of South Wagga Wagga in the Local Government Area of Wagga Wagga. The total area of the property is approximately 2.09Ha. The site is located on the border of general residential (R1) and large lot residential (R5) land use zones of Lake Albert (Figure 2).

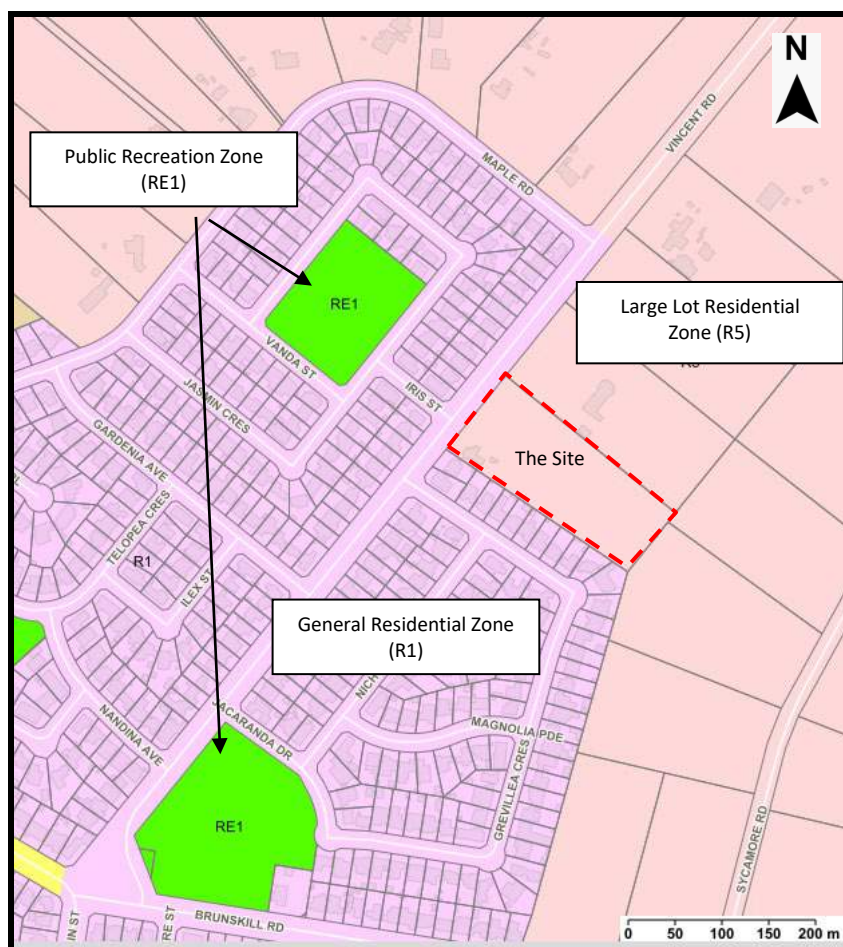


Figure 2: Planning map showing land use zones.

A wire fence runs the length of the north, west and east boundary and an iron fence along the southern boundary. The residence and sheds are separated from the remainder of the site by wire fencing. Entry is gained off Vincent Road. There are no water ways or drainage lines within the site. An open drainage channel is located immediately outside the western boundary (roadside drainage). A natural drainage line lies to the east which flows north and eventually flows into the Murrumbidgee River via Marshall's Creek.

The residential dwelling and yard occupy approximately 1800m² of the site. The dwelling is fibro cladded and tile/corrugated iron roofed which is connected to reticulated water supply and sewage network. The fibro appears to be Asbestos Containing Material (ACM) which will need to be confirmed with a hazardous materials survey prior to demolition. It is unknown if the residence previously used on site treated effluent system (septic or similar). One of the sheds to the rear of the dwelling is of similar structure. The remaining sheds are steel framed and iron clad and roofed. There was evidence of previous incineration on site with ash piles noted in the north west corner of the residential portion of the site.

The remainder of the site (2Ha approx.) consists of an open paddock with single small shed structure (horse stable). The eastern end of the paddock (3800m² approx.) has been filled to around 0.5m above the remainder of the site. The fill is of unknown origin and consists of soil and building rubble (bricks and concrete). There was no evidence of ACM but this area is overgrown with weeds and grasses. Site photographs are attached in Appendix B.

The nearest commercial properties are the Lake Albert shopping precinct located approximately 1km to the south. A service station and car wash forms part of this precinct.

2.3 Surrounding Land-use

The site is surrounded by a mixture of residential properties, recreational land, public assets and vacant land. Bordering the site are large lot residential/vacant land that lies to the north, east & south and residential properties to the west & south (Figure 2). Lake Albert, a large storm water detention basin forms a recreation hub for Wagga Wagga, lies approximately 1km to the west and Koorringal Sewage Treatment Plant lies approximately 500m to the north.

