

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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Wagga City Council
243 Baylis Street,
Wagga Wagga NSW 2650, Australia

To whom it may concern,

HERITAGE IMPACT STATEMENT - WAGGA WAGGA SOUTH PLANNING PROPOSAL

1. INTRODUCTION

Urbis has been engaged to prepare this short Heritage Impact Statement to accompany the Planning Proposal for 7066 Holbrook Road, South Wagga Wagga. The subject site comprises no heritage listed items. However, it is in the broad vicinity of one heritage item listed on the Wagga Local Environmental Plan 2010 at 6910 Holbrook Road, Rowan (item 189).

This letter does not provide a heritage assessment of the subject site. The subject site is addressed only in terms of its relationship to the heritage item.

2. DEVELOPMENT DESCRIPTION

The subject site is located along Holbrook Road, south of the existing Wagga Wagga urban area.

The Planning Proposal seeks to rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:

- R1 General Residential
- R5 Large Lot Residential
- B2 Local Centre
- RE1 Public Recreation

Based on a dwelling yield of 10 dwellings per hectare, the Planning Proposal master plan will enable the delivery of circa 2,100 dwellings across a 225 hectare site area, which importantly will encompass the delivery of a diverse mix of low density residential housing typologies described as follows:

- Rural transition residential lots – These residential lots will be located along the southern boundary of the site and will be the largest residential lot typology. This lot typology will

importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.

- Neighbourhood residential lots – A range of suitable low density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village residential lots and the rural transition lots. A diversity of lot sizes will be delivered through the neighbourhood residential lot typology.
- Village residential lots – These residential lots will leverage off the close proximity to the local centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the low density residential housing charter that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.

The Planning Proposal will enable the creation of a new amenity-led neighbourhood providing an opportunity for a variety of housing options through a range of residential lot sizes, supported by the timely delivery of resilient utilities and infrastructure that supports and promotes the future growth of Wagga Wagga in an orderly and sustainable way. The delivery of a mix of low density housing choices will be crucial to attracting a wide range of demographics to the area.

As presented in the Urban Design Study that supports the Planning Proposal, a dense, active and vibrant local village centre will be located at the heart of the neighbourhood, with a mix of land uses and services for convenience. The local centre will create a focal point for the community and encourages social gathering and interaction.

Future development on the site would be facilitated by a highly connected, and permeable network with convenient access to public transport, public spaces, facilities, and amenities. Cycleways and footpaths will connect across the site to promote a walkable community.

The Planning Proposal will also ensure that the environmental values of the site are preserved through the dedicated retention, and where required rehabilitation, of significant trees and riparian corridors.



Figure 1 – Indicative Precinct Structure Plan

Source: Urbis

3. SITE DESCRIPTION

The subject site is located along Holbrook Road, south of the Wagga Wagga urban area as shown in the image below.

The site is located approximately 300 metres to the north of the boundary of the heritage listed curtilage of 6910 Holbrook Road.

The heritage item constitutes an early Australian vernacular stone and timber cottage built in three sections situated on the south bank of the Stringybark Creek. It is set close to the road but is surrounded by mature exotic trees garden, including and almost three meter high succulent. The house has a corrugated iron hip roof and an encircling verandah. The front elevation features three doors and two windows. In 1983 there was a brick separator room to the rear.

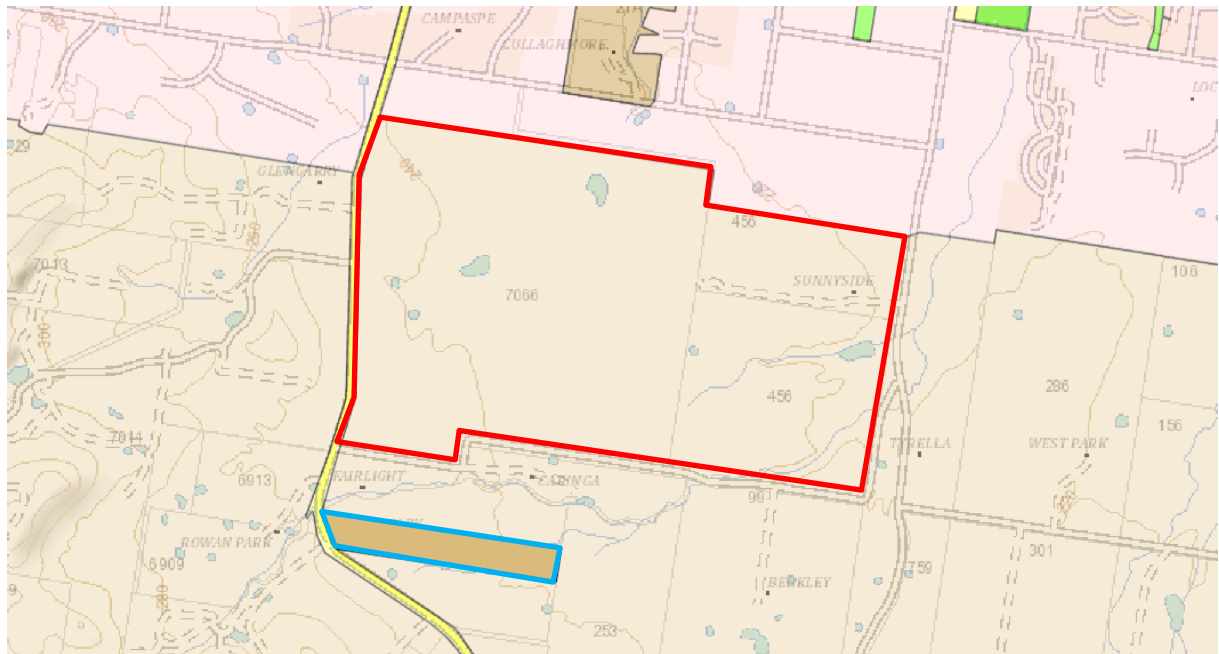


Figure 2 – Zoning plan showing the general location of the subject site (outlined red) and the heritage items in the vicinity (outlined blue).

Source: NSW e planning portal with Urbis markup



Figure 3 - Western elevation of the heritage item



Figure 4 - View from the heritage item north towards the subject site.

4. STATEMENT OF SIGNIFICANCE

A fine stone and timber residence which may possibly have formerly had a commercial use. Historical and aesthetic value to the local community.¹

5. ASSESSMENT OF HERITAGE IMPACT

The following observations have been set out in response to the Planning Proposal:

- There are no physical works proposed as part of the proposal. Therefore, there is no potential for physical or visual impacts to the heritage items as a result of the proposal. The below points assess in principle only the potential heritage impact of the type of development that would be facilitated by the Planning Proposal.
- The subject site is located around 300 metres to the north of the heritage items. Given the modest scale of development that would be facilitated by the Planning Proposal future development is not likely to visually dominate the context of the distant heritage item.
- There is no evidence which shows that the existing character of the subject site makes any contribution to the significance of the heritage item. Its future development is therefore acceptable from a heritage perspective.
- There are no identified significant views lines to the heritage item from the north of the subject site or in the opposite direction. Therefore, no significant view lines would be impacted by future development.

6. CONCLUSION

The Planning Proposal is not considered to facilitate the type of development which would have any physical or visual impacts on the heritage listed item in the broad vicinity of the subject site.

The Planning Proposal is therefore supported from a heritage perspective.

Kind regards,

A handwritten signature in black ink, appearing to read "Alexandria".

Alexandria Cornish
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