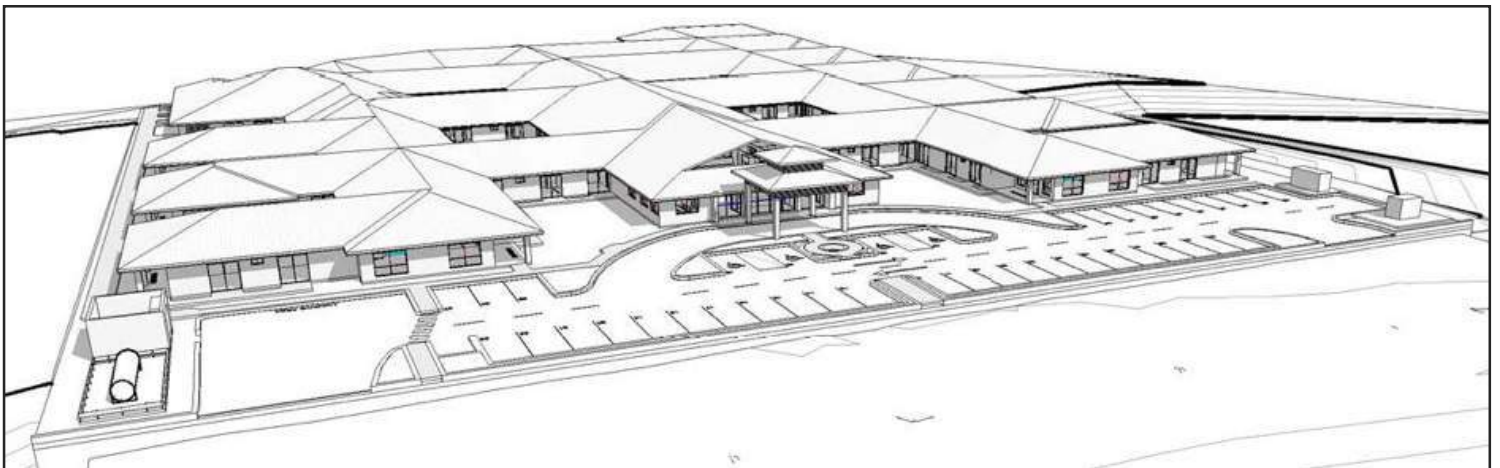


SITE COMPATIBILITY STATEMENT



Proposed Seniors Housing Development College Avenue/Hely Avenue, Turvey Park, Wagga Wagga NSW



Prepared for Croft Developments
Rev 2.0 – May 2018



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Proposed Seniors Housing Development

College Avenue/Hely Avenue, Turvey Park

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SITE COMPATIBILITY STATEMENT

PROPOSED SENIORS HOUSING DEVELOPMENT

College Avenue/Hely Avenue, Turvey Park

The following document informs *Part C – Site Compatibility of the Proposed Development* of an application to the NSW Department of Planning & Environment for a Site Compatibility Certificate, pursuant with Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP). This document is to be read in conjunction with information provided in Parts A, B and D of the subject application form.

The information below refers to matters listed under *C1 Development Proposal Information, C2 Statement Addressing SEPP Site Compatibility Criteria* and *C3 Additional Comments* of the subject application form.

1 CONTEXT

1.1 Location

The subject land is located centrally within the greater urban footprint of Wagga Wagga City, approximately 3.0km southwest by public road from the Wagga Wagga CBD, 2.0km to Glenfield (SouthCity) shopping centre, less than 1.0km from the Wagga Wagga Base Hospital medical precinct and immediately south of the Wagga Wagga Showgrounds. The figures below illustrate the site's location relative to key features of the urban area.

Wagga Wagga is part of the SA3 statistical division that includes other many other regional towns. The 2017 estimated population of this division was 96,706, including 12,227 persons over 70 years, with 5,670 located within Wagga Wagga urban area.

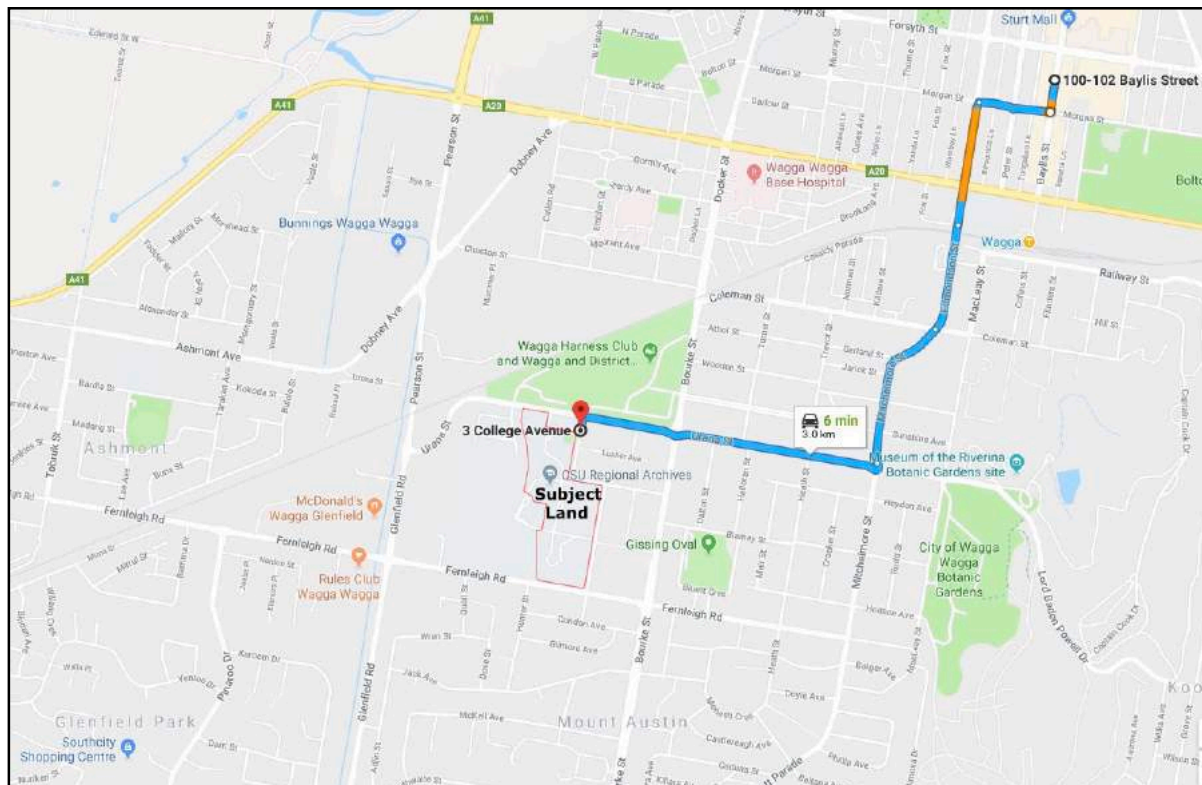


Figure 1: Location Map (Source: Google Maps 2018)

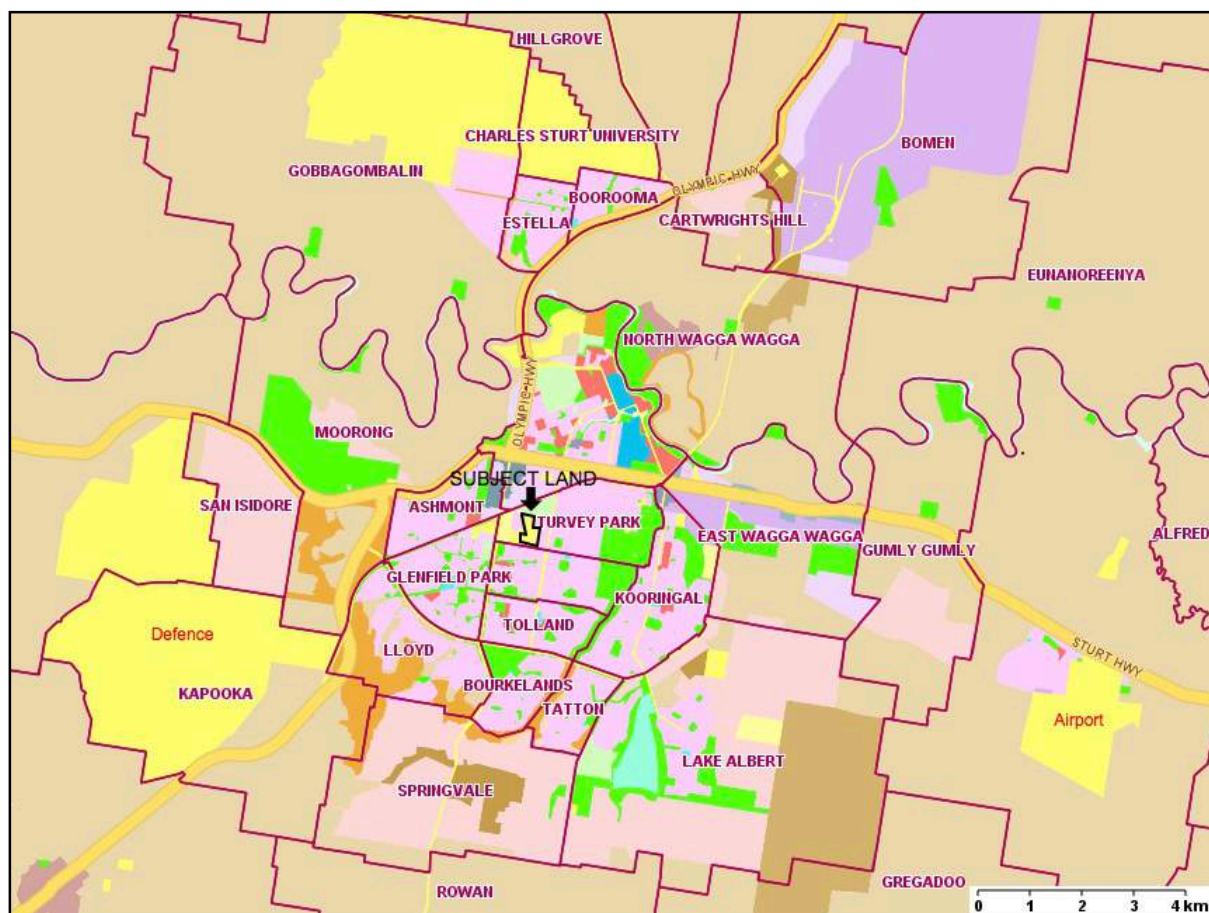


Figure 2: Urban Footprint Locality Map (Source: WWCCGIS 2018)

The site is currently occupied by Charles Sturt University (CSU) Archives, Riverina Conservatorium of Music and buildings formerly used for student accommodation by CSU. Saint Mary Mackillop College also occupies other former CSU buildings on land to be separately excised from the current site.

1.2 Subject Land

The subject land is currently identified as proposed Lot 22 in the subdivision of Lot 2 DP 1183166, 20 Hely Avenue, Turvey Park, Wagga Wagga, comprising approximately 11.32 hectares in site area. A 2-lot subdivision is currently in the process of finalisation by the current landowner. An extract of the proposed plan of subdivision is shown below. The Site Compatibility Certificate application is in respect of land identified as proposed Lot 22 only.

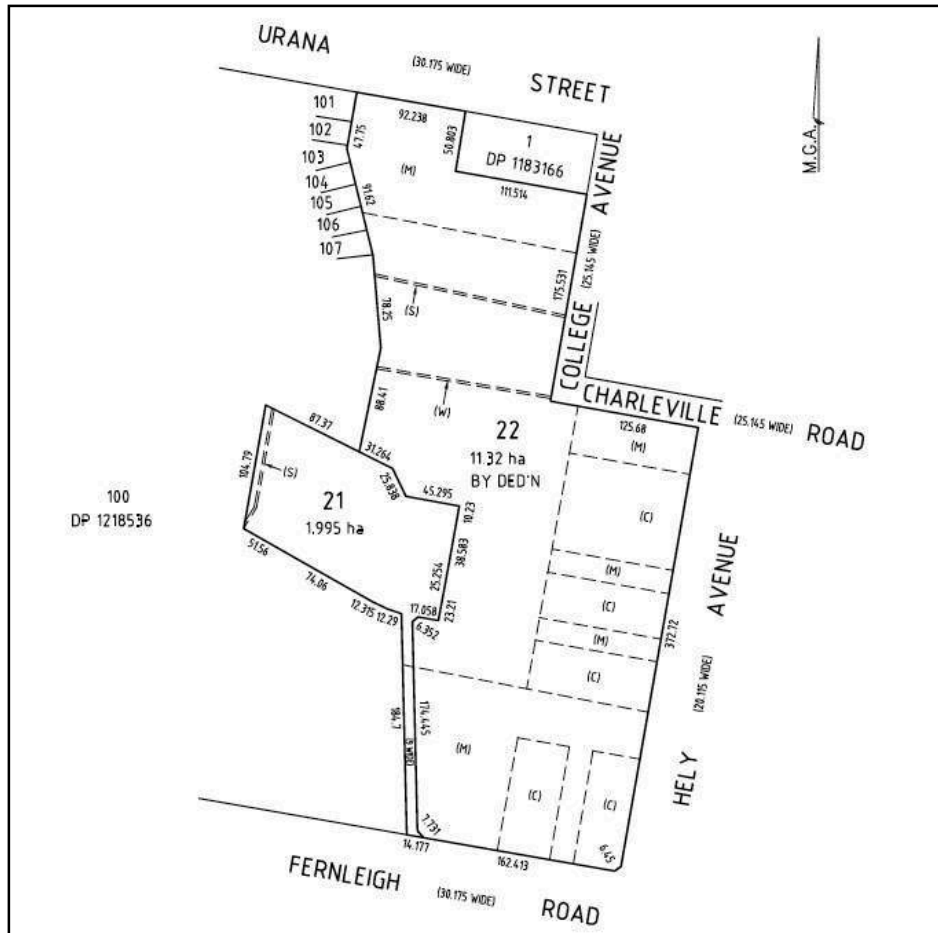


Figure 3: Extract of Proposed Plan of Subdivision (Source: Michael Slinger 2018)

There are currently 4 easements and user restrictions over the subject land, including sewer, drainage, crown land grant reservations and minerals exclusions, as shown in the current DP 1183166 extract below. Copies of deposited plans, 88B documents and copy of Certificate of Title Search are included in Attachment 1. A 9-metre-wide Right of Carriageway (ROC) exists over Lot 1 DP 1183166, benefitting Lot 2.

