

14th February 2022

Mr Gary Lavelle
General Manager
Temora Shire Council
PO Box 262
TEMORA NSW 2666

Dear Gary

Re: Temora Local Housing Strategy

Further to our meeting with your Kris Dunstan, Claire Golder and Craig Sinclair the following is offered.

V7 – Airport Street

Lot 2 and Lot 1112

An indicative costing for your Council's Lot 2 DP 209557 and Lot 1112 DP 750587, 40 lot air-park sub-division was offered in September 2020 along with some discussion for a proposed Commercial Activity (including accommodation) in the eastern part of Lot 52 DP 1043165.

Lot 1111

Initial discussions have occurred early February 2022 regarding a proposed 23 Lot air-park sub-division for Lot 1111 DP 750587. Since this sub-division in part will share a common road with your proposed sub-division and share a new water main then it may benefit all parties to view the three proposed developments as a Precinct, as some developer cost sharing may be likely. Tom Moon Ave will have a new water main that may be the preferred supply for the proposed Commercial Activity in the eastern part of Lot 52 DP 1043165.

There are already existing water connections along Bartondale Road.



V1

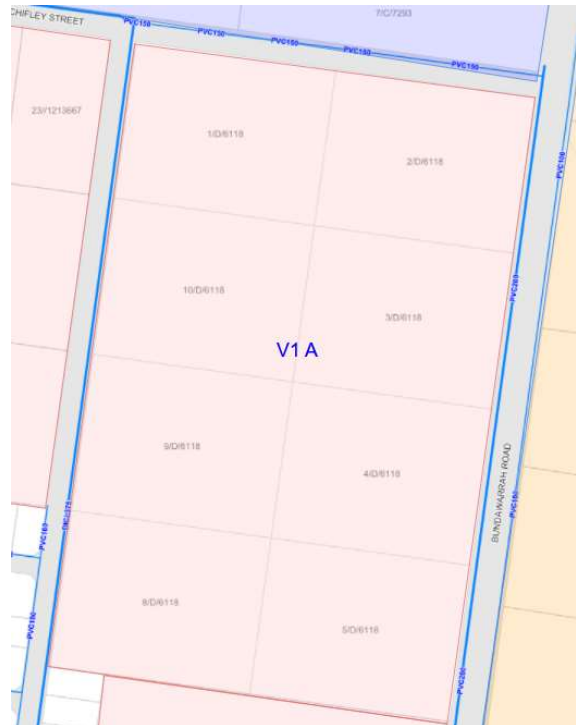
V1A - Dustin Rose

Lots along Bundawarra Road can already be serviced.

New water mains and service connections for Dustin Rose Pty Ltd's Stage One sub-division for 53 Lots has just been finalised by the developer. Water Supply Works are being programmed in the coming weeks.

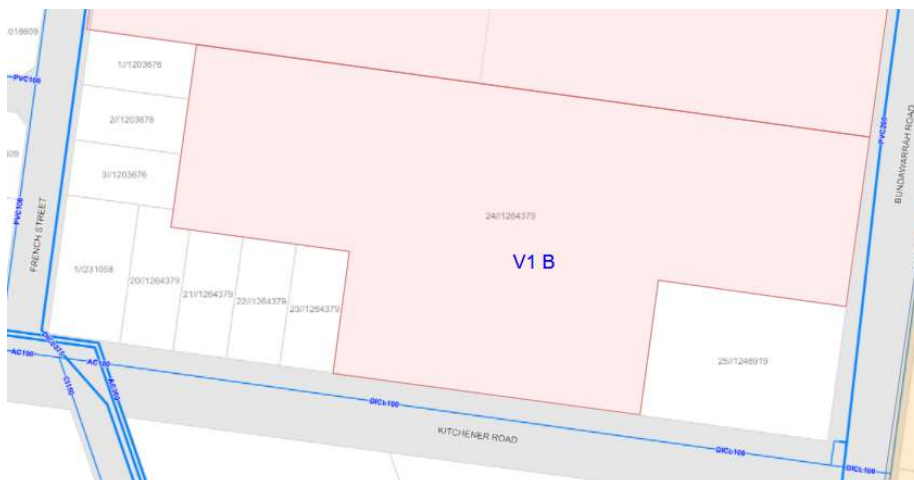
Discussions regarding Stage 2 are ongoing. There are indications this will proceed immediately after Stage 1 has been registered and those lots released.

Future Stages 3 and 4 can be supplied, however along with internal water supply works, this sub-division will also see the 100mm water main in French Street extended as the stages progress.



V1B - Kitchener Road

The previous sub-division of four addition (Lots 21 -23 DP 1264379) are supplied by existing infrastructure. Lot 24 DP 1264379, along Kitchener and Bundawarra Road can be supplied in the same manner, however if further sub-division occurs internal water main will be required.



