

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-408
DA Number	DA23/0584
LGA	Wagga Wagga
Proposed Development	Upgrade to Existing Scout Camp Facility (community facility)
Street Address	757 - 759 Oura Rd EUNANOREENYA NSW 2650 Lot 179 DP 751405, Lot 3 DP 751405 and Lot 7004 DP 1069230
Applicant/Owner	Applicant - The Scout Association of Australia New South Wales Branch Land owner – Crown Lands
Date of DA lodgement	21 November 2023
Total number of Submissions Number of Unique Objections	A total of on public submission has been received.
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (Planning Systems) 2021	Private infrastructure and community facilities over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • Wagga Wagga Local Environmental Plan 2010 • Wagga Wagga Development Control Plan 2010
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural plan set • Landscape plan set • Survey plan • Statement of environmental effects • Draft operational plan of management • Flood impact and risk assessment report • Flora and Fauna Assessment Report • Soil and site assessment for onsite wastewater disposal • Aboriginal cultural heritage report • Cost summary report • Civil design plan set • BCA Assessment Report
Clause 4.6 requests	Not applicable
Summary of key submissions	<ul style="list-style-type: none"> • Comments have been received from Riverina Water requesting that standard conditions of consent be applied relating to the requirement for an application for a Certificate of Compliance for water supply and the requirement for a Plumbing Certificate. • One public submission has been received raising concerns with the condition of a fence located on one of the boundaries of the development site.
Report prepared by	Cameron Collins
Report date	6 September 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Yes

Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	N/A
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	N/A
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	No

EXECUTIVE SUMMARY

Reason for consideration by Southern Regional Planning Panel

The proposal has been referred to the Southern Regional Planning Panel as Clause 5 of Schedule 7 of State Environmental Planning Policy (Planning Systems) 2021 identifies that a community facility having an estimated development cost of more than \$5 million is regionally significant development. The development is for a community facility having a development cost of \$6,005,216.

Proposal

The proposed development is for the upgrade of the existing scout camp facility. The development will incorporate a range of works which will include the demolition of existing aged buildings and their replacement with a new accommodation building and main hall building.

Permissibility

The subject site is zoned part RU1 Primary Production and part RE1 Public Recreation pursuant to the Wagga Wagga Local Environmental Plan 2010. Community facilities are permitted with consent in both zones and the development is consistent with the objectives of both zones.

Consultation

The site is bushfire prone land and the proposal is a Special Fire Protection Purpose (SFPP) development under Section 6 of Planning for Bushfire Protection (2019). The application was referred as Integrated Development to the NSW Rural Fire Service. A Bush Fire Safety Authority including General Terms of Approval (GTAs) has been issued. All GTAs have been included as recommended conditions of consent.

The application was referred to Riverina Water. Comments have been requesting that standard conditions of consent be applied relating to the requirement for an application for a Certificate of Compliance for water supply and the requirement for a Plumbing Certificate. This has been addressed in the recommended conditions of consent.

The development application was notified in accordance with Council's DCP. One public submission was received raising concerns with the condition of a fence located on one of the boundaries of the development site. This has been addressed in the assessment report.

Key assessment issues

Flooding

- The site is located within the Flood Planning Area of the Murrumbidgee River floodplain.
- The development proposes a range of mitigation measures as part of the redevelopment of the site to reduce the risk of flooding for the development. These mitigation measures will result in low to moderate flood risk.
- Mitigation measures primarily relate to:
 - new building being designed and constructed to be structurally sound during flood events and to incorporate appropriate floor levels in excess of the 1:100 year flood event.
 - Preparation and implementation of a Flood Emergency Response Plan adopting a primary strategy of early warning and evacuation of the site.
- Subject to these mitigation measures, including the recommended conditions of consent, it is satisfied that flood risk can be appropriately managed.

Biodiversity

- The application is supported by a flora and fauna assessment report. The report identifies that the proposal does not trigger entrance into the Biodiversity Offset Scheme under the Biodiversity Conservation Act 2016 as:
 - The proposed development will impact a maximum of 0.71 ha of native vegetation (see comments above). The impact to native vegetation is below the Biodiversity Offset Scheme entrance threshold of 1 ha for a minimum lot size of less than 200 ha.
 - The proposed impact areas do not intersect any land overlain by the Biodiversity Values Mapping.
 - The Assessment of Significance undertaken for the proposal has not identified any significant impact on threatened species.
- The report concludes that the proposed development is unlikely to have a significant effect on any listed communities or species or their habitat in providing a series of recommendations contained in the report are adhered to. The recommendations have been addressed in recommended conditions of consent.

Traffic, access and parking

- The redevelopment of the site will rely on an existing access to Oura Road which has been assessed as suitable with respect to traffic impacts.
- Appropriate facilities have been proposed on site for the movement and parking of vehicles including busses.

On site effluent treatment

- The existing facility is serviced by an existing on-site wastewater disposal system. The application provides details on a proposed upgrade to this system to cater for the redevelopment.
- Council's Environmental Health Team have reviewed the proposed upgrade of the system and are satisfied that it will be capable of meeting the necessary standards for on-site wastewater treatment and disposal.

Noise

- Activities or events where larger numbers of people may congregate within the hall or at other parts of the site will result in the potential for noise impacts to surrounding properties. It is recommended that the general use of the main hall and also larger gatherings on other parts of the site, be restricted to 12 midnight throughout the week. An Operation Management Plan for the facility will be required and will incorporate appropriate management processes to control noise in associated with activities on the site.

Recommendation

The application is recommended for approval subject to conditions of consent.