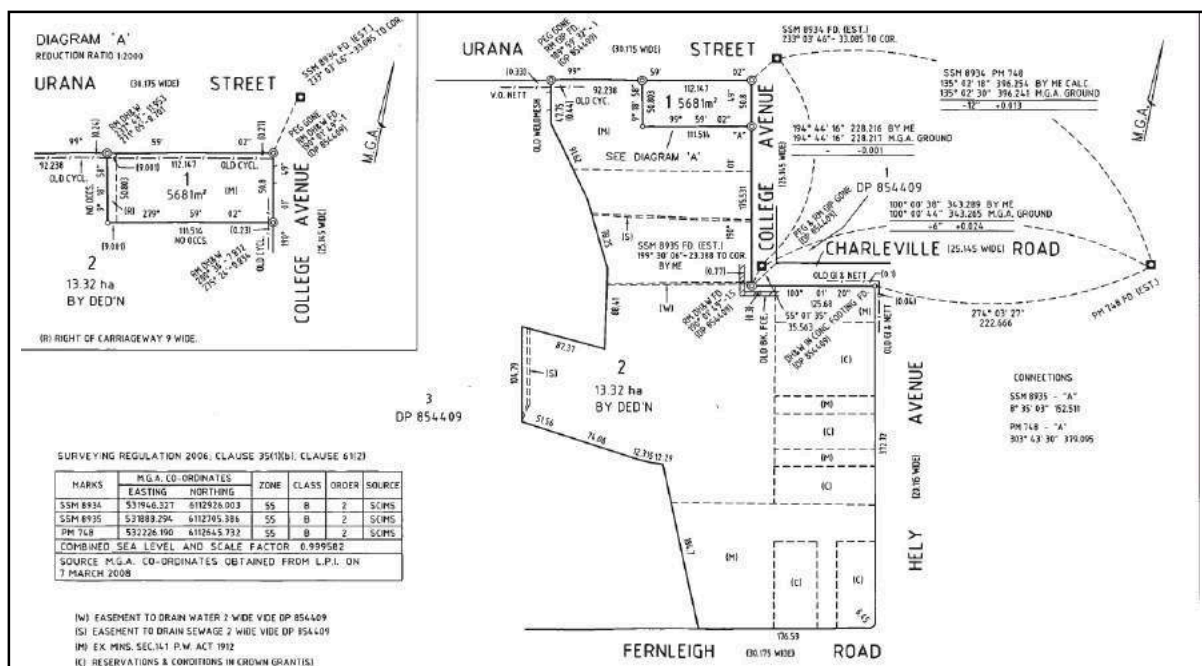


Figure 4: Extract of DP1183166 (Source: InfoTrack 2018)

An extract from Wagga Wagga City Council's Land and Property Report is included as Attachment 2 that confirms the property's address, title description, status, recent development application history and zoning. An aerial image highlighting the subject land is provided below.



Figure 5: Aerial View of Site (Source: WWCCGIS 2018)

The land is gently sloping from southeast (AHD 214) to northwest (AHD 194), being a 20-metre fall across the total site area, or approximately 3% slope over a diagonal site distance of approximately 700m. The figure below illustrates the topographic features of the site.

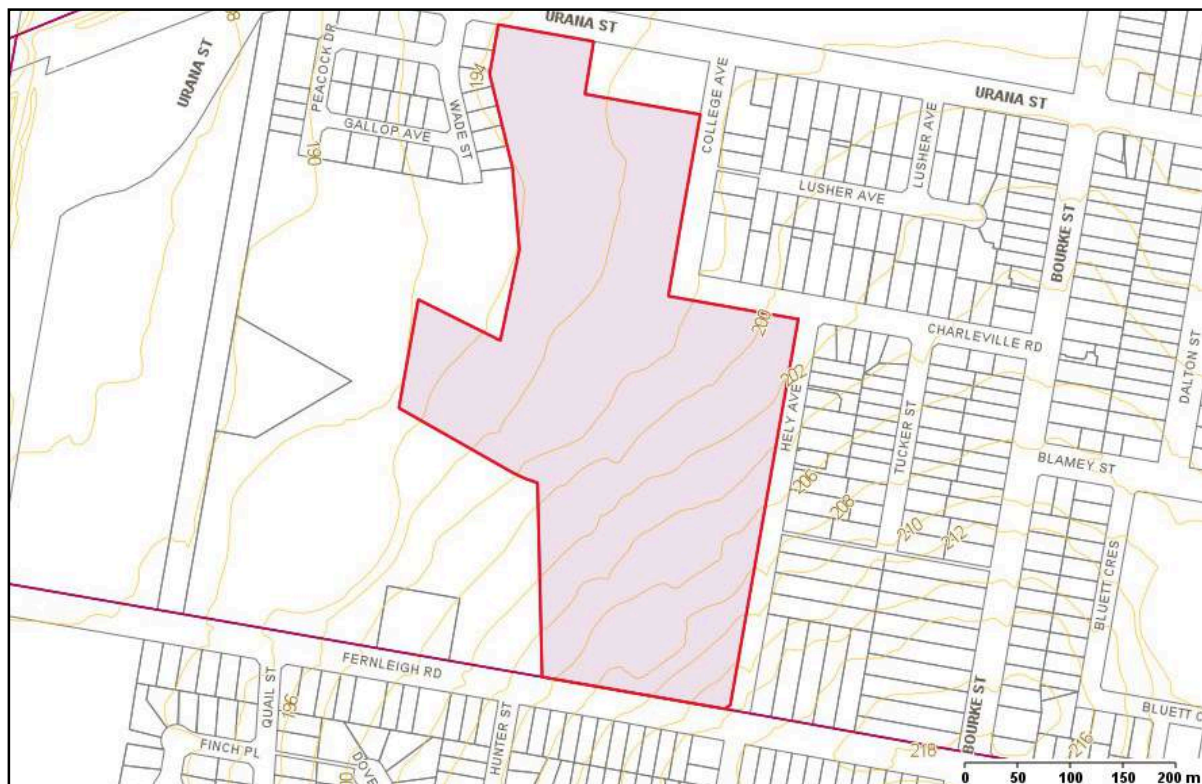


Figure 6: Site Topography – 2m Contour Intervals (Source: WWCCGIS 2018)

The land is bound by several public roads including Urana Street, College Avenue, Charleville Road, Hely Avenue and Fernleigh Road. The public road frontage totals 928.582m as detailed in the table below. Existing vehicular driveways operate from Urana Street (via a ROC across Lot 1), College Avenue/Charleville Road and Hely Avenue. Pedestrian access is also available via those existing driveways, with connections to an existing public footpath network located in the respective public road reserve boundaries.

Table 1: Details of public road frontage

Road	Frontage (m)	Location of site to road	Formed
Urana Street	92.238	South	Yes inc K&G, footpaths & services
College Avenue	175.531	West	Yes inc K&G, footpaths & services
Charleville Road	125.68	South	Yes inc K&G, footpaths & services
Hely Avenue	372.72	West	Yes inc K&G, footpaths & services
Fernleigh Road	162.413	North	Yes inc K&G, footpaths & services
TOTAL ROAD FRONTAGE	928.582		

Various reference photographs of the site are provided in Attachment 3.

1.3 Site History

Following European settlement, the site was originally part of farmland held by Thomas Turvey until its development as part of the Turvey Park neighbourhood. During the 1940s war period, the land was utilised by the RAAF for various military purposes including a hospital. In 1947, the Wagga Wagga Teachers College was established on the site utilising the former RAAF buildings and becoming the first co-educational tertiary institution in Australia. The Teachers College expanded its built footprint over the site during the 1950s & 60s, mainly with residential accommodation. The Dame Mary Gilmore Memorial Gates and Rose Garden off College Avenue were established in 1956.

The main Library building, now CSU Regional Archives and Conservatorium, was completed in 1969, prior to the Teachers College becoming the Riverina College of Advanced Education (RCAE) in 1972. During the 1980's and 90's, the main administrative and educational activities of RCAE were progressively moved to the current "Boorooma" Campus in North Wagga Wagga. The South Campus Site has continued to form part of RCAE, and subsequently Charles Sturt University (CSU), operational activities for accommodation and educational purposes up until present.

The majority of buildings occupied the site have been demolished. Several former CSU student accommodation buildings remain on site, however, are not utilised for any current purpose. Only CSU Archives and Conservatorium currently occupy and operate from the site. They will be relocated to the CSU Boorooma main campus within the next 5 years.

Saint Mary Mackillop College (SMMC) relocated to former CSU buildings on the site several years earlier under a lease agreement with CSU. SMMC intend to remain on this part of the site and have entered into an agreement with CSU to subdivide and purchase the site for their permanent occupation and use.

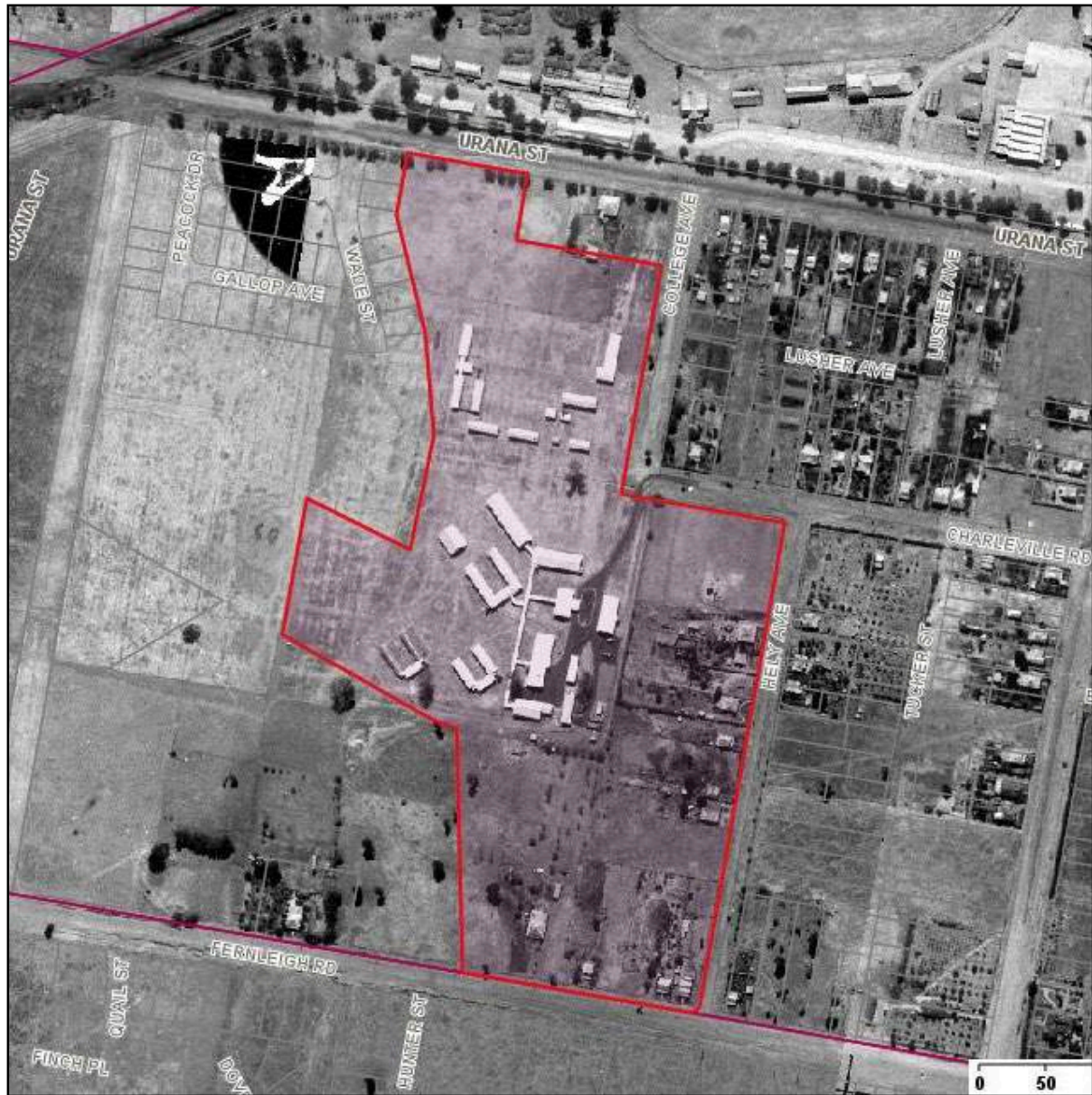


Figure 7: Aerial Photo 1944 (Source: WWCCGIS 2018)



Figure 8: Aerial Photo 1971 (Source: WWCCGIS 2018)

In 2015, CSU publicly advised of its plans to dispose of the majority of the South Campus site, as it had become surplus to their needs, and in accordance with the CSU Strategic Plan for its assets. This announcement coincided with the completion of 150 new residential beds at the Boorooma Campus to replace the ageing units at South Campus. CSU also advised that it had no strategic need to retain the land at South Campus.