V1C – Joffre, Chifley and French Streets

Corner of Joffre and Chifley - Lot 13 DP 1100241

A Letter of Offer for Stage 1 for 5 lots had been accepted and a Certificate of Compliance has been issued. Discussions for Stage 2 is that it can be supplied however internal water supply works are required. Goldenfields Water has not received any advise on when this development will proceed.

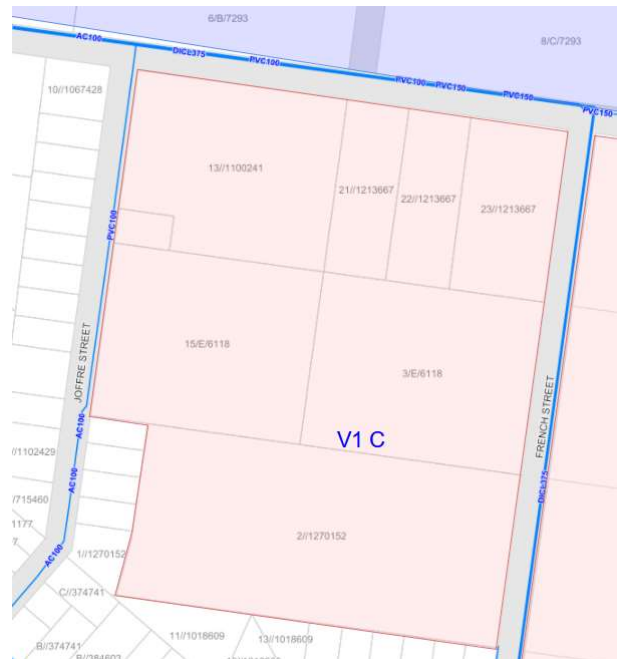
Joffre Street

There is an existing 100mm water main in Joffre Street should the owner of Lot 15/E/6118 wish to subdivide.

French Street

The Dustin Rose sub-division requires the existing 100mm water main in French to be extended as their Stages proceed.

Should Lot 2 DP 1270152 and or Lot 3/E/6118 be sub-divided then those developers will be levied Augmentation Charges to access French Street and to compensate Dustin Rose.



V8 – Apollo Place

Goldenfields has dealt with these lands a number of times since 2000.

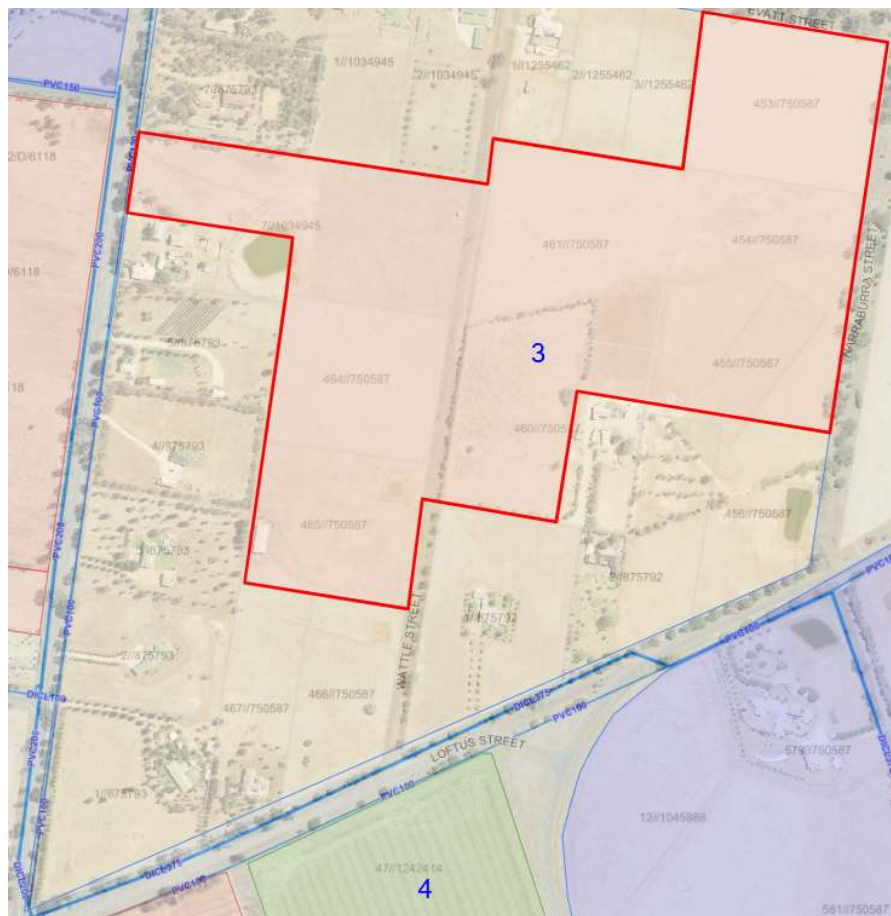


3 Bundawarra Road – Evatt – Narraburra and Loftus Streets

Existing water mains in Bundawarra Road and Evatt Street could facilitate adhoc subdivision by existing land owners.