2.4 Site Details Summary

Table 1 provides a summary of Site details.

Table 1: Site detail summary

Site Details	
Site Address	49 Vincent Road, Lake Albert, Wagga Wagga, NSW
Title Identification	Lot 4 in DP 228763
Current Site Use	Large Lot Residential
Future Site Use	General Residential
Site Area/Investigation Area	2.09Ha (approximately)

3 PHYSICAL SETTING

3.1 Site Topography and Hydrology

Geology

The Lake Albert area is underlain by the Quaternary Terrestrial Basin sediments (floodplain sediments) comprising unconsolidated clay, silt, sand and gravel which in turn is underlain by Late Silurian Syn-Kinematic Granites in accordance with 1:250,000 Scale "Metallogenic Series Sheet SI/55-15". The depth of weathering is generally variable, and partially dependent upon the location within the landscape.

Intrusive works were beyond the scope of this project however ARTL have completed sampling works in the immediate surrounds proximal to the site. It is assessed that the site is underlain by fill, topsoil and natural alluvial materials comprising low plasticity silt and medium to high plasticity clays to a minimum of 3.0m below current site level.

Hydrogeology

The site is within a region that overlies semi-confined and unconfined aquifers associated with the shallow Quaternary alluvium and the underlying Ordovician metasediments. The water table in the area of the site ranges from 5-15m below ground surface in both the alluvium and metasediment aquifers, indicating hydraulic connection between the two aquifers.

The site forms the floodplain of Crooked Creek (WWCC online mapping 2019) however this and Stringybark Creek were diverted circa 1950's to flow directly into the low-lying swamp area that now forms Lake Albert. Lake Albert overflow's into drainage channels to Marshall's Creek and then the Murrumbidgee River to the north. These engineered waterways have ensured the site and surrounds do not flood.

There are no defined waterways within the site and recent development has ensured most stormwater will ultimately discharge to the Murrumbidgee River via Council's stormwater infrastructure to the west. Stormwater is collected on-site through the roof and hard stand areas. The remainder of the site is bare ground which will provide little runoff. In times of excessive rain it is assessed that the stormwater would be diverted to the north and south (via previous placed fill) and then to the drainage channel to the east. The proposed re-development includes stormwater management.

4 SITE HISTORY

4.1 Anecdotal Evidence

The site history was gained by conducting interviews with the current site owners. The majority of the site is used for horse agistment and pasture cropping on a highly intermittent basis. Chemical application was not regularly used and limited to weed management. The eastern portion of the site is not used due to the past placement of fill.

4.2 Contaminated Land Register Search

A search of the sites listed by the EPA under the *Contaminated Land Management Act 1997* revealed that no records have been issued against the site (Appendix B). There are 3 properties within Wagga Wagga that are currently regulated under the CLM Act:

- 1) Former Gasworks – 54 Chaston Street (approximately 5.3km to the north west)
- 2) Former Gasworks – Corner Tarcutta and Cross Streets (approximately 5.5km to the north west)
- 3) Former Dry Cleaners – 183 Fitzmaurice Street (approximately 5.9km to the north west)

A search of notified sites show a further 15 sites in Wagga Wagga as of the May 2019 that have been reported to the EPA as potentially contaminated (Appendix C). Eleven of these properties were determined by the EPA that regulation was not warranted, while one property remains under assessment. All of these properties not considered a significant risk to the site due to separation distances of greater than 500m.

4.3 POEO Act 1997

A search of the EPA online public register revealed that there are no records on the register for the site. The register provides records of environmental licenses issued by the EPA under the POEO Act.

4.4 Previous Investigation Reports

No previous reports investigating the contamination status of the site have been completed.

4.5 Section 10.7 Planning Certificate

The planning certificate provided by Council (Appendix D) states that although the property is not listed on Council's Register of potentially contaminated land, owners should conduct their own investigations to be satisfied that this property is not affected by land contamination. This PSI aims to address this.

4.6 Historical Aerial Photograph Review

Aerial photographs obtained from NSW Land and Property Information and Google Earth Images have been used for review. Table 2 provides a summary of the review with photographs provided in Appendix E.