Figure 9: Aerial Photo 2014 (Source: WWCCGIS 2018)

1.4 Zoning & Other LEP Provisions

Land use and development activity over the subject site is subject to the provisions of the Environmental Planning & Assessment Act 1979 (as amended). An extract from the NSW Planning Portal is included in Attachment 4, which provides an overview of planning provisions relevant to the site.

Zoning

The site is currently zoned SP2 Infrastructure (Educational Establishment) under the Wagga Wagga Local Environmental Plan 2010 (the LEP), as shown below.



Figure 10: Zoning Map extract (Source: WWCCGIS 2018)

Other relevant LEP mapping layers and planning provisions include Heritage, Biodiversity Certification and Natural Resources Sensitivity (Biodiversity, Groundwater Vulnerability).

Heritage



Figure 11: Heritage Items Map (Source: WWCCGIS 2018)

The site is identified as Heritage Item I245 - 'Charles Sturt University South Campus, College Avenue', within the relevant LEP heritage provisions. The heritage item status is known to generally apply to the history of the site and the Dame Mary Gilmore gates in College Avenue.

Reference to the site is made in the Wagga Wagga Urban Heritage Study 2002, with the main historical features of the site noted as the WWII Buildings and Dame Mary Gilmore Memorial Gates. The Urban Heritage Study notes the site's use from 1940 onwards and states that the site "...has been utilised for two distinct purposes in its sixty-year history, those of army hospital and educational facility."

A recent heritage study undertaken in 2016 (Thomson) stated that:

With reference to the Heritage and Conservation Register – Charles Sturt University (2010) the Statement of Significance for Wagga Wagga South Campus notes that... "The site of the CSU Wagga Wagga South Campus is of local heritage significance. The campus is of historical significance for its role as a RAAF Hospital during World War II, and later when it served as the former Wagga Wagga South Teacher's College. The site holds associations with both the contribution of the region to the WWII war effort and to education.

The buildings of the former Wagga Wagga South Teacher's College and the former RAAF Hospital buildings are representative of the adaptive reuse of buildings that took place during the mid-twentieth century. The buildings have aesthetic value for their design and siting in the campus landscape.

The site of the CSU Wagga Wagga South Campus holds social significance for former students, staff and teachers, and in addition the RAAF Hospital buildings are socially significant for the Wagga Wagga community. The site has rarity value for being the first complete 'residential co-educational tertiary institution on a single campus in Australia.'

Future development of the site will have reference and recognition of the heritage significance of former uses of the site.

Biodiversity



Figure 12: Biocertification Map (Source: WWCCGIS 2018)

The site falls within the Biocertification Area identified during the making of LEP2010. The Minister for Climate Change and the Environment made an order conferring biodiversity certification on the Wagga Wagga Local Environmental Plan 2010 effective from the gazettal date of 24 December 2010 until 23 December 2020.

The certification covers approximately 10,655 ha of the Wagga Wagga local government area that represents the current and future urban and industrial area around Wagga Wagga city.

Biodiversity certification offers planning authorities a streamlined biodiversity assessment process for areas marked for development at the strategic planning stage. After biodiversity certification is conferred on an area of land, development may proceed without the usual requirement under the EP&A Act (1979) for site-by-site threatened species assessment.

The site contains approximately 270 non-endemic trees introduced over the many years of post war period land use activity. There is no record of any threatened species or habitats on site, although the trees are likely to provide habitats for birds. The proposed redevelopment of the site will include tree cover that will provide alternative habitat within the site to mitigate against any change or loss of existing tree cover. Furthermore, it is proposed to provide additional off set planting which will introduce further forms of native vegetation and associated habitats within the locality. Native landscaping will be a feature of the landscape masterplan to accompany any development proposal over the site.

Natural resources sensitivity

In relation to natural resources sensitivity, biodiversity and groundwater layers have a minimal impact over the site as shown on WWCC GIS mapping (see extract in figure below). During the development proposal stage, matters relating to protecting and enhancing biological diversity of native flora and fauna, and groundwater resources are to be taken into consideration. In the consideration of groundwater impact, the proposed seniors housing development is not specified development in the application of this relevant LEP provision.

The subject site is historically identified as being susceptible to urban salinity and has been included in a city-wide program of groundwater monitoring by Wagga Wagga City Council for a number of years. Any proposed development on the land will include strategies to address potential salinity issues and will be mainly directed at reducing groundwater recharge. This is generally achieved by introducing changes to land use and land management practices at sites.

One of the best ways to reduce the impact of urban salinity is to maintain adequate vegetation cover throughout a catchment. The removal of the established deep rooted vegetation can have significant localised and dispersed impacts on subterranean infrastructure and buildings, as well as the remaining vegetation both on- and off-site. Higher water tables and land degradation in the locality are reasonable predictions. Where there is no alternative to the removal of vegetation, an offset ratio of a minimum of 10:1 is advisable. Additional planting in accordance with the DCP landscaping provisions may be required as part of any future development on the site.



Figure 13: Natural Resources Sensitivity Map - Land, Biodiversity, Groundwater (Source: WWCCGIS 2018)

1.5 Surrounding Environment

The following are images of the immediately surrounding land uses and streetscapes. Further reference photographs of the site and surrounding area are included in Attachment 3.



Figure 14: Surrounding Land Uses – Aerial Image (Source: Google Maps 2018)



Figure 15: College Avenue Streetscape (Source: SP 2018)



Figure 16: Hely Avenue Streetscape (Source: SP 2018)



Figure 17: Fernleigh Road Streetscape (Source: SP 2018)



Figure 18: Urana Street Streetscape (Source: SP 2018)

1.5.1 Built Form

The site is centrally located within the greater Wagga Wagga City urban footprint. Surrounding built form is a mixture of residential, recreational and institutional uses and structures.

The eastern side of College Avenue and Hely Avenue are characterised by single storey dwelling houses. Similarly, the southern side of Fernleigh Road contains predominantly single storey dwelling houses with a medical centre occupying a converted dwelling at its western end adjoining Anderson Sporting Oval.

The Wagga Wagga Ambulance Station building located on the northern side of Fernleigh Road immediately west of the subject site is a moderately large structure of two-storey height containing administrative areas, garage and parking area for ambulance vehicles. This is a relatively new building of contemporary design.

Part of the Hely Avenue eastern streetscape includes the Henschke Primary School Oval and School Buildings, which are of a similar single storey scale and height as the existing buildings located on the subject site. The school buildings are also similar in age and architectural style to the South Campus structures. Our Lady of Fatima Church and Parish buildings also occupy the Henschke school site, providing a similar institutional architectural scale and backdrop further east from Hely Avenue. The school and church land uses have vehicular access to Fernleigh Road and Bourke Street.

The Urana Street environment is characterised by single storey dwellings on its southern side (east of the subject site), Wagga Wagga Showground fencing and various single storey structures on the northern side, single storey Wagga Wagga Veterinary Hospital on the southwestern corner of the Urana Street/College Avenue intersection, and various new single storey dwellings under construction immediately to the west of the subject site.

Immediately adjoining the western boundary of the subject site is the Saint Mary Mackillop College (K-12 years), which occupies former single storey buildings of the Riverina Teachers College. Further west is the former Teachers College Oval and open space area.

The Juvenile Justice Centre occupies land further west, at the corner of Fernleigh Road and Glenfield Road, which includes various institutional style structures of various single storey and two storey heights. The boundary of this site is characterised by its high security fencing that surrounds the proper administration, accommodation and recreational activity areas of the facility.

1.5.2 Potential Land Use Conflicts

The former institutional and educational uses of the subject site have co-existed with the mixture of residential and recreational uses in the immediate local area for over 80 years. There are no known records of land use conflict between those various uses over that time.

The potential for land use conflict is considered minimal. Residents immediately opposite the site may raise concern over the intensification of seniors residential accommodation in the area, which includes a proposed common recreation building complex, various high-care units and separate unit accommodation. Traffic activity generated from the site is expected to increase as a result of the operational activity of the seniors living complex, however, the nature and volumes expected would be within manageable levels of the local traffic network capacity. This would be subject to a detailed traffic analysis report at development stage.

Noise and construction activity, as well as other site area modifications and disturbances, may potentially raise comment and objection from surrounding residents. However, these are manageable activities and common expectations within an urban environment experiencing change and renewal. Any site activities would be subject to contemporary management arrangements within accepted guidelines and regulations.

1.5.3 Natural Environment – Values, Resources & Hazards

The site has been significantly modified as a result of post European settlement and use. Existing site conditions and values include introduced plantings, landscape/terrain modifications and various built structures.

Existing Trees



Figure 19: Existing Trees Survey – Aerial View (Source: CSU2015)

The existing site includes a considerable number of non-endemic tree plantings. The Hely Avenue and Fernleigh Road plantings are a significant streetscape feature and have been the subject of consideration by Council and the community for removal in the recent past. Further consideration will be required for the most appropriate management of existing tree cover over the site, taking into consideration type, health, lifespan, safety and appropriateness issues. A preliminary arborist report is included in the attachments (see Attachment 5) that discusses this matter and makes some preliminary recommendations including the preparation of a landscaping masterplan addressing amenity values and environmental values across the whole site and development.

Views

There are no significant views that are unique to the subject site due to the gentle slope of the land. The backdrop of Willans Hill and surrounding natural hillsides and landscapes, including Kapooka, Pomingarlarna, Gobbagumbalin/CSUBoorooma, and Gregadoo/Rocky Hill are generally obscured at ground level in the local area.

Hazards

The site is not prone to bushfire or riverine flooding hazard based on current site data, as confirmed with Council records (see GIS mapping extract below).

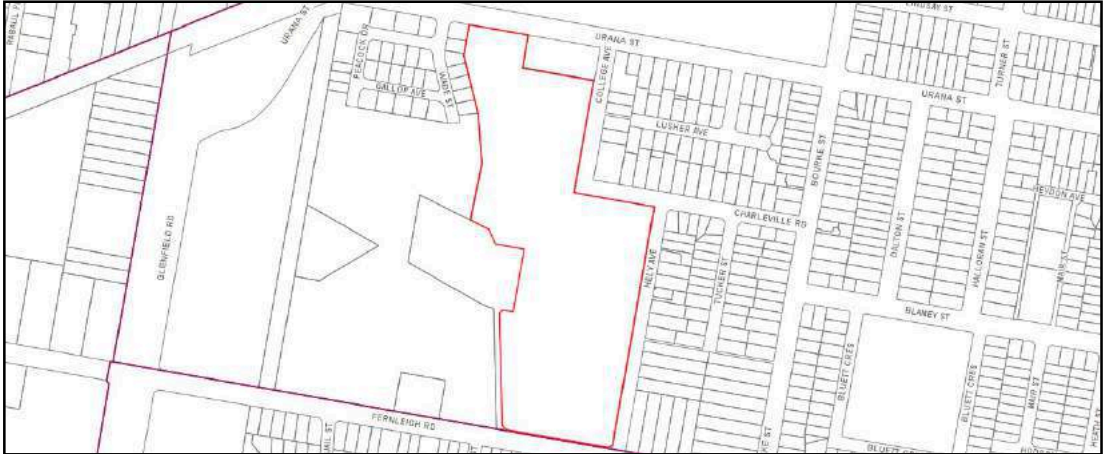


Figure 20: Bushfire and Flooding Mapping extract (Source: WWCCGIS 2018)

Current overland stormwater modeling indicates that the site, under current topographic and infrastructure conditions, may potentially be impacted by minor overland stormwater flows. Any proposed development will require appropriate civil design to ensure stormwater flows are managed in a sustainable manner in the context of site conditions.

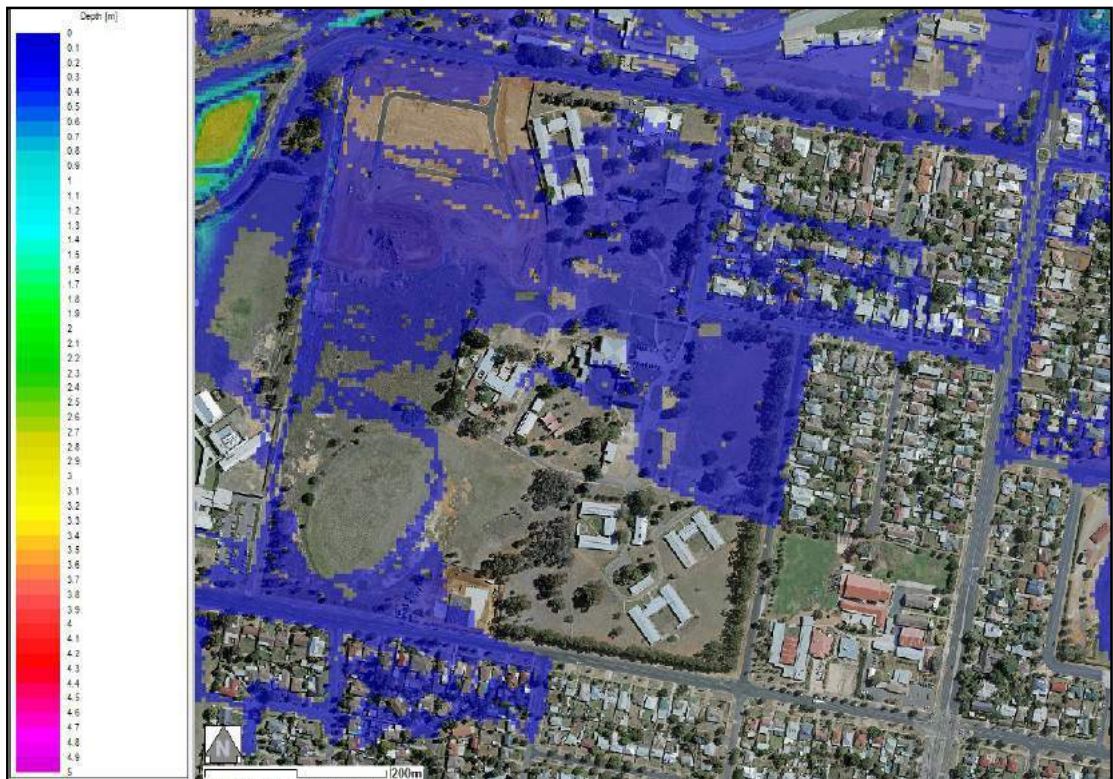


Figure 21: Overland stormwater modelling (Source: WWCC 2018)

Threatened Species

There are no recorded endangered species on or near the proposed development, as indicated from current information available via the Office of Environment and Heritage Wildlife Atlas (see map extract below).