There is no infrastructure in Wattle Street , Narraburra Street (north of Milvale Road) or the eastern part of Evatt Street.

Should Council proceed in rezoning to R1 then the undeveloped lands shown below would be a more likely Area 3.



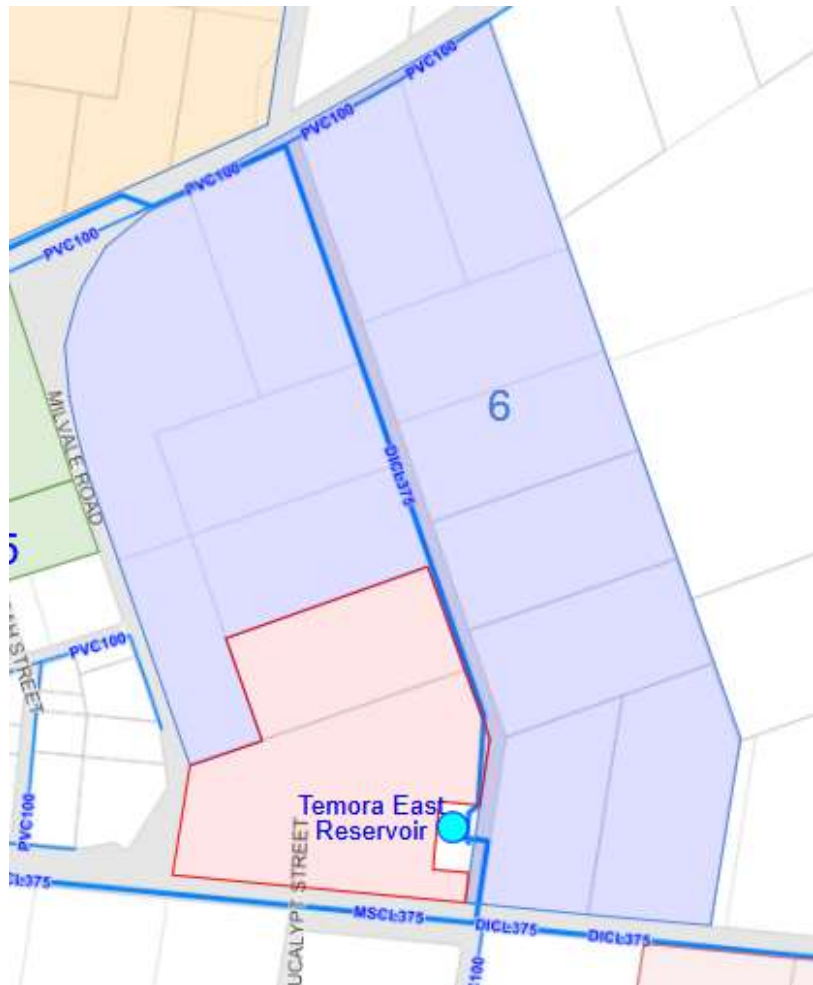
6 - Burley Griffin Way – Narraburrah Street – Milvale Road

Narraburrah Street is the site of Goldenfields Water's Temora East Reservoir.

This Reservoir can be supplied either by Jugiong or Oura Water Treatment Plants. There is a 375mm interconnection main to the original Temora High Level Reservoir on Loftus Street just north of the hospital.

This 375mm main is not a service water main, although Large Lot Residential or Commercial Connections for properties with frontage to Narraburrah Street are possible.

More significant development including smaller lot sizes would require off-takes from this 375mm main to service those developments.



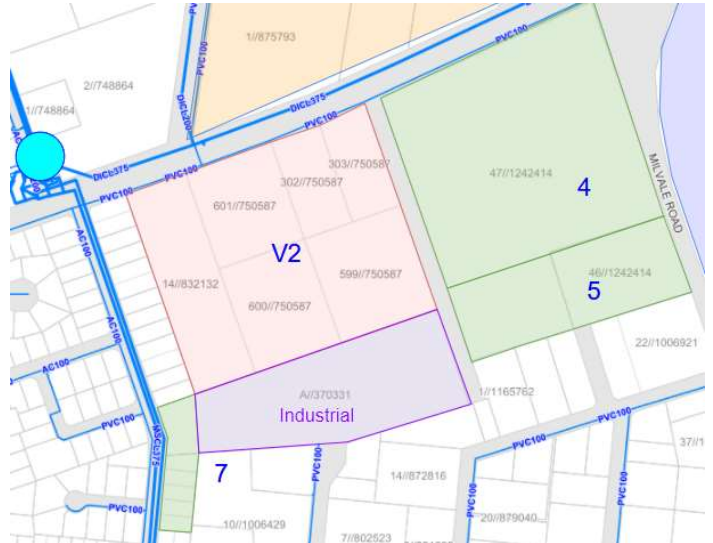
There is also an existing water main along the northern part of Milvale Road.