Table 2: Review of Aerial Images

Year	Description
1958	The site forms part of the cleared, agricultural/undeveloped area of Southern Wagga Wagga. A patchwork of paddocks possibly from different crops is noted to the east, north and south. Lake Albert has been constructed and residential development has occurred to the south, north and north west of the lake. There is a natural creek line to the east. Vincent Road has been constructed but terminates near the site.
1986	There has been significant residential development since 1958. This residential development appears like that of today. Vincent Road has extended, the Koorringal Sewage Treatment Plant has been constructed and the residential dwelling occupies the south west corner of the site.
2004	The site appears similar to today. The small shed and yard (horse stable) is noted toward the centre of the site.
2012	The site appears as it does today. The stockpiles of fill are easily identifiable to the east.

4.7 Information Gaps

The site history was established using the various sources outlined above, however there is a large reliance on anecdotal evidence and aerial photographs that are not clear. Given the site use has been large lot residential for over 50 years SafeWork NSW were not approached to search their database of land owners License to Keep Dangerous Goods. It was further assessed that land title searches would provide no relevant information given the historical residential use of the site.

5 SITE CONCEPTUAL MODEL

5.1 Potential Sources of Contamination

Results obtained from the historical search and background information review indicate that the primary areas of concern are as follows;

- Natural Soil Material – Agricultural/horticultural activities are considered a risk (Table 1 SEPP55) as they can include chemical application (pesticides for example). Given the length of time since these activities have occurred the risk of significant contamination from chemical application is considered low.
- Natural Soil Material – The site is within the flood plain of Crooked Creek with a catchment that includes agricultural properties. Flooding events may have introduced contaminants to the site mobilised from upstream sources. The risk of significant contamination from off site sources is considered extremely low.
- Hazardous Building Materials – Given the age of the building the use of Asbestos Containing Materials (ACM) may have been used in construction. Further lead based paints may have been used with deterioration of painted surfaces introducing lead to the underlying materials.

- Fill Material – The fill material imported and placed to the eastern portion of the site has not been classified. This fill material may have been imported from various sources.

5.2 Contaminants of Concern

Table 3 below provides details of the potential contaminants that were identified for the site in the PSI. These are potential sources of contamination that may migrate to or be found on the site.

Table 3. Potential sources, locations and types of contaminants.

Source of contamination	Location	Potential contaminants
Natural Materials	Residential portion	TRH, BTEX, PAH, OCP, OPP, PCB, Heavy Metals and Asbestos
Natural Materials	Paddock	OCP, OPP, Heavy Metals
Fill Material	Eastern portion	TRH, BTEX, PAH, OCP, OPP, PCB, Heavy Metals and Asbestos

5.3 Potential Exposure Pathways and Transport

The potential human exposure pathways are as follows:

- Dermal contact, inhalation and ingestion of soil particles.
- Inhalation of vapours from volatile contaminants in soils that may intrude into future buildings.

These have the potential to affect short-term workers during the construction phase and future long-term commercial workers and residential users of the site following development.

Based on the potential types of contaminants present at the site and the media in which they could be present the following transport mechanisms have been identified:

- Leaching of potential contaminants from soil into surface water and groundwater and transport around the site and off site.
- Volatilisation of contaminants and movement through vadose zones into indoor spaces.

Water for Wagga Wagga is supplied from the Murrumbidgee River which Lake Albert flows. The site groundwater is not currently used or planned to be used for domestic or any other purposes in the future.

The site will be developed as general residential and the proposed development will seal most of the site with buildings, roads and driveways. Therefore, the potential ecological receptors to contaminant exposure is considered low.

6 SAMPLING AND ANALYSIS

From the site history review and detailed site inspection it is recommended that a Detailed Site Investigation (DSI) should be undertaken for the development site to investigate the contaminants of concern as shown in Section 5. The following sections outline the methods to complete the DSI.

6.1 Data Quality Objectives

The Data Quality Objectives (DQO's) define the type, quantity and quality of data needed to support decisions relating to the environmental condition of the site. The DQO process is a 7-step process to determine the overall project requirements and modified as required for specific investigation activities.

State the Problem

There is potential for soil contamination to exist at the site, and if so what level of risk does the contaminated materials pose to current and future receptors to allow the proposed development. The risk of natural soil materials being significantly contaminated is considered low due to the intermittent and limited use for agriculture. There is a risk of asbestos and heavy metal contamination immediately surrounding the residential dwelling. The fill materials placed at the eastern portion of the site have come from unknown sources, contain builders rubble and have not been classified.

Identify the Decision

Determine the decisions that need to be made on the contamination and the environmental data required to make them if contamination exists. This includes considering relevant site criteria for soil considering if a proposed use of the 95% Upper Confidence Limits (UCL) on the mean concentrations for all chemicals of potential concern were less than the appropriate site criteria.

Identify Information Inputs

Identification of the information needed to allow informed decisions and whether new environmental data will be required. This includes identifying potential risks to the environment through appropriate identification of potential contaminants of concern. A targeted sampling program of soil and if required vapour and groundwater will be used to allow screening of analytical results against appropriate criteria for the proposed land use (residential).