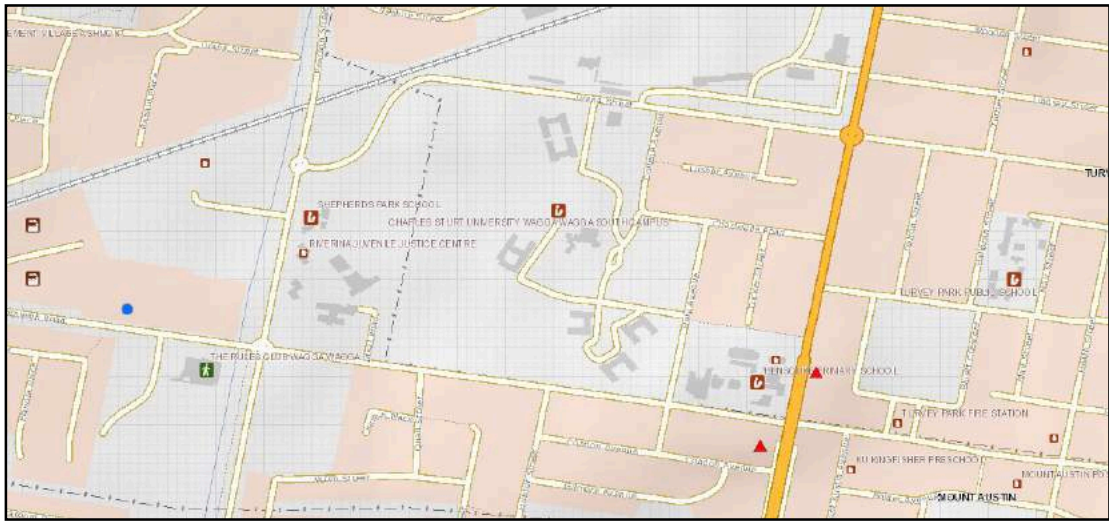


Figure 22: Wildlife Atlas Map extract (Source: OEH Wildlife Atlas 2018)

Archaeological Heritage

An AHIMS search indicates that within 200m of the site, there are no records of aboriginal sites or declared places.



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. *

Figure 23: AHIMS Search (Source: AHIMS 2018)

Urban Salinity

Urban salinity is recognised as one of Wagga Wagga's most significant land degradation concerns. Wagga Wagga City Council has an active community-based program that monitors groundwater levels via 200+ piezometer bores across the urban area. The program assists in the continual development of management practices to reduce salinity in the urban environment.

Managing groundwater levels and the impacts of urban salinity is a recognised concern on this site and the wider local area. The figure below indicates the location of monitoring piezometers on and surrounding the site.

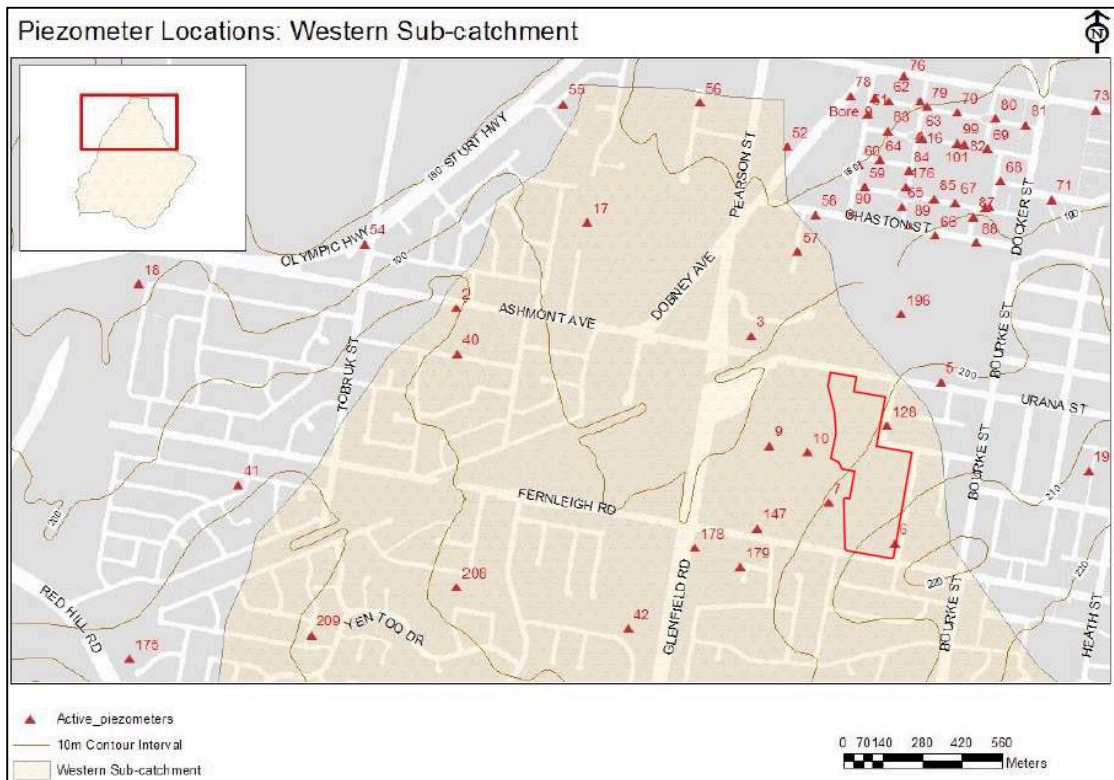


Figure 24: Urban Salinity Monitoring – Piezometer Locations (Source: WWCC 2018)

Revegetation of the site with suitable plant species and the use of appropriate building materials and techniques will require detailed consideration at development stage.

Contaminated Land

The subject site is not classed as potentially contaminated, as identified by Council mapping. Based on available information, the site has not been subject to land use activity as listed under Table 1 of the SEPP55 Planning Guideline. Any future development proposal will be subject to a preliminary site investigation as outlined by the guidelines.

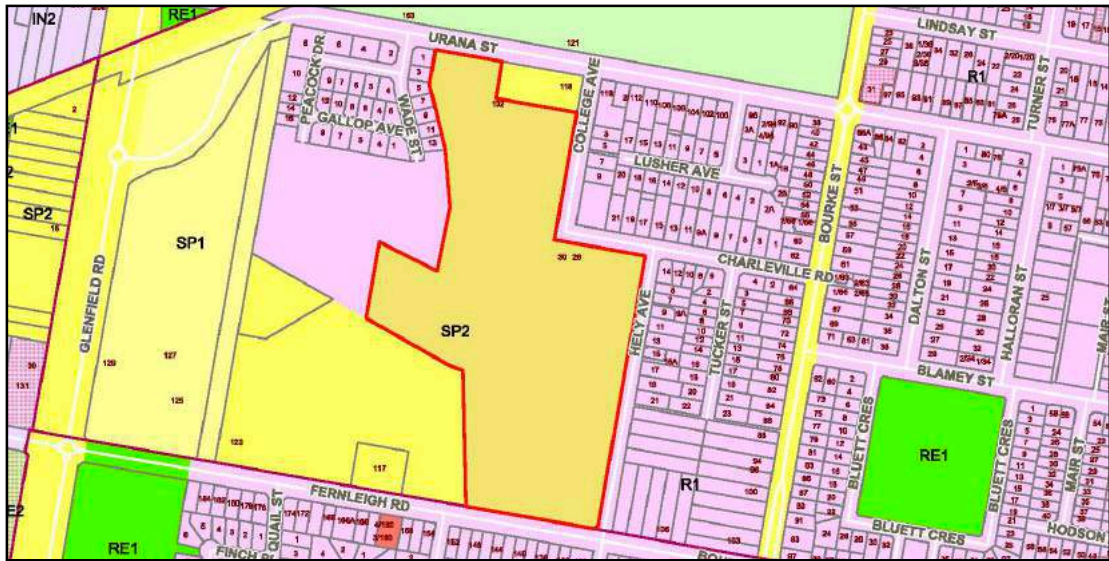


Figure 25: Potentially Contaminated Land Register Mapping (Source: WWCC 2018)

1.6 Access to services and facilities

The site has access to all essential urban infrastructure services including sealed public roads, water, electricity, gas, telecommunication, sewer, stormwater drainage, public transport (bus) and waste services. Due to the site's history with CSU, the land has access to the AARNet network (Australian Academic and Research Network).

The site is not currently included in Council's Development Servicing Plan – Sewerage. Negotiations would be required with Council in relation to the sewer service charges to be applied to development over the site. Alternatively, the current DSP may need amending to include the site in the current plan.

In addition, due to the site's central location, other community, health, recreation, commercial and alternative transport services are within conveniently accessible distances of the subject site.

Connectivity & accessibility in relation to the site's location is outlined on the map included in Attachment 6. An extract is provided in the figure below.

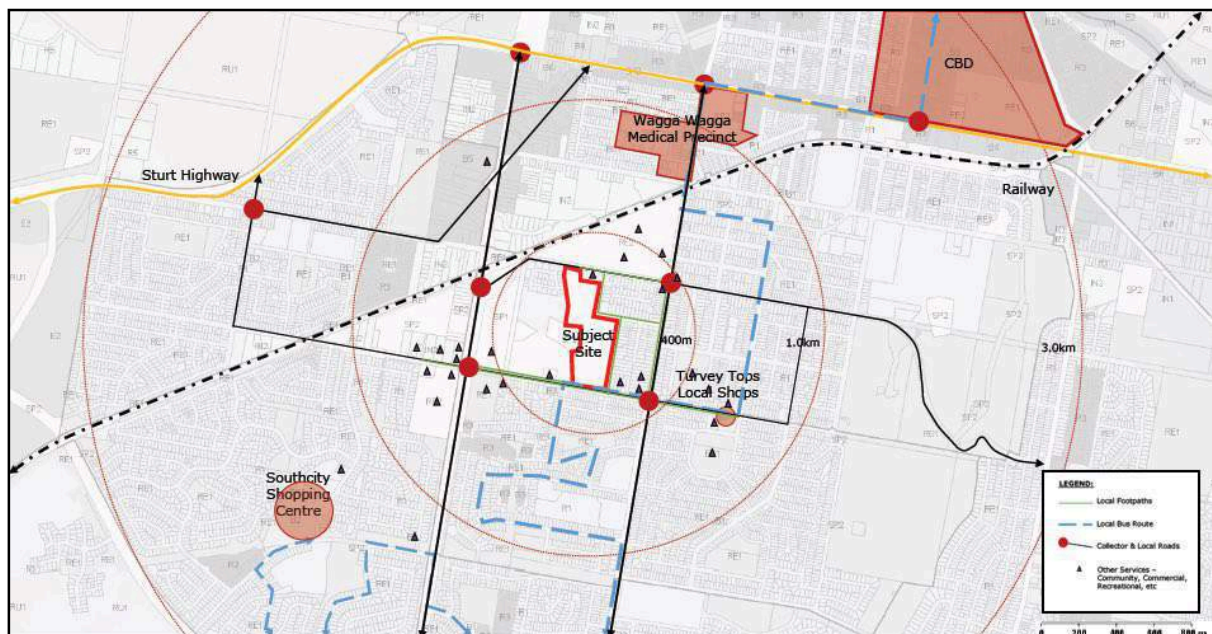


Figure 26: Connectivity Analysis Map Extract (Source: SP & WWCCGIS2018)

Extracts from authority mapping are also provided below with additional DBYD and other servicing mapping details included in Attachment 7.