Only a small part of the western part of Milvale Road (south of Hakea Street) can presently be serviced.

You will be aware that **V2, 4, 5** and **Lot A DP 370331** and part of **7** are the lands included in the recent Residential / Industrial Development.

Goldenfields Water provided an indicative costing was provided in June 2021 with the development originally described to be in two stages with

- Stage 1 being your V2, and Lot A as the Industrial.
- Stage 2 was the land requiring zoning changes from Primary Production.



While it is known that Development Consent has been provided for V2 and Lot A and the land is being advertised for sale, a formal application was only been made 17th February 2022.

Investigation including possible augmentation for this development will now proceed although Goldenfields Water is awaiting final plans to be supplied. V2 and 4 will be supplied by an off-take from the 375mm Reservoir Interconnect main. The Industrial land and 5 will be supplied off existing mains in Melaleuca and Hakea Streets.

7 - Gallipoli Street

While I expect this has already been considered, it is suggested that the present Industrial Zone is rezoned to Residential sooner rather than later.

This would allow the Developers of Highfields to take advantage of the rezoning include additional Residential Lots that will access existing water infrastructure in Gallipoli Street.



V3 Burley Griffin Way

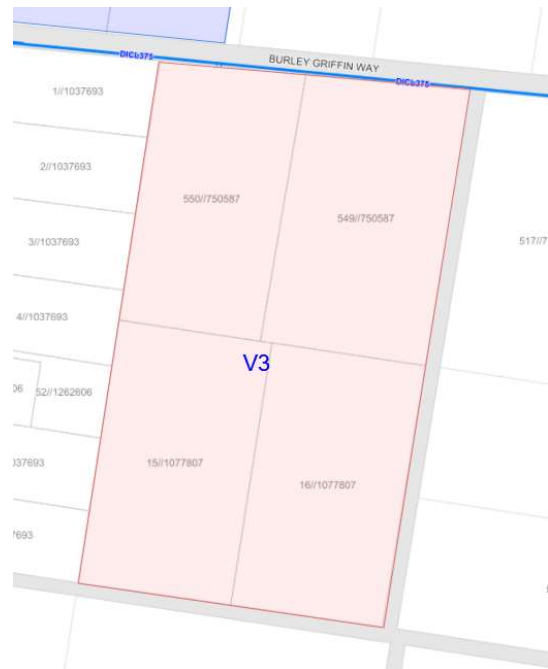
This area was first raised as early as 2003 – 2004 as a large lot residential development similar to Rosella Street to its immediate west.

Nothing came of that enquiry nor has there been any further enquiries since.

The water main shown is the Bauloora to Temora East Trunk Main.

While minor consumers can be connected of this Trunk Main, any sub-division for V3 will be required to be connected to the Temora Reticulation.

This will require a mains extension from Rosella Street to whatever internal Water Supply Works are required.



V4 – Ashelford – Nicholson Street

There have been two enquires for possible sub-division of these lands.

Water mains exist on the Ashelford Street boundary that could be utilised for immediate sub-division.

Development on Nicholson Street and any internal division will require internal Water Supply Works.



V5 – Western Side of Junee Rd from Nicholson St to Back

Mimosa Rd

This is a sizable area which is best described in two parts

- **V5 - A** Nicholson Street to Kurrajong Street
- **V5 – B** Kurrajong Street to Back Mimosa Road

V 5 – A

In the past three years Goldenfields Water has fielded several enquiries from prospective purchasers of Lots 481 and 485 DP 750587.

These lots have no boundary to Wagga Road and therefore no access to Water Supply.

These Lots and also Lots 5 to 10 DP 6631 (part of V4) require a new water main to be constructed from Junee Road as a minimum so that potable water is available.

There are existing dwellings on lots 486 and 487 DP 750587 that are not connected to water supply requiring a new water main to be constructed from Junee Road.

The remaining Lots with boundaries to Junee Road could be supplied off the existing water main in Junee Road.



V5 – B

This area from Kurrajong Street to Back Mimosa Road is also a significant area.

There is scope for some ad hoc development along its Junee Road boundary and along the eastern part of Back Mimosa Road.

Please see later comments.



V6

This area in the south - west of Temora was identified at our meeting, as augmentation from existing Reticulation Trunk Mains either the Victoria / Vesper Street intersection or Ashelford Streets between Twynam and Camp Streets would be necessary for any future expansion in the area south of Britannia Street and west of Vesper Street.

It was Goldenfields Water's understanding from our previous enquiry in 2020 and at that meeting that this area was to cater for longer term demand and your Council were not expecting a high level of uptake in this area in the short term.

At present there could be some ad hoc development as water mains already exist

- along Britannia Street from Vesper to Mansfield Road
- down Mansfield Road to the existing Large Lot Residential Development
- Lots 208 and 215 that have boundaries to Lawson Road



The remainder of V6 requires new water mains to service any proposed sub-division.