Define the Study Boundaries

The project boundary is defined as the area within the development site boundary as shown in Appendix A to a vertical depth of 1.0m into natural material.

Develop the Decision Rule

If the results of soil sampling do not comply with the following decision rule, then further works maybe necessary.

- Contaminants of concern do not exist in soil at concentrations above the assessment criteria for low density residential land use in accordance with NEPM 2013.

Specify the Acceptance Criteria

The field sampling methodology, sample preservation techniques and laboratory analytical procedures must be appropriate to provide confidence in data quality to ensure reliability when comparing to assessment criteria. This is achieved by defining and comparing results against the DQO's.

Optimise the Design for Obtaining Data

Identify a resource effective sampling and analysis design for generating the data to satisfy the DQO's. This is achieved by designing a sampling plan in consideration of the site history information available.

6.2 Sampling and Analysis Plan

Given the site has only been used for intermittent grazing and cropping, the potential for contamination of the underlying natural materials from onsite sources is considered low. Although the site is within the floodplain of Crooked Creek previous engineering works over 70 years ago ensure the site does not flood. Therefore, contamination from off site sources is considered low to non-existent.

Sampling and analysis of the fill and natural materials, however is considered necessary given the proposed use as general residential. Chemical application for agricultural purposes, hazardous building

materials used in the existing dwelling and fill materials of unknown origin all pose a risk to future site users.

A DSI is recommended prior to the proposed development to examine the potential presence of contaminants at concentrations in soils that may present a health risk to future users of the site. The following sections detail the proposed Sampling, Analysis and Quality Plan which should be undertaken.

6.3 Sampling Program

Intrusive works to allow sampling and analysis of the underlying soil materials should be undertaken. Thirty (30) sample points should be undertaken in a targeted and grid-based format across the development site. Sampling should target the immediate surrounds of the residential dwelling. Sampling density should be increased in the area of fill placement. Sampling density of the remaining paddock area can be reduced as it is assumed chemical application (if any) would have been homogenous. The sample points should extend to a minimum of 1.0m into natural material. The 30 sampling points are the recommended sampling density for the site area (2Ha) as detailed in The Sampling Design Guidelines (EPA 1995).

6.4 Soil Investigation Levels

Health Investigation Levels (HIL), Health Screening Levels (HSL), Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL) and management limits are presented in NEPM (2013).

NEPM (2013) present HIL's, HSL's, ESL's, EIL's and management limits for different land uses including commercial/industrial, residential with minimal access to soil, residential with accessible soil and open space recreational etc.

The underlying soil materials were classified fine grained (clay). Fine grained textured soil materials have therefore been adopted as site soil types when comparing to HSL's.

The site use zoning is proposed Zone R1 – General Residential. Therefore, the HIL-A (Residential with garden/accessible soil) will be adopted for respective contaminants of concern. The proposed relevant soil investigation criteria are summarised in Table 4 and Table 5. The analysis suite was derived from results of the historical review and subsequent conceptual site model detailed above.

Table 4. Soil Health Screening Levels for vapour intrusion (NL – not limiting)

Analyte	Health Screening Levels (mg/kg)			
	HSL-A - CLAY			
	0 to <1.0m	1m to <2m	2m to <4m	≥4m
F1: TRH C ₆ -C ₁₀ less BTEX	50	90	150	290
F2: TRH >C ₁₀ -C ₁₆ less naphthalene	280	NL	NL	NL
Benzene	0.7	1	2	3
Toluene	480	NL	NL	NL
Ethylbenzene	NL	NL	NL	NL
Xylenes	110	310	NL	NL
Naphthalene	5	NL	NL	NL

Table 5. Soil Health Investigation Levels, Ecological Investigation Levels, Ecological Screening Levels and Management Limits (* – no criteria available. ** - values derived using assumed values for pH, CEC and clay %)