1.6.1 Public Road network

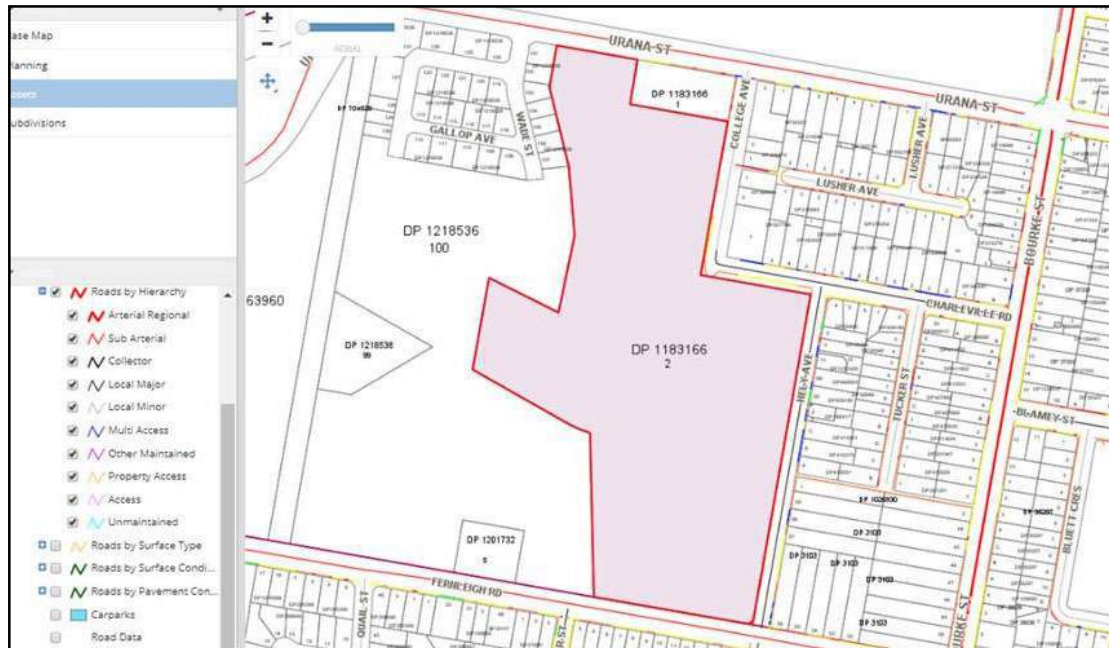


Figure 27: WWCC Road Network Map (Source: WWCCGIS 2018)

The site fronts a public road network on each of its northern, eastern and southern boundaries. Urana Street and Fernleigh Road are Sub-Arterial Roads, College Avenue and Hely Avenue are Local Roads under Council's road hierarchy policy. All road reserves contain sealed pavements, kerb & guttering, pedestrian footpaths, drainage and other service networks. Bourke Street and Glenfield Road also form part of the on-road cycleway network that connects to other off-road paths.

1.6.2 Potable Water

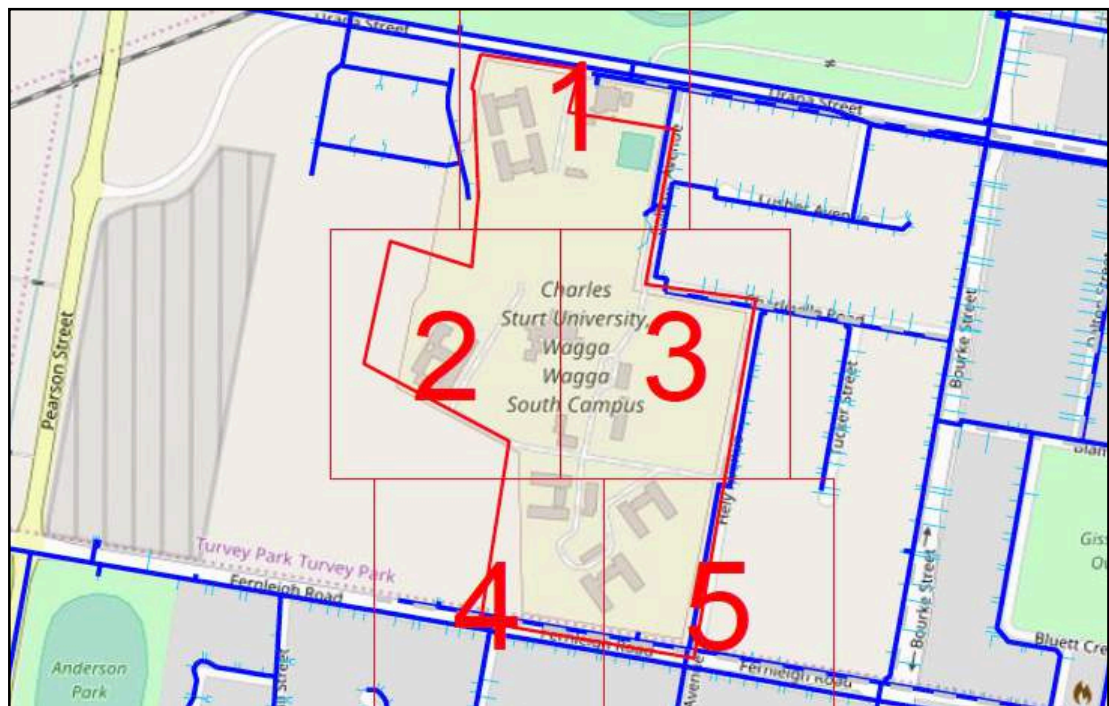


Figure 28: Riverina Water County Council Water Assets Map (Source: DBYD 2018)

Riverina Water confirm that the site is adequately serviced with potable water supply. Water mains exist along all street frontages. A 250mm main is located in Urana Street, whilst other streets contain 100mm mains.

1.6.3 Sewer



Figure 29: WWCC Sewer and Stormwater Assets Map (Source: WWCC 2018)

Council's sewer network services the site, as indicated in the above figure. The network has sufficient capacity to accommodate a seniors living redevelopment of the subject land, as proposed. Council's standard engineering guidelines would be applicable to the development proposal. Council's current DSP – Sewerage does not include the subject site. Negotiations would be required with Council in relation to applicable sewer charges, or the plan will require amending.

1.6.4 Stormwater

Council's stormwater network also services the site, as indicated in the above figure. The network has sufficient capacity to accommodate a seniors living redevelopment of the subject land, as proposed. Council's standard engineering guidelines would be applicable to the development proposal as well as developer service charges in accordance with the current DSP-Stormwater plan.

1.6.5 Electricity

Essential Energy (EE) have indicated that an existing electricity supply network currently services the site, as shown in the figure below. Design, infrastructure construction and supply of electricity via the current network will be subject to EE's current policy and procedures.



Figure 30: Essential Energy Assets Map (Source: DBYD)

1.6.6 Gas



Figure 31: APA Assets Map (Source: DBYD2018)

The gas supply network is provided by APA on all street frontages of the site. APA indicate that there are no major impediments to the supply of gas to the subject site.

1.6.7 Telecommunications

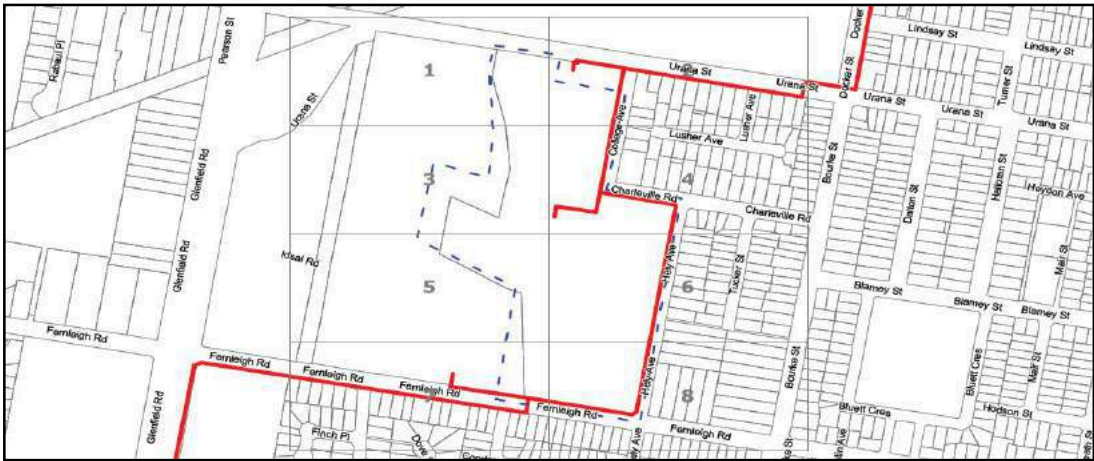


Figure 32: AARNet Assets Map (Internet) (Source: DBYD2018)

The site has adequate connection to both the NBN network and the AARNet internet network, as shown in the figures above and below.

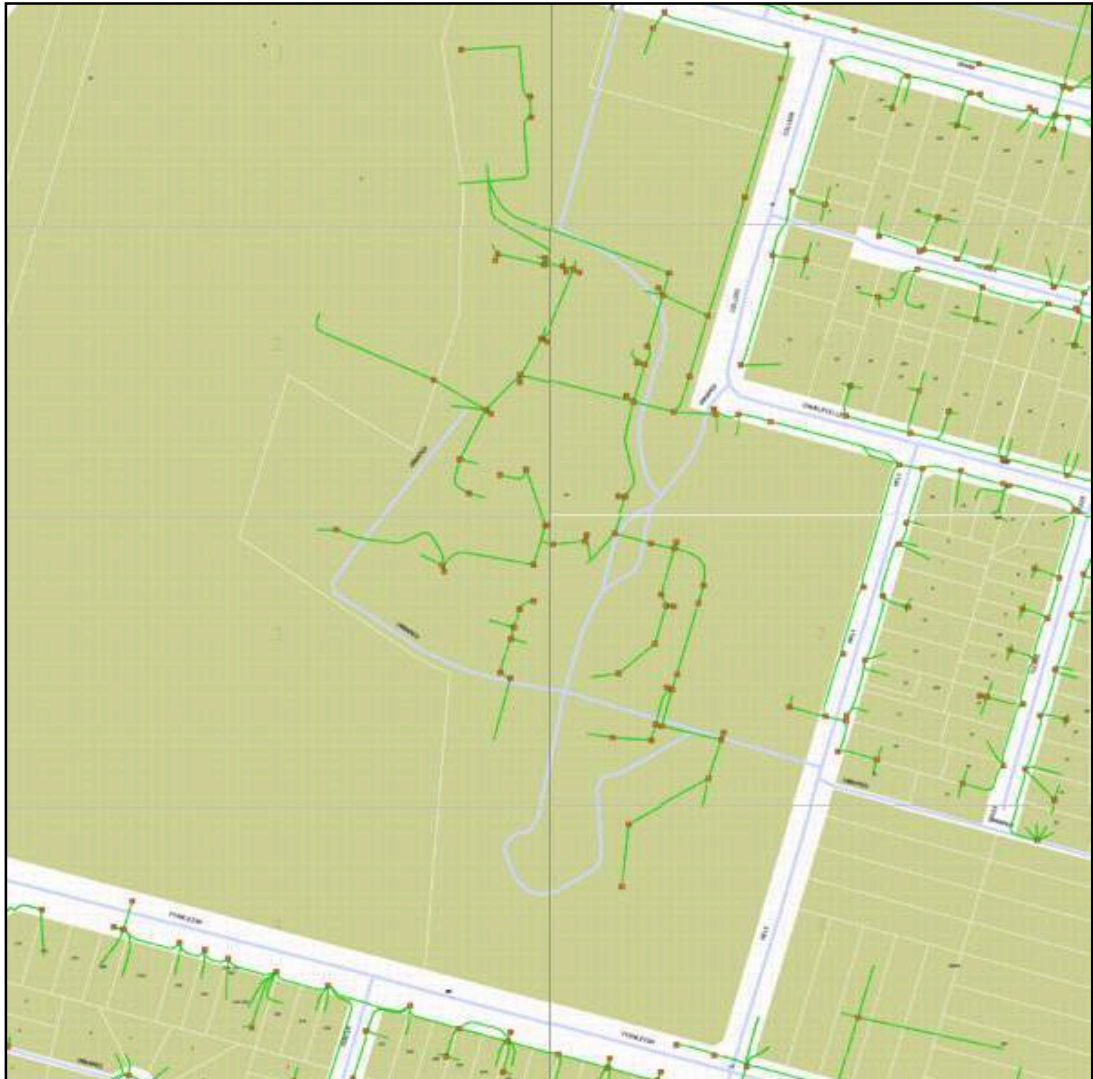


Figure 33: NBNCo Assets Map (Source: DBYD)

1.6.8 Public transport

Bus transport is available in the local area, as provided by Bus-a-bout. There are also redundant bus parking areas within College Avenue that are a remnant of CSU student accommodation activity on the site until recently.