Recent enquires have been received regarding sub-division for the land recently rezoned to Residential, between Vesper, Cedar Streets, and Britannia Streets.

This suggests short term development should be anticipated.

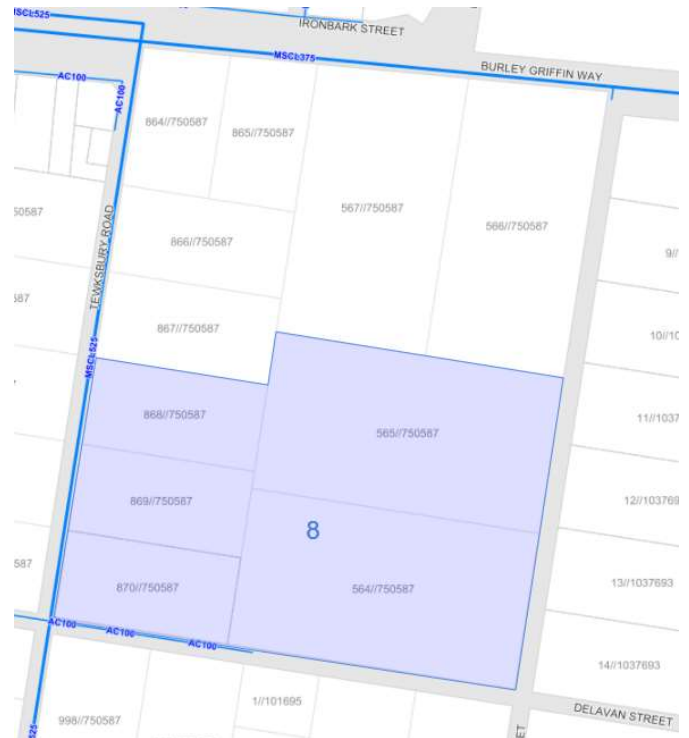
8 – Tewksbury Road and Delavan Street

With only one water main along part of Delavan Street, therefore augmentation is required, likely from Burley Griffin Way to supply this area.

The 525mm main shown is the Junee to Temora Trunk Main.

There are no connection or off-takes from this main.

Since this area is south of the other Industrial Zoning which itself only has infrastructure along Burley Griffin Way, there may be benefit combining the development view of the entire area.



9 - Golf Club Road

With only 18 large lot residential Lots proposed this area, ad hoc development can already be accommodated with the existing water main along Golf Club Road (from Ashelford Street south to the Golf Club). The existing main could service development along the north-western part of this area with a 100mm water main in Hinde Street.

An existing water main also exists in Macauley Street (western side only). There is also a smaller capacity main in the lower part of Golf Club Road that has limited capacity.

This is no main in Daffodil Street

This area It may require a large water main along Ashelford Street subject to later hydraulic modelling.



10 - Junee Road (Short Term)

The strategy identifies 12 Lower Density Residential Lots, Ad hoc development is already possible along Junee Road,

Augmentation would be required for any proposed sub-division off Macauley and or Hinde Streets.

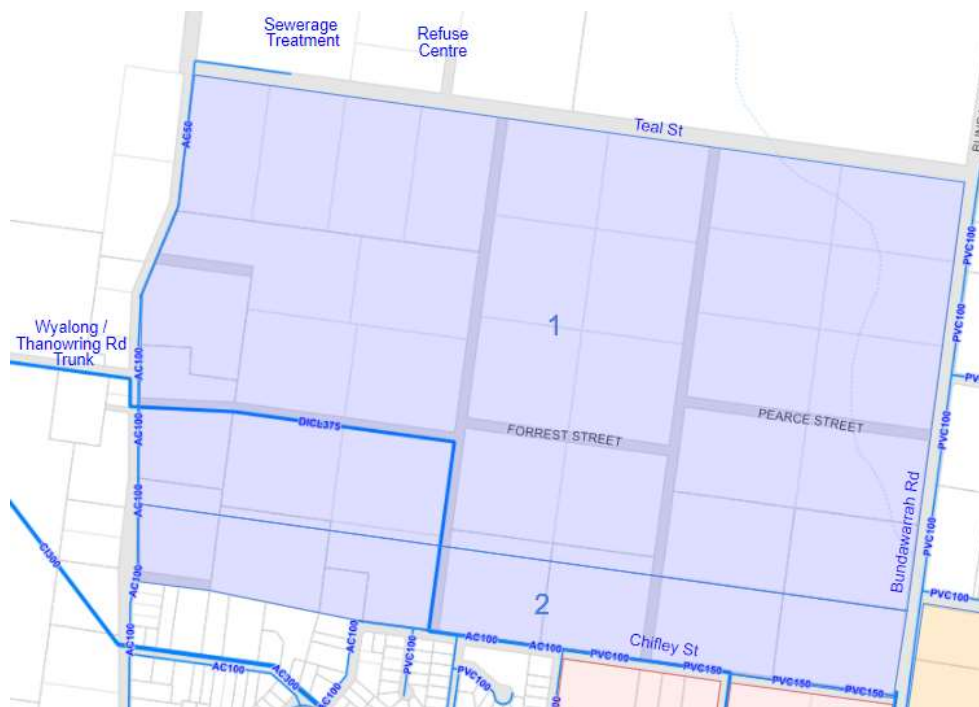
11 Junee Road (Long Term)

The Strategy identifies 26 Residential Lots in an area just 0.3 hectares larger than Area 10 above.