Analyte	HIL's (mg/kg)	EIL's (mg/kg)	ESL's (mg/kg)	Management Limits (mg/kg)
	Residential A			
F1: TRH C ₆ -C ₁₀ less BTEX	*	*	125	*
F2: TRH >C ₁₀ -C ₁₆ less naphthalene	*	*	25	*
TRH C ₆ -C ₁₀	*	*	*	800
TRH >C ₁₀ -C ₁₆	*	*	*	1000
TRH >C ₁₆ -C ₃₄	*	*	*	3500
TRH >C ₃₄ -C ₄₀	*	*	*	10000
Benzene	*	*	10	*
Toluene	*	*	65	*
Ethylbenzene	*	*	40	*
Xylene	*	*	1.6	*
Naphthalene	*	370	*	*
DDT+DDE+DDD	240	640 (DDT)**	*	*
Aldrin and Dieldrin	6	*	*	*
Chlordane	50	*	*	*
Endosulfan	270	*	*	*
Endrin	10	*	*	*
Heptachlor	6	*	*	*
HCB	10	*	*	*
Methoxychlor	300	*	*	*
PCB	1	*	*	*
Total PAH	300	*	*	*
BaP	3	*	0.7**	
Carcinogenic PAHs (as BaP TEQ)	40	*	*	*
Arsenic	100	160	*	*
Cadmium	20	*	*	*
Chromium	100	*	*	*
Copper	6000	*	*	*
Lead	300	1800	*	*
Mercury	40	270**	*	*
Nickel	400	*	*	*
Zinc	7400	770**	*	*
Asbestos	0.05% non-friable 0.001% friable	*	*	*

6.5 Ground Water Investigation Levels

It is proposed that the need for groundwater analysis through the installation of monitoring piezometers will be assessed following soil results of the DSI.

6.6 Data quality Indicators

In order to ensure the quality and quantity of both field and laboratory data being used in the decision making process, QA/QC objectives should be used for the DSI. In addition, several Data Quality Indicators (DQI) will be followed as presented in Table 6.

Table 6: QA/QC Data quality indicators

QA/QC Objective	Data Quality Indicator (DQI)	Comments
Suitable environmental consultant	The environmental consultant should be experienced in contaminated site investigations and maintain compliance with NSW EPA Contaminated Sites Guidelines series	Nathan McLaren, Environmental Services Manager ARTL will manage the field work. Nathan holds a degree in Applied Science (Environmental) and has over 14 years' experience in contaminated site assessments.
Suitable field personnel	All ARTL personnel conducting sampling will be trained in the requirements detailed in this report. All ARTL field personnel will have relevant qualifications (tertiary) and will be required to demonstrate competence in ARTL procedures for sampling.	
Adequate sampling density	Soil samples to be collected using grid based survey within the site area. Samples will be collected from boreholes.	Sampling density undertaken to ensure compliance with The Sampling Design Guidelines (EPA 1995).
Decontamination of field equipment	Nitrile gloves will be worn and any equipment to be reused will be decontaminated between sample locations using an appropriate cleaning agent (eg Decon 90).	
Transportation	Chain of Custody (CoC) will be used to ensure the integrity of the samples from collection to receipt by the analytical laboratory within acceptable holding times.	
NATA accredited laboratory analysis	All samples will be forwarded to laboratories holding NATA accreditation for the required analysis. The laboratories will be EnviroLab P/L Sydney NSW (primary) and Environmental and Analytical Laboratories in Wagga Wagga, NSW (secondary).	Laboratory QA/QC will be undertaken by EnviroLab.
Collection of adequate QA/QC samples		Blind duplicate samples (intra-lab) will be collected at a rate of one in every twenty (1:20) primary soil samples and submitted to the primary laboratory for analysis. Blind triplicate samples (inter-lab) will be collected at a rate of one in every twenty (1:20) primary soil samples and submitted to the secondary laboratory for analysis. Field and laboratory acceptable limits are between 30-50% relative percentage difference. Non-compliance is to be documented in the report and the sample re-analysed or higher level to be adopted.
Reporting	Contamination assessment report to comply as far as practical with NSW EPA contaminated sites guideline series. Any gaps in reporting in data to be detailed.	Report to be certified by a Contaminated Land Specialist certified under a scheme recognised by the NSW EPA.

7 CONCLUSIONS & RECOMMENDATIONS

Based on the data and evidence collected in the course of the site inspection and site history review the findings of this investigation are as follows:

- The development site was originally cleared for agricultural purposes. Chemical application (pesticides for example) may have been used at the site.
- A residential dwelling was constructed in the south west corner of the site circa 1960's. It is likely that hazardous materials have been used in the construction.
- Fill materials have been imported to the eastern portion of the site. This fill has come from unknown sources and contains building rubble (concrete, brick etc).
- The development proposal for the site consists of subdivision for residential development.
- From the site history there is a risk for the potential of contamination.

The following is recommended:

- A DSI based on the Sampling Analysis and Quality Plan outlined in this report is recommended.
- The current site conditions should not prevent consideration of the site for rezoning to a future residential development. However, as required under SEPP55, the DSI should be conducted prior to any development and accompany any future DA to WWCC for residential subdivision of the land.

8 ADDENDUM

LIMITS OF INVESTIGATION

ARTL Pty Ltd nor the Certified Site Contamination Specialist assume any responsibility for the misinterpretation of information supplied in this report.