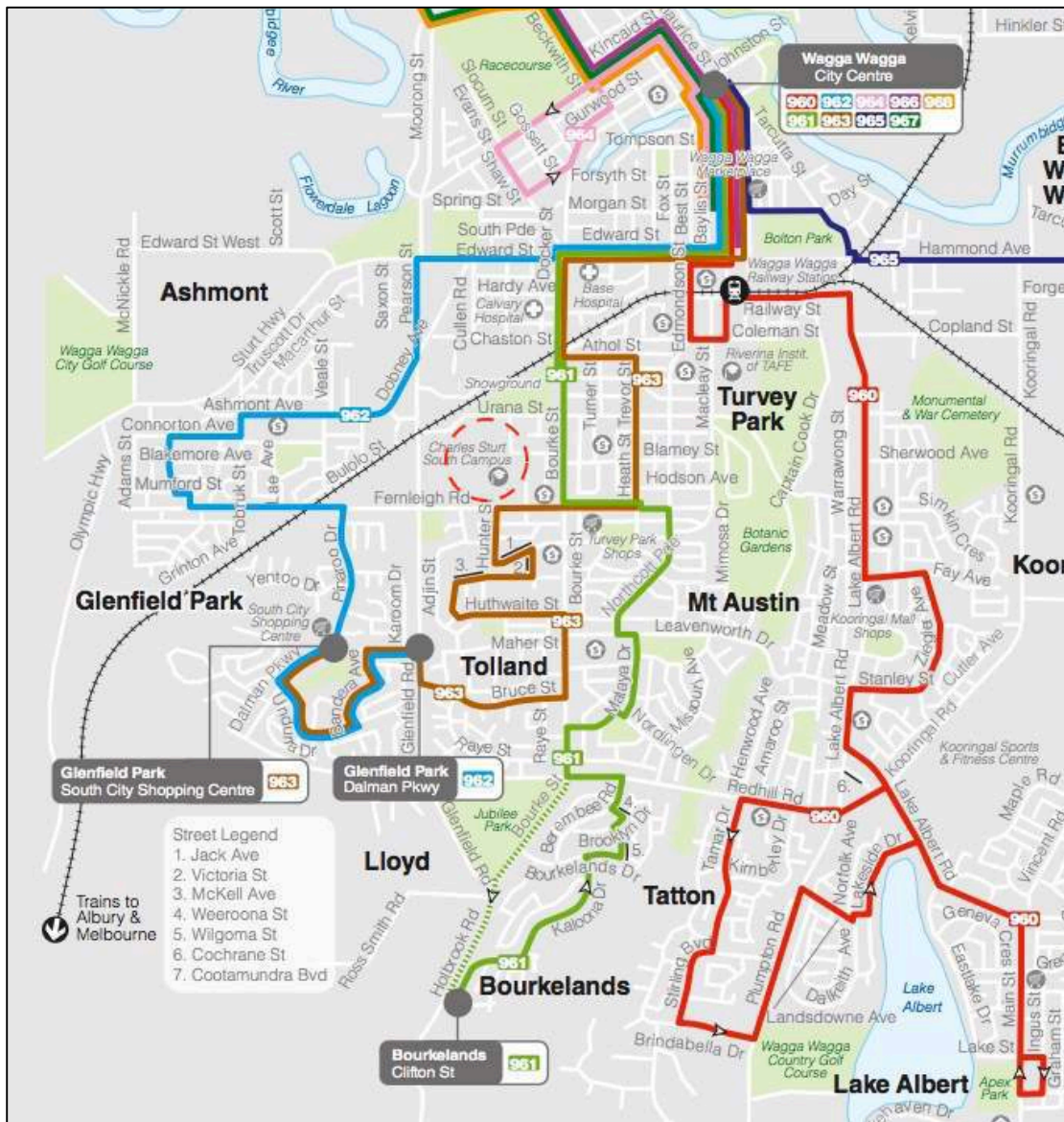


Figure 34: Bus Network Map (Source: Bus-a-bout 2018)

1.6.9 Waste Services

Council supplies a weekly kerbside waste service to the local area that includes general, FOGO and recycling bin collection. There are also private waste service contractors that operate locally for specific waste removal service needs.

1.6.10 Postal Services

The subject site is service by Australia Post as part of its citywide delivery and service arrangements. Main post offices are located in the CBD area (Marketplace and South Wagga Business Centre), with other postal shops and facilities available at neighbourhood shopping centres. There are no restrictions to the provision of postal services to the subject site.

1.6.11 Services within 400m

As indicated on the Connectivity Map in Attachment 6, there are a range of other services with a 400m distance from the subject site including:

- Pedestrian footpath network (on every road frontage)
- Cycleway network (on-road Bourke Street & Glenfield Road)
- Church
- School & Hall (community meeting area)
- Service station & convenience store (Bourke Street)
- Secondhand store
- Veterinary hospital
- Ambulance Station
- Medical Centre
- Sporting oval
- Showground including halls, raceway & display areas

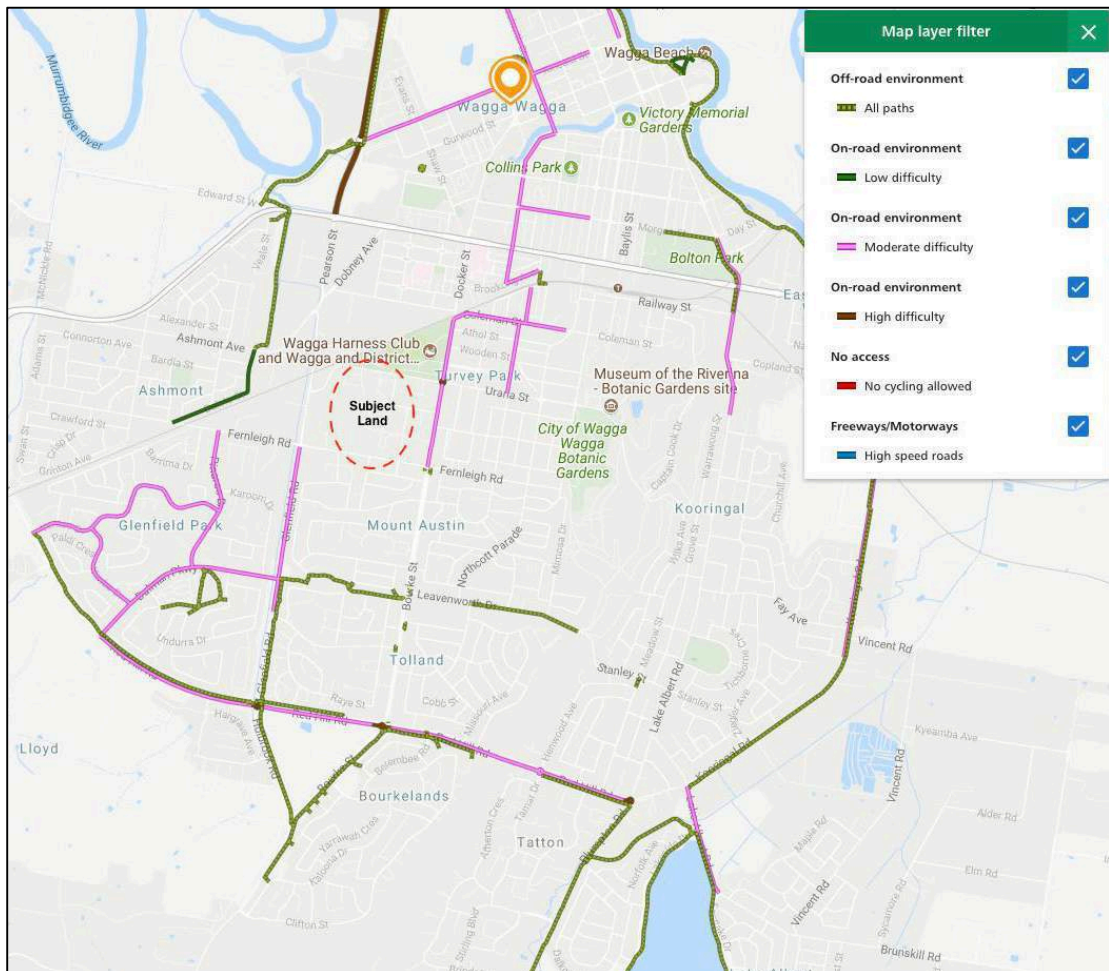


Figure 35: Cycleway Network Map (Source: RMS 2018)

1.6.12 Services within 1.0km

As above plus:

- Medical Precinct (Hospital, Doctors & Specialists)
- Sporting ovals
- Shops and convenience stores (Turvey Tops)
- Hotel
- Registered Club (Rules Club)
- Motel
- Service Station (Glenfield Road)

- Takeaway Restaurant
- Service Industries
- Carwash facilities
- Hardware store
- Gymnasium
- Other various service establishments

1.6.13 Services within 3.0km

As above plus:

- Shopping Centres (CBD & SouthCity)
- Parks and Sporting Ovals
- Open Space areas and Major Parkland (Botanical Gardens etc)
- Oasis Swimming Pool Complex
- Alternative Health Services
- Childcare centres
- Various other commercial, recreational and service establishments

1.7 Special Use Provisions

Under the LEP, the land is currently zoned SP2 Infrastructure (Educational Establishment).

The objectives of the zone are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure*

Permitted with consent are land use activities consistent with the purpose shown on the Land Zoning Map, in this case "*Educational Establishment*", and any development that is ordinarily incidental or ancillary to development for that purpose.

Prohibited on the land is any development not specified as permitted with or without consent under LEP land use table.

There are no other special use provisions under the LEP relating to the land.

1.8 Agricultural Capability

The subject and adjoining lands are zoned primarily for urban type activities, including educational establishments, institutional uses, residential housing, private and public open space activities. The assessment of agricultural capability is considered not applicable in this case.

1.9 Native Vegetation

The subject land is located in an urban area, within Zone SP2 Infrastructure, as identified under Schedule 1 of the (now repealed) Native Vegetation Act 2003. Further consideration of native vegetation is not applicable at this stage in relation to this site and proposal.

2 PROPOSAL

2.1 Description of Proposal

The proposal involves a seniors living development as shown in the concept masterplan below, comprising the following components:

- Aged Care Facility – 144 Bed
- High Care Units
- Assisted Living Units – 20 Units
- Individual Units – Self Care – 150 units
- Community Clubhouse
- Landscaped Open Space Areas

The development will be undertaken in stages, with the first stage involving a 144 Bed Aged Care Facility building with access from College Avenue.

Key features of the aged care facility include:

- All bedrooms having Ensuite Bathroom and king single height adjustable electric hi-low beds.
- Generous communal and utility facilities including central cafe.
- High quality offices.
- Full Nurse Call, CCTV security system and fully networked computer system.
- In house catering with home style meals served to dining rooms.
- In house laundry service.
- Library with internet access.
- All bedrooms have King Single Electric Hi/Low beds, quality furnishings.
- Over-bed tracking system for resident lifting to all bedrooms.
- Extensive external area with shade sails and some gazebos.
- Doctors consulting suite.
- Hair-dressing room.
- 24 Hour nursing care in secure environment
- Variety of room sizes, including twin or adjoining rooms for couples
- Air Conditioning to all bedrooms and Lounge Rooms / Hallways with automatic energy saving systems.
- Café off the main entrance
- Fixtures, fittings, floor coverings and furnishings of the highest industry standard.
- Spacious courtyards with non-slip concrete finish with shade sails / Gazebos and umbrellas.

In relation to existing buildings on the current site:

- Saint Mary Mackillop College will continue to operate in refurbished buildings contained within a new freehold allotment (proposed Lot 21) with direct access to Fernleigh Road.
- CSU Archives and Conservatorium will progressively relocate within a 5-year timeframe, as determined by a special lease arrangement incorporated into the terms of purchase by Signature Care from CSU.
- Other redundant buildings are proposed to be demolished.

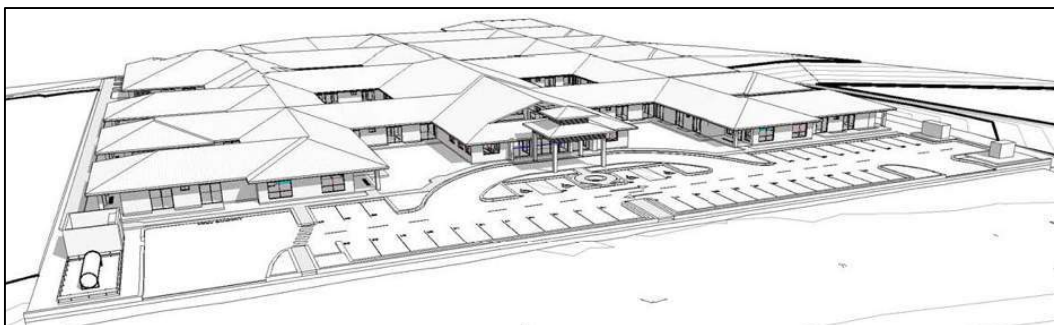


Figure 36: 3D concept view Aged Care Facility (Source: Croft 2018)

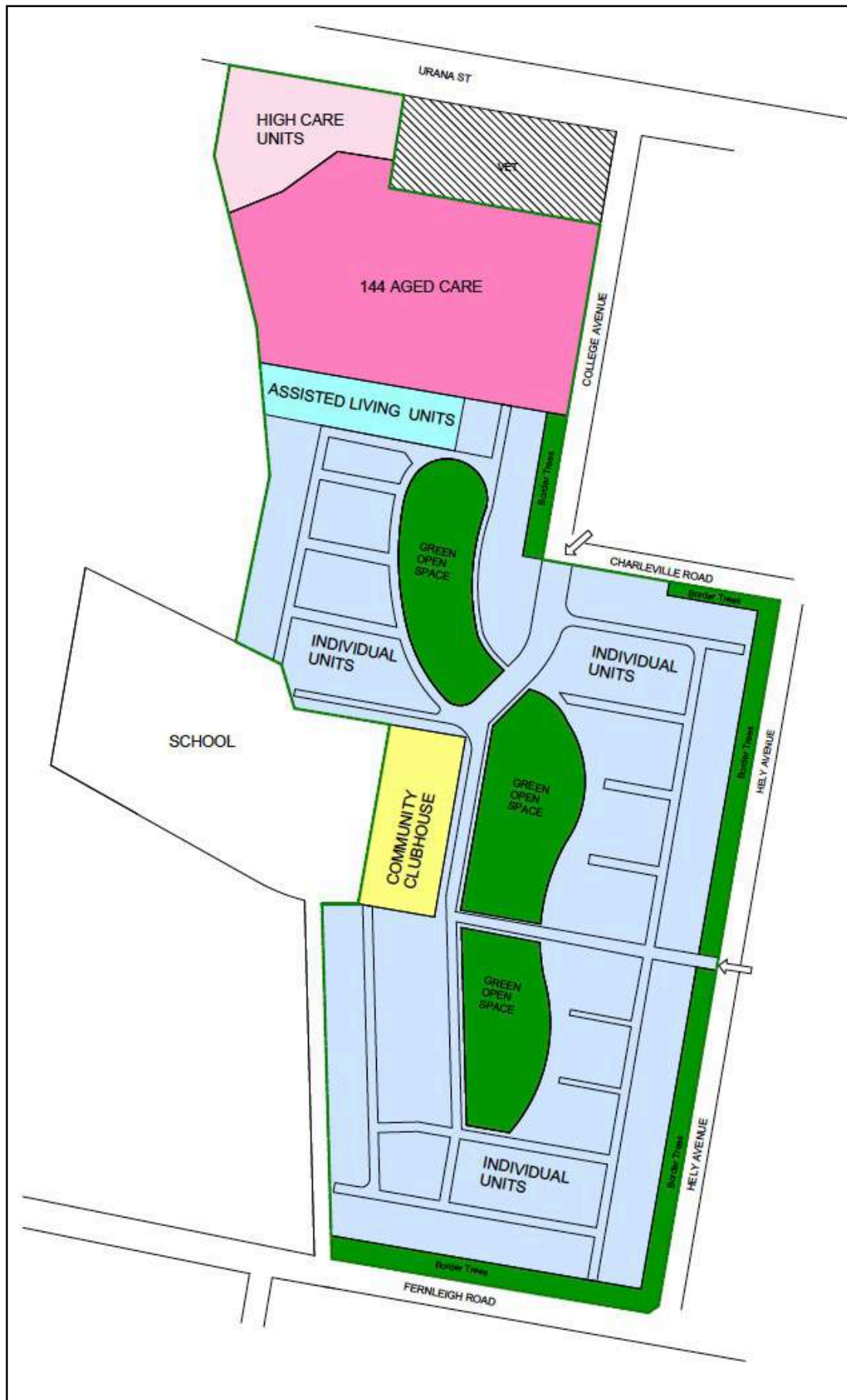


Figure 37: Extract of Concept Development Plan (Source: Croft 2018)