Again ad hoc development is possible along Junee Road.



Area 1 and 2 Trungley Hall Road – Teal Street – Bundawarrah Road and Chifley Street



It should be noted that Goldenfields Water has an existing Trunk Main along French and Chifley Streets before the main turns to the north towards Forest Street, turning again to the west. No Connection or off- takes are possible from this Trunk Main.

Area 1

It is suggested that with the proximity to Sewerage Treatment and Refuse Centre that Council revisit this Area.

Existing infrastructure can already service Large Lot Residential developments along Bundawarra road to Teal Street. A similar development like Evatt – Kurrawong – Harrier Street would deliver at least twenty 2Ht Large Lot Residential.

There is also an existing 100mm water main along Trungley Hall Road which has some capacity, however this main then reduces in size, It is likely this is at capacity and would require augmentation.

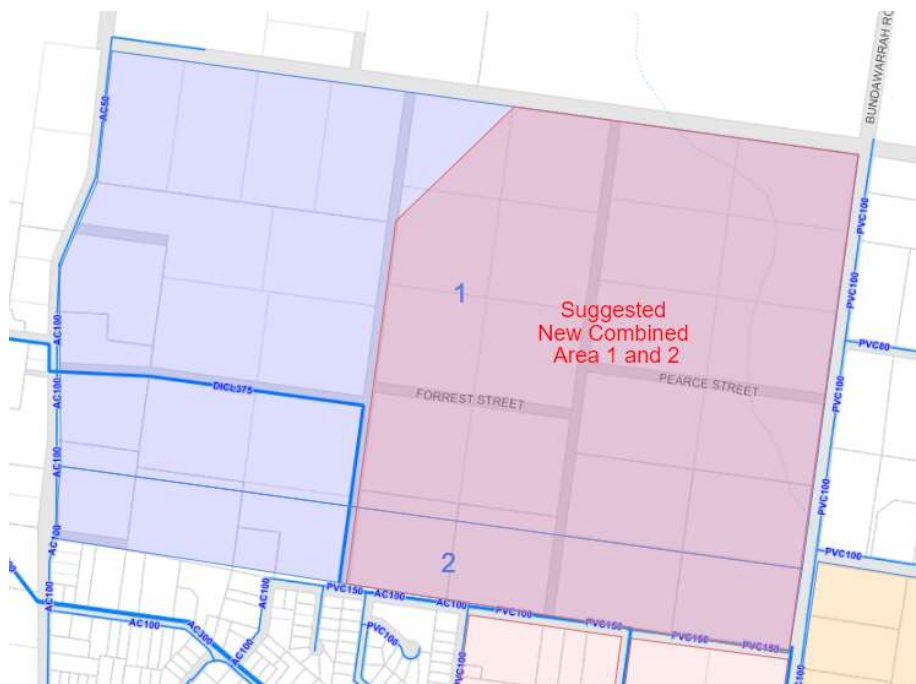
Area 2

There is already an existing 100/150 mm reticulation water main in Chifley Street.

Overall Comments

Temora North

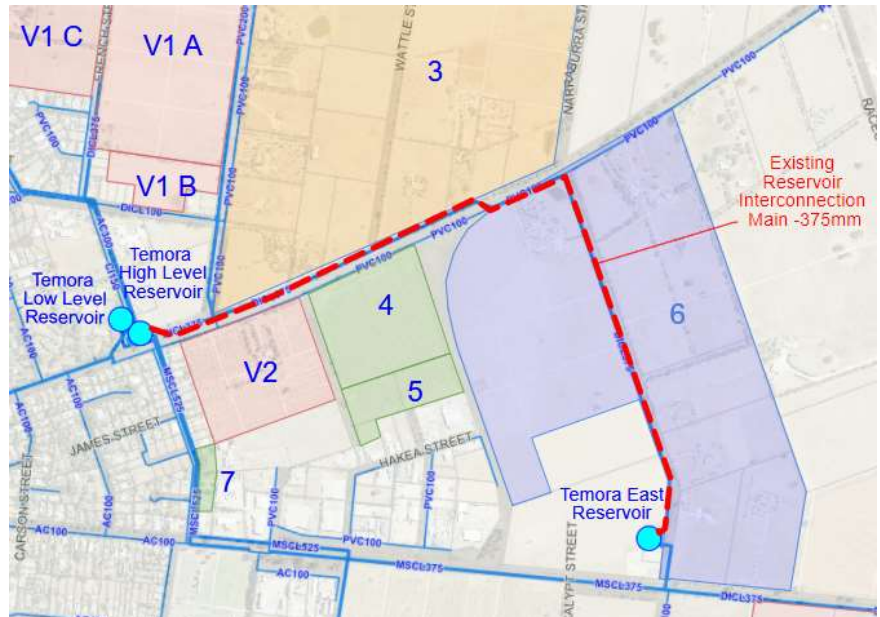
Other Council Strategies have defined buffer zones around like facilities, so it was expected that Temora would have something similar in place. Avoiding entirely the Sewerage and Refuse Area suggests reducing Area 1 and 2 in your Strategy.