The recommendations made in this report are based on the assumption that the test results are representative of the overall subsurface conditions. However, it should be noted that even under optimum circumstances, actual conditions in some parts of the site may differ from those said to exist, because no environmental consultant, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal all that is hidden by earth, rock and time.

The client should also be aware that our recommendations refer only to our test site locations and the ground level at the time of testing.

The recommendations in this report are based on the following:-

- a) The information gained from this investigation
- b) The results received from a NATA accredited environmental laboratory
- c) Historical information
- d) Information supplied by the client



APPENDIX A Site Plan



Aitken Rowe Testing Laboratories Pty Ltd

Registration Number: E19-041

Client: SALVESTRO PLANNING
Project: PRELIMINARY SITE INVESTIGATION
49 VINCENT ROAD, LAKE ALBERT, WAGGA WAGGA, NSW



APPENDIX B Site Photographs



Plate 1: Photograph taken from Vincent Road looking east toward the site.



Plate 2: Photograph taken from the south west of the site showing the existing residential dwelling.



Plate 3: Photograph taken from the east of the site showing the area of fill placement. A stockpile of bricks can be seen in the background.



Plate 4: Photograph showing brick and concrete contained within the fill.



Plate 5: Photograph looking west showing the rear yard of the residential dwelling.



Plate 6: Photograph showing ash pile in the north east corner of the residential yard.



APPENDIX C

Contaminated Lands Register Search Results

Contaminated land

[+ Management of contaminated land](#)
[+ Consultants and site auditor scheme](#)
[+ Underground petroleum storage systems](#)
[Guidelines under the CLM Act](#)
[NEPM amendment](#)
[+ Further guidance](#)
[– Record of notices](#)
[About the record](#)
[Search the record](#)
[Search tips](#)
[Disclaimer](#)
[List of NSW contaminated sites notified to EPA](#)
[Frequently asked questions](#)
[Forms](#)
[+ Other contamination issues](#)
[+ Contaminated Land Management Program](#)
[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: LGA: Wagga Wagga City Council

Matched 9 notices relating to 3 sites.

[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
TARCUTTA	(Hume Highway) 32 Sydney STREET	Mobil Service Station	3 former
WAGGA WAGGA	54 Chaston STREET	Former Gasworks	1 current and 2 former
WAGGA WAGGA	Cnr Tarcutta Street and Cross STREET	Former Gasworks	2 current and 1 former

Page 1 of 1

14 November 2019

Suburb	SiteName	Address	Contamination Activity Type	ManagementClass	Latitude	Longitude
WAGGA WAGGA	Caltex Service Station	170 Fitzmaurice STREET	Service Station	Regulation under CLM Act not required	-35.10289587	147.3679002
WAGGA WAGGA	Former BP Service Station	31 Bourke STREET	Service Station	Regulation under CLM Act not required	-35.12626628	147.3547199
WAGGA WAGGA	Caltex (former Mobil) Service Station	106 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11910909	147.3682364
WAGGA WAGGA	Former Caltex Depot	60 Lake Albert DRIVE	Service Station	Regulation under CLM Act not required	-35.12316794	147.37724
WAGGA WAGGA	Former Mobil Depot Wagga Wagga	97-99 Coleman STREET	Other Petroleum	Regulation under CLM Act not required	-35.12173871	147.3576651
WAGGA WAGGA	Ashmont Autoport	Cnr Tobruk Street and Bardia STREET	Service Station	Regulation under CLM Act not required	-35.12517373	147.329919
WAGGA WAGGA	Former Caltex Service Station	343 Hammond AVENUE	Service Station	Regulation under CLM Act not required	-35.12420793	147.4157959
WAGGA WAGGA	Caltex Service Station	56 - 60 Docker St STREET	Service Station	Regulation under CLM Act not required	-35.11737947	147.3558145
WAGGA WAGGA	Former Iron Foundry	212-230 Hammond STREET	Metal Industry	Regulation under CLM Act not required	-35.12605478	147.4045461
WAGGA WAGGA	Coles Express Wagga Wagga	353-355 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11606625	147.3509339
WAGGA WAGGA	Former Wiradjuri landfill	Narrung STREET	Landfill	Under assessment	-35.09628532	147.3619535
WAGGA WAGGA	Former Gasworks	54 Chaston STREET	Gasworks	Contamination currently regulated under CLM Act	-35.12262069	147.3482778
WAGGA WAGGA	Former Gasworks	Cnr Tarcutta Street and Cross STREET	Gasworks	Contamination currently regulated under CLM Act	-35.10871183	147.3737933
WAGGA WAGGA	BP Wagga Wagga	180 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11850802	147.3639619
WAGGA WAGGA	Former Dry Cleaning Facility	183 Fitzmaurice STREET	Other Industry	Contamination currently regulated under CLM Act	-35.10209987	147.3683852



APPENDIX D

Section 10.7 Planning Certificate



Planning Certificate

(Section 10.7(2) & (5) – Environmental Planning and Assessment Act 1979)
(previously s149(2) & (5) certificate)

Certificate Details

Certificate No: ePL2019/0402
Receipt date: 02 August 2019

Applicant Details

Name & Address: Salvestro Planning
16 Fitzmaurice Street
WAGGA WAGGA NSW 2650

Your Reference: 19033

Land

Property No: 134590
Title Description: Lot 4 DP 228763
Address: 49 Vincent Rd LAKE ALBERT NSW 2650

Disclaimer

Information contained in this certificate is valid on the date issued and relates only to the land for which this certificate is issued. The information is provided in good faith subject to sections Schedule 6(2) and 10.7(6) of the Environmental Planning and Assessment Act 1979 and Council shall not incur any liability in respect of any such advice.

This certificate provides prescribed and other relevant information affecting how land may be used including certain restrictions on development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. Title information shown on this certificate is provided from Council's records and may not conform to information shown on the current Certificate of Title. Easements, restrictions as to uses, rights of way and other similar information shown on the title of the land are not provided on this certificate.

1 Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Wagga Wagga Local Environmental Plan 2010 (WWLEP 2010)

State Environmental Planning Policies

- SEPP No. 21 - Caravan Parks
- SEPP No. 30 - Intensive Agriculture
- SEPP No. 33 - Hazardous and Offensive Development
- SEPP No. 36 - Manufactured Home Estates
- SEPP No. 44 - Koala Habitat Protection
- SEPP No. 50 - Canal Estate Development
- SEPP No. 55 - Remediation of Land
- SEPP No. 62 - Sustainable Aquaculture
- SEPP No. 64 - Advertising and Signage
- SEPP No. 65 - Design Quality of Residential Flat Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP (Rural Lands) 2008
- SEPP (State and Regional Development) 2011
- SEPP (State Significant Precincts) 2005
- SEPP (Vegetation in Non-Rural Areas) 2017

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft LEP proposed under WWLEP 2010

LEP18/0006 proposes an amendment to reduce the minimum lot size requirement from 8 hectares to 4500m² for all of the following properties.

- Lots 1 - 3 DP 818428 - 15, 17 and 19 Lloyd Road, Springvale
- Lots 1 - 12 DP 860586 - all addresses Plane Tree Drive, Springvale
- Lots 1 - 7 DP 1110942 - all addresses Stringybark Place, Springvale

LEP18/0008 proposes an amendment to reduce the minimum lot size requirement from 2 hectares to 1.5 hectares for all of the following properties.

- Lots 35, 38 DP 1062621 - 60, 73 Manuka Road, Lake Albert
- Lots 36, 37, 39, 40 DP 1062621 - all addresses Dandaloo Road, Lake Albert
- Lots 1-4, 6 DP 1127328 - 79, 80, 89, 90 and 91 Manuka Road, Lake Albert

LEP 18/0005 Planning Proposal - Plumpton Road, Tatton to rezone the following properties -

- Lot 336 DP 1247818, Lots 10, 11 DP 1113058, Lot 335 DP 1247818, Lot 326 DP 1178026

And to propose an amendment to the minimum lot size of the following properties -

- Lots 335, 336 DP 1247818

Draft amendment to Wagga Wagga Local Environmental Plan 2010, 3870 Sturt Highway, Gumly Gumly

LEP18/0001 - Draft amendment to Wagga Wagga Local Environmental Plan - Schedule 2 - Exempt provisions for 'temporary promotional banners or flags'

Draft DCP

Draft amendment to Wagga Wagga Development Control Plan 2010 - Section 10 - B6 Enterprise Corridor at Gumly Gumly

Draft SEPP

Draft Amendment to State Environmental Planning Policy No.70- Affordable Housing (Revised Scheme)

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Wagga Wagga Development Control Plan 2010

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

R5 Large Lot Residential under WWLEP 2010:

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.
- (b) the purpose for which the instrument provides that development may be carried out within the zone without the need for development consent,
Home businesses; Home occupations; Roads
- (c) the purpose for which the instrument provides that development may not be carried out within the zone except with development consent,
Dwelling houses; Hardware and building supplies; Home industries;
Neighbourhood shops; Oyster aquaculture; Rural supplies; Pond-based aquaculture; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 4
- (d) the purpose for which the instrument provides that development is prohibited within the zone,
Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
Yes, 2 hectares
- (f) whether the land includes or comprises critical habitat,
No
- (g) whether the land is in a conservation area (however described)
No
- (h) whether an item of environmental heritage (however described) is situated on the land.
No