Front Entrance	Foyer
	
Signature Room	Dining Area with Nurses' station
	
Lounge area & family dining room	Café for residents and families
	

Figure 38: Typical exterior & interiors – Comparable Centre (Source: Bendigo Project - Croft 2018)

2.1.1 Capital Investment

For Stage 1, there will be a direct capital investment of approximately \$32million for establishment of the Aged Care Facility. This includes land, design, construction costs, fitout, financing and facility establishment including staff training, in-house staff mentoring and other costs associated with bringing the facility to a break-even occupancy level. The proposed building will be larger in size than comparable recent similar developments, with the latest in fitout, call bell systems, CCTV, and finishing suitable for frail and immobile residents.

Overall, the estimated investment into the redevelopment of the Hely Avenue site will be in the order of:

Aged Care (including assisted living)	\$35.0M
Independent Living Units	\$20.75M
TOTAL ESTIMATED INVESTMENT	\$55.75M

2.1.2 Staging & Timing

The proposed development will be undertaken within the following stages and estimated time frame:

Stage 1 -	December 2019
Stage 2 -	June 2020
Stage 3 -	December 2020
Stage 4 -	June 2021
Stage 5 -	2023 – Based on expiry of lease over existing CSU buildings.

2.1.3 Local Employment & Economic Benefits

Based upon expenditure at similar facilities developed by Signature Care, the Wagga Wagga Aged Care Facility is expected to generate other economic activity, over and above the local employment, of the following:

- Food supplies including meat and fresh fruit and vegetables to the value of \$426K per annum.
- Property services including fire monitoring, responses & testing, pest control, repairs & maintenance expenses and grounds maintenance exceeding \$203K per annum.
- Medical supplies including medical gases and general supplies exceeding \$250K per annum.
- Cleaning and laundry expenses (excluding labour) averaging \$75K per annum.
- Utilities including direct council rates, waste disposal, water supply and electricity exceeding \$378K per annum.
- General expenses including local advertising, stationery & printing supplies, staff training and general purchases exceeding \$170K per annum.

One of the other positive attributes of the development, apart from direct staffing positions, is the service and attraction to the local area. Typically, siblings will assess localised aged care options to sibling's locality and will move a parent or someone needing care to a location close to a relative or carer. Where quality homes and care are provided in a local area, there is a strong attraction to the area in general. In this case, a quality aged care facility and senior housing development, as being proposed, will attract relatives or carers to move residents into the area attracting more people and providing additional employment.

The breakdown of the direct employment creation involves up to 167 full and part time direct staff (144 full time equivalents), and will include the following professions:

Facility Manager	1
Admissions Manager	1
Care Manager	2
Registered Nurses	18
Physiotherapists	5
Endorsed Nurses	18
Administration	5
Management Secretary	1
Lifestyle Co-ordinators	4
Maintenance Manager	1
Maintenance & Gardner	3
Chef	1

Cooks	5
Food Assistants	11
Laundry Staff	3
Cleaning Services	16
Personal Carer	72
Total	167

The facility, once filled, will generate an additional \$6.481 million per annum in direct additional employment activity to the local community in direct employment expenses. This does not factor in the flow on economic activity generated through the additional local wages which would be substantial to the local community.

The additional employment opportunities will typically include a more than equitable proportion of female positions at the facility.

The facility, in construction phrase, supports the growth of other businesses as it will require the services/products from:

- concrete suppliers;
- roof truss manufacturers;
- earthworks contractors;
- landscapers;
- concreters;
- plumbing contractors;
- electrical contractors;
- plasterers;
- tilers;
- painters;
- interior decorators; and
- various other trades & suppliers

2.2 Site Description

The subject site is part of the former CSU South Campus that also includes the CSU Archives and Conservatoriums Centres, as described in sections above. Saint Mary Mackillop College occupies the former Teachers College and Pre School buildings. The land encompassing the SMMC is to be subdivided from the main parcel of land with a separate accessway created to Fernleigh Road.

The proposed development will ultimately involve the removal of all existing redundant buildings from the site and, where appropriate, replacement and embellishment of trees and other landscaping elements.

The site is gently sloping from southeast to northwest with views limited to the immediate surrounding streetscapes and built environment. There are no major impediments to site preparation to enable the development to progress.

The site is not subject to riverine flooding or bushfire hazard. Urban salinity is a potential issue over the site, however is best addressed with a strategy to manage ground water levels through appropriate tree planting and management. There are no other known natural hazards that would potentially impact the site.

There are many existing trees on the site, none of which are endemic to the area. The trees, however, have historic relevance to former land uses of the site and contribute to the existing streetscape character of the area, particularly along Hely Avenue and Fernleigh Road. The existing trees also assist in the management of groundwater systems to help mitigate the impact from urban salinity. Recent discussions in relation to the appropriateness and longevity

of the existing trees indicate that further detailed investigation is necessary to address long-term safety, amenity and environmental issues.

The site forms part of a wider catchment where the management of urban salinity impacts are a head of concern. The proposal would need to consider these issues, particularly in relation to the choice of building materials and landscaping elements.

2.3 Building Envelope

The proposed indicative footprint of the development concept is shown in the figures below, with reference to recent aerial photography of the local area. There is adequate site area to accommodate the proposal, including significant areas for open space and landscaping treatment.

All proposed buildings would be of single storey height construction, consistent with other residential buildings in the immediate local area. The proposed Clubhouse/Community building may incorporate some two-storey elements; however, the building is to be centrally located on the site and will have negligible impact on surrounding sites.

In the absence of institutional uses of the subject site, the highest, best and most appropriate use of the land would be for higher density residential housing development or similar housing. Land to the west of the subject site was rezoned for general housing development several years earlier, and has since progressed to construction stage for roads, infrastructure and general housing. This land was formerly Department of Education land which became surplus to the needs of that department at that time.

Land to the east and south of the site is developed for general residential housing. The general bulk and form of the immediate area provides justification for the use of the subject land for a higher use such as seniors housing of similar height and amenity.



Figure 39: Indicative Building Elevations (Source: Croft 2018)

2.4 Native Vegetation Clearing

The subject land is located in an urban area, within Zone SP2 Infrastructure, as identified under Schedule 1 of the (now repealed) Native Vegetation Act 2003. Further consideration of a native vegetation is not applicable at this stage in relation to this site and proposal.

There are no endemic species of tree plantings on the site. All existing trees have been introduced in conjunction with various land use activities that have occurred on the site since the post WW2 period. A preliminary Arborist report has been prepared that provides preliminary recommendation for the management of trees and vegetation over the site, particularly in relation to safety and environmental considerations (see Attachment 5).



Figure 40: Indicative Footprint Layout – Concept Plan Only (Source: Croft 2018)

3 STRATEGIC JUSTIFICATION

3.1 Regional & Local Strategies

3.1.1 Riverina Murray Plan 2036

The *Riverina Murray Regional Plan 2036* (the Plan) establishes a framework to grow the region's cities and local centres. Its primary goals are:

- A growing and diverse economy
- A healthy environment with pristine waterways
- Efficient transport and infrastructure networks
- Strong, connected and healthy communities

For the subject proposal, the following goal and directions are relevant:

Goal 4: Strong, Connected and Healthy Communities

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing, increase job opportunities and services*

The proposal is consistent with all Action Items (22.1 – 22.6), which promote good access within regional centres to take advantage of high-level services such as health, education and recreation. With an increase in the ageing population, public transport and community transport will assume greater importance. The proposal is to be located on land with high levels of accessibility to transport options and access to other essential infrastructure.

- *Direction 25: Build housing capacity to meet demand*

The proposal is consistent with all Action Items (25.1 – 25.4), in particular those referring to the facilitation of increased housing choice, aligning infrastructure planning with land development and locating higher-density development close to existing infrastructure and services. The proposal is to be located on land that is close to existing essential services and support networks.

- *Direction 26: Provide greater housing choice*

The proposal is consistent with all Action Items (26.1 – 26.7), in particular the following:

26.1 Remove planning barriers to provide a range of low-care and independent seniors' accommodation options across the region.

26.2 Promote opportunities for seniors and disability housing by reviewing the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to identify opportunities to make it more applicable for private developers in regional areas.

26.3 Promote opportunities for retirement villages, nursing homes and similar housing needs of seniors in local land use strategies.

26.4 Locate new housing for seniors in close proximity to existing services and facilities, and on land free from hazards.

The proposal addresses the opportunities targeted by these specific regional action items by proposing a mixture of seniors housing and aged care accommodation on a parcel of land with access to existing services and free from natural hazards.

- *Direction 28: Deliver healthy built environments and improved urban design*

The proposal is consistent with all Action Items (28.1 – 28.4), in particular those relating to creating healthy built environments, high quality open spaces and walking/cycling networks, and incorporating water sensitive urban design in new development. The proposed seniors living development will be designed to the highest standards to help achieve those regional action items.

The plan identifies the region as having an ageing population, with Wagga Wagga providing key services that will continue to attract the migration of older people to the city seeking access to medical services and facilities.

In relation to Wagga Wagga City in general, the regional plan notes as a priority, amongst other matters, to increase the range of housing options in the existing urban area. The subject land is located centrally with the existing urban footprint of the city. The proposal will assist in achieving this priority for the city.

3.1.2 Community Strategic Plan 2040

The Community Strategic Plan 2040 (CSP2040) provides an outline of what the community of Wagga Wagga want the future to look like for their local area. It provides directions and solutions on how the community intends to get there. The overall vision promoted by the plan is:

"In 2040 Wagga Wagga will be a thriving, innovative, connected and inclusive community on the Murrumbidgee. Rich in opportunity, choice, learning and environment, Wagga is a place where paths cross and people meet."

The plan aligns with the *NSW State Plan and Premiers Priorities*, and is underpinned by four key word principles of *"thriving – innovative – connected – inclusive"*, and five strategic directions.



Figure 41: Extracts from Community Strategic Plan 2040 (Source: WWCC 2018)

The proposed seniors housing development is consistent with all the plan's strategic directions and supports specific objectives of growing investment in the local economy and providing sustainable housing options for a growing population.

3.1.3 Wagga Wagga Spatial Plan 2013-2043

The purpose of Wagga Wagga Spatial Plan 2013-2043 is:

..... to provide clear strategic indicators for the development of Wagga Wagga over the next 30 years and beyond, but with the flexibility required to respond to change. It is the key strategic planning document for informing and managing urban growth and change.

The proposal is generally consistent with the overall goals and directions of the plan. Specifically, the proposal satisfies objectives of key components and initiatives outlined under the headings of 'Resilient and Sustainable Built Environments', 'Plan for a Growing Community', 'Our Standard of Living' and 'Our Community Grows'.

Table 2: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043

Wagga Wagga Spatial Plan 2013-2043 Extracts		
Initiative	Objective	Consistency
RESILIENT & SUSTAINABLE BUILT ENVIRONMENTS	<p><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></p> <p><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></p>	<p>The proposal is consistent with these strategic objectives by applying excellence in design in an appropriate location to facilitate seniors housing accommodation.</p> <p>The proposal addresses various short, medium, long term and ongoing action timeframes as listed in the strategy. These include:</p> <ul style="list-style-type: none"> • Undertake masterplanning to encourage place-making principles. • Provide a range of densities in neighbourhoods that respond to community demand. • Investigate areas identified as 'potential intensification' for the provision of services. • Identify sites suitable for redevelopment and investigate the potential to concentrate development to infill sites to accommodate future growth. • Investigate incentives that encourage infill development and provide high quality medium and high density residential development. • Development to occur in liaison with infrastructure providers to ensure efficient and cost effective provision of services. • Provision of traffic cycleways and pedestrian connections in conjunction with infrastructure providers.
PLAN FOR A GROWING COMMUNITY	<p><i>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</i></p> <p><i>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications</i></p>	<p>The proposal is consistent with these strategic objectives by ensuring that existing infrastructure is augmented and additional services provided utilising best practice and innovative design to ensure efficiency and sustainability.</p>

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 proposing seniors housing and aged care facilities in a suitable location and aiming to achieve specific action items of the plan including: <ul style="list-style-type: none"> • <i>Master planning to identify the suitability of areas for residential intensification. Investigations will ensure these areas are consistent with sustainable planning principles, including proximity to existing infrastructure, transport, services and facilities and environmental constraints.</i> • <i>Work with private stakeholders in the redevelopment of key sites.</i>
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 by proposing a significant seniors housing development that will promote business growth, support existing local businesses, reinforce the viability of existing local commercial centres and assist in underpinning the prosperity of the city.