Temora - Eastern

The existing Reservoir Interconnection Main shown at right already provides the reticulation trunk main capacity for Areas 3 and 6.

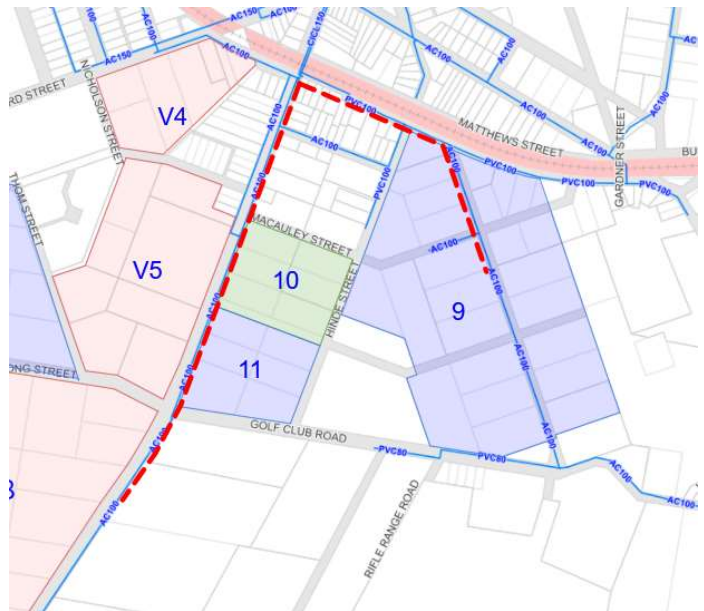
While the Strategy shows all of 6 as Large Lot Residential, a significant part between Milwood Road and Narraburra Street may be better to be reserved for future Residential.



Temora south of the railway line will require replacing the existing 100mm water mains with Reticulation Trunk main of 200 and or 150mm in size.

Exactly where will require hydraulic modelling, but if **9, 10, 11, V5** all develop then at right might be what is required.

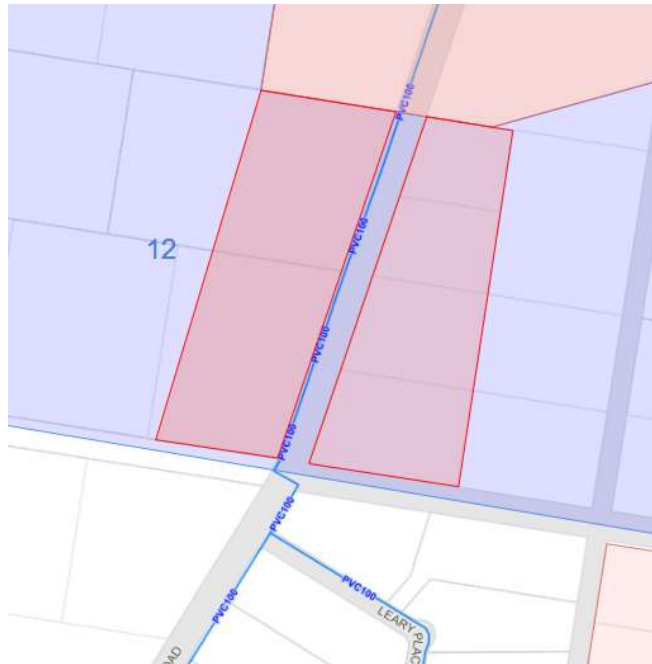
Also if **V5** south of Kurragong Street is to be development why hasn't the area directly to the east and south of Golf Club Road been considered in the strategy ?



South Western area of Temora.

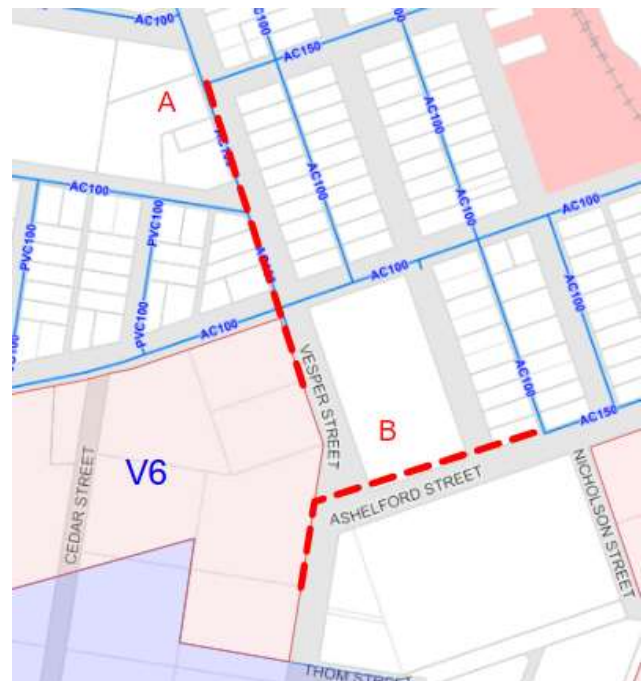
V5, V6 and Area 12 It is suggested that Area 12 shown as long term development be revisited.

There is already a existing water main in Mansfield Road within Area 12 that is presently not being utilised. This would benefit from inclusion in the short term category a could yield a minimum of around 10 Large Lot Residentials.



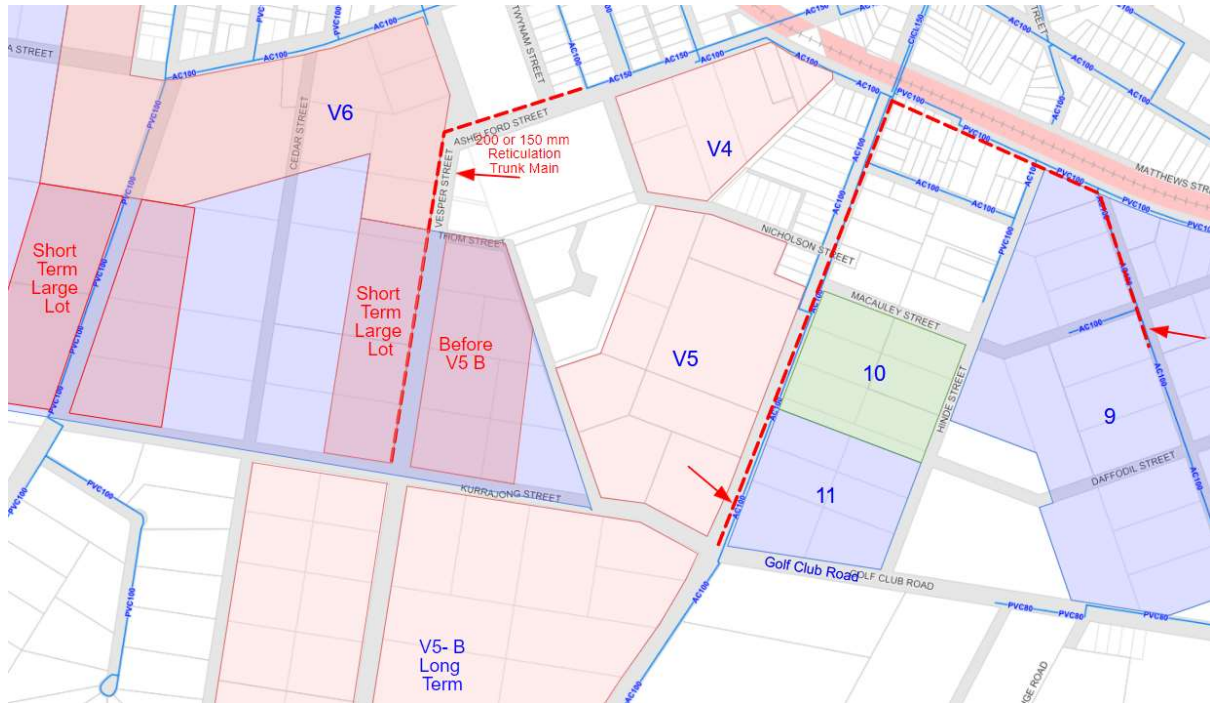
If there is short term development in V6, which appears likely since there has already been a rezoning to Residential and enquiries , then either extending the 150mm Trunk mains is likely (either from A or B).

If the Vesper Street part of V5 is development first, then to supply will require a new watermain traversing through Area 12.



Since both V5 and 12 are Large Lot Residential, then it would be more orderly to develop the Vesper Street part of 12 after Mansfield Road and before V5 – B south of Kurrajong Street.

The following shows the likely augmentation requirements for Temora South of the railway line and the South Western area. Note as mentioned this will require hydraulic modelling, but this should give an indication.



It is recommended that one of the outcomes of your Strategy is to prioritise either the areas along Junee Road or the area along Vesper Street.

Whichever one is given priority would be then be included in the next Goldenfields Water Developer Service Plan (DSP) listing of required works. The next DSP is likely in the 2022-2023 with the works when decided would occur until around 2030.

Yours faithfully

Gerard Carr



Administration Coordinator