2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not Applicable

3 Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

In relation to clause 1.19 (5)(d) Council have insufficient information to identify significantly contaminated land within the meaning of the [Contaminated Land Management Act 1997](#). Please refer to the EPA register of properties at <https://apps.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

General Housing Code

Yes

Rural Housing Code

Yes

Housing Alterations Code

Yes

General Development Code

Yes

Commercial and Industrial Alterations Code

Yes

Commercial and Industrial (New Buildings and Additions) Code

Yes

Subdivisions Code

Yes

Demolition Code

Yes

Fire Safety Code

Yes

4,4A (Repealed)**4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

(N/A)

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

No

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 or Part 3 of the Roads Act 1993, or
- (b) Any environmental planning instrument, or
- (c) Any resolution of the council.

No information available for the purpose of this certificate. Contact Council to obtain current information regarding potential road widening.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of:

- land slip?
No
- bushfire?
No
- tidal inundation?
No
- subsidence?
No
- acid sulphate soils?
No
- any other risk (other than flooding)?
No

7A Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls

(3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

Council considers the land to which this certificate applies to be above the flood planning level and therefore no flood related development controls apply. Property owners can review relevant information on the Wagga Online Mapping system (<http://www.wagga.nsw.gov.au/city-of-wagga-wagga/planning/online-services>).

Note:

This information is based on the 1:100 Riverine Model (2014). Council recently undertook a review of the Wagga Wagga City Council Flood Risk Management Study and Plan that was endorsed on 28 March 2018. Property owners are advised to contact Council to obtain current information regarding local flooding and are encouraged to seek independent flooding advice from a suitably qualified person. For more information see <http://wagga.nsw.gov.au/city-of-wagga-wagga/engineering-services/emergency-management/flood-management-studies-2>

The property is mapped as being impacted by overland flow. A study is currently being undertaken to determine Council's flood risk management policy relating to overland flow flooding. Until such time as Council has completed this work, property owners should contact Council to obtain current information regarding local overland flooding.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

No

9 Contributions plans

The name of each contributions plan applying to the land.

Wagga Wagga Local Infrastructure Contributions Plan 2019-2034

City of Wagga Wagga - Developing Servicing Plan - Stormwater 2007

City of Wagga Wagga - Developing Servicing Plan No 1: Sewerage Services 2013

Riverina Water County Council (RWCC) is responsible for potable water supply within the Wagga Wagga City Council, Lockhart, Urana and Greater Hume Shire Council area. More information can be found on RWCC's website located at www.rwcc.nsw.gov.au

9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.

Yes, this land is part of the Wagga Wagga Biodiversity Certified Land.

Note. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No, Council has not been notified by the Director General of the Office of Environment and Heritage that an agreement exists on the subject land

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

No information available

11 Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

No

12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

No

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No Information available

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No information available

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
- (b) the period for which the certificate is current, and
- (c) that a copy may be obtained from the head office of the Department, and
- (d) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

No

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

No

17 Site compatibility certificates and conditions for affordable rental housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the head office of the Department.

No

- (2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

No

- Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

- (b) the date on which the certificate ceases to be current (if any), and

- (c) that a copy may be obtained from the head office of the Department.

20 Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

No information available. Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

No

- (2) A statement of:

- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

- (3) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Contaminated Land

The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
No, The land is not listed on the State Register for significantly contaminated land.
- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
No, the land is not subject to an order.
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,
No, the land is not subject to a voluntary management proposal.
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
No, the land is not subject to a voluntary management proposal.
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
No

Notes:

In addition to the above, the site is not listed on Council's Register of potentially contaminated land. Property owners should conduct their own investigations to be satisfied that this property is not affected by land contamination.

Other Relevant Matters

S.10.7(5)

No general information is available other than that provided under section 10.7 (2). If you require research on a specific matter for the purpose of a S10.7(5) please contact us.



Vicky Tooze
Development Administration Officer

FOR:
GENERAL MANAGER



APPENDIX E

Historical Aerial Photographs



2012



2004



1986



1958

ANNEXURE 5: AHIMS MAPPING

Rhiana Turner

Date: 09 December 2019

16 Fitzmaurice Street

Wagga Wagga New South Wales 1650

Attention: Rhiana Turner

Email: admin@salvestroplanning.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 4, DP:DP228763 with a Buffer of 200 meters,
conducted by Rhiana Turner on 09 December 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

ANNEXURE 6: OEH MAPPING