3.1.4 Draft Activation Strategy

The Draft Activation Strategy 2040 has been prepared by Council to aid and direct the future growth of the city in accordance with the key strategic directions set by the community in the CSP2040. It provides a blue print to cater for a growing economy and population. The seniors housing proposal is to be located in an existing central suburb on redundant university land, within the "Urban Containment Line", satisfying the overall strategic objective of *Planning Sustainable Growth*.

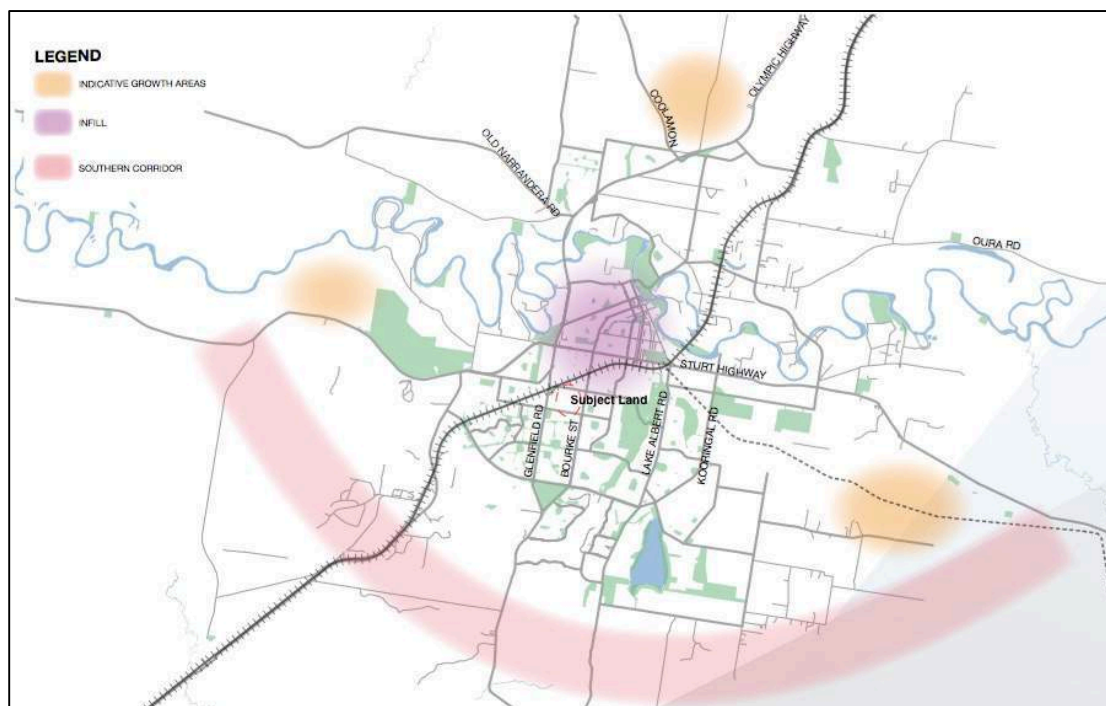


Figure 42: Draft Activation Strategy – Growth & Infill Plan (Source: WWCC 2018)

The draft strategy comments that infill development provides an opportunity to utilise existing infrastructure, bring quality of life benefits, attract new investment and provide more housing choice for the City.

Wagga Wagga is part of the Riverina Region that has been identified as having an ageing population and is central to the delivery of key services to support the migration of older people to the city. The draft strategy states that Council will promote and support opportunities for the development of housing that reflects the needs of an ageing population.

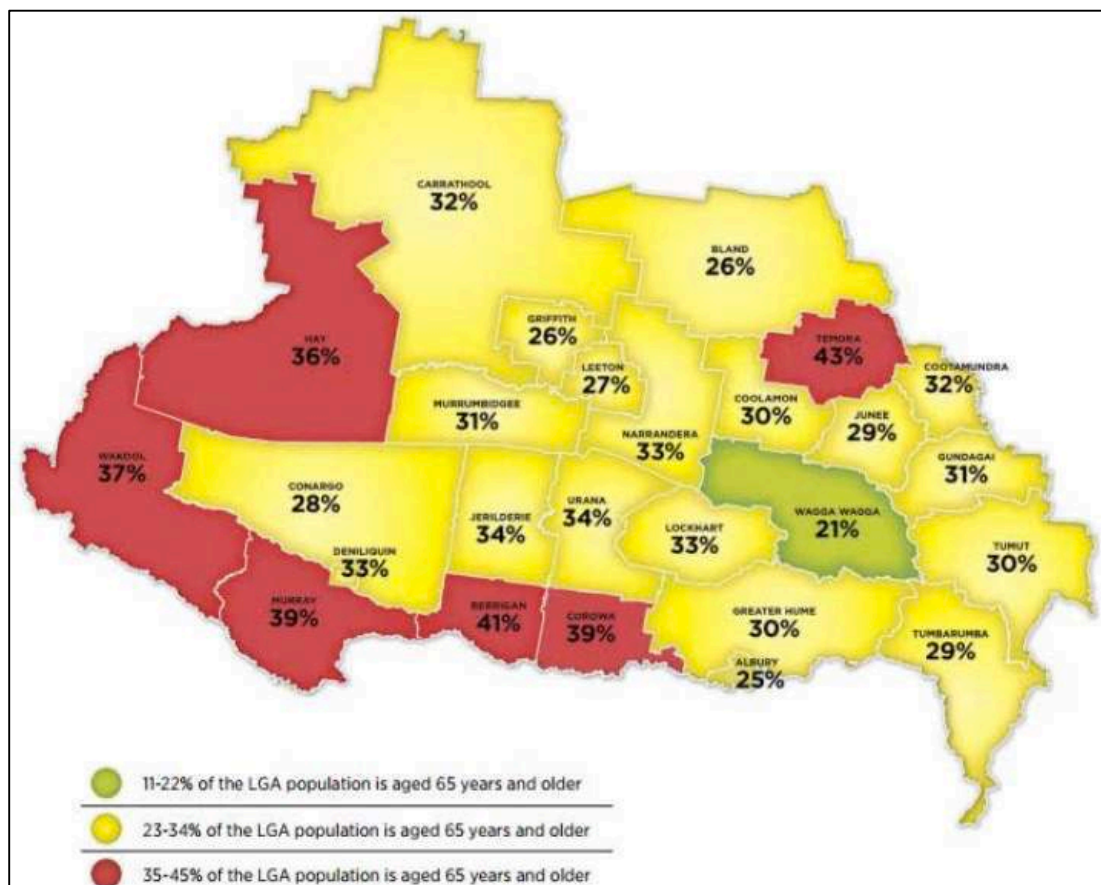


Figure 43: Ageing Population by LGA 2036 (Source: RMRP & WWCC)

The proposed seniors living development is to be located within the Mount Austin-Turvey Park-Tolland Precinct as shown in the figure below. The draft strategy identifies key elements, characteristics & attributes of this precinct as:

Table 3: Key Elements, Characteristics & Attributes – Mount Austin-Turvey Park-Tolland

Key Elements	Key Characteristics	Key Attributes
<ul style="list-style-type: none"> Willans Hill Reserve Sporting Fields Numerous schools Community centres Charles Sturt University (South campus) land TAFE NSW Riverina Institute Museum of the Riverina Showgrounds Riverina Conservatorium of Music Botanic Gardens Zoo Churches NSW Ambulance Miniature Railway 	<ul style="list-style-type: none"> Residential area Local shopping centres Primary, secondary and tertiary education facilities Aged care facilities Business Enterprise Centre Juvenile Justice Centre Charles Sturt University (South Campus) Riverina Conservatorium of Music Churches Riverina regional archives Oval, recreation reserve, park and sporting field Willans Hill 	<ul style="list-style-type: none"> Education and aged care facilities Recreation facilities Local shopping centres Education Wiradjuri Walking Track Infill and development opportunities Inter-war buildings Proximity to the city and railway station Conservatorium of Music Charles Sturt University (South Campus) land Showgrounds Botanic Gardens and Willans Hill Reserve

<ul style="list-style-type: none"> • Juvenile Justice centre 	<ul style="list-style-type: none"> • Botanic Gardens, zoo and miniature railway • Music Bowl • Museum of the Riverina • Wagga Showgrounds, harness club and greyhounds racing club • Wiradjuri Walking Track • Emergency services • Heritage items and conservation area • A mixture of small and large exotic and native street trees • Expansive views of the Riverina from elevated sites 	
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Summary: As the population continues to grow, the precinct can provide for additional residential growth within close proximity to the city. The suburbs within the precinct are established with shopping centres, and community, education and aged care facilities. The precinct has a low density with opportunities for infill and redevelopment.

Strategic Statement: Opportunities exist for renewal of residential sites to increase densities. The precinct has significant heritage with inter-war buildings that will be retained. The precinct will be an attractive place to live with:

- Street tree planting
- Preserved heritage
- Improved connections to retail, community and open space facilities
- Safe pedestrian and cycling movements of major roads
- Infill development opportunities
- Enhancements to the Music Bowl to cater for a range of events
- All weather and disabled access to Botanic Gardens
- Improvements to Harris Park to improve safety and usability
- Improvements to services and providing the community with better opportunities for connection
- Improving the housing and public areas and achieving better integration of social and private housing within the community
- Build on investment made to date through an integrated approach between NSW Government Agencies and Council
- Neighbourhood improvement programs

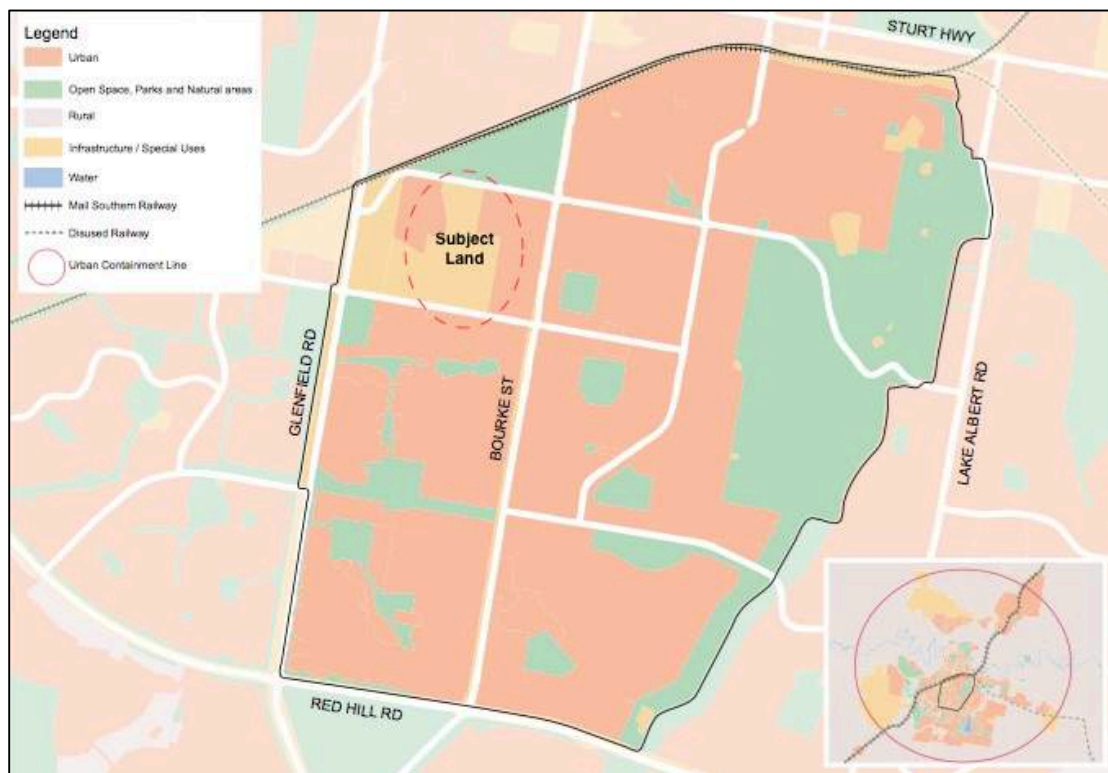


Figure 44: Mount Austin-Turvey Park-Tolland Precinct (Source: WWCC Draft Activation Strategy)

3.1.5 Wagga Wagga Integrated Transport Strategy 2040

The Wagga Wagga Integrated Transport Strategy and Implementation Plan 2040 is the blueprint for transport in Wagga Wagga and reflects the needs and expectations of the local community. It aims to improve local traffic access and connectivity, identify the provision of responsive parking facilities, and provide a framework for a more cohesive transport network. It also aims to maximise opportunities to increase public transport, walking and cycling use for the benefit of residents and visitors.

The proposed seniors housing proposal supports and is consistent with the aims, objectives and actions of the integrated transport strategy by being located within close proximity to existing transport networks and enabling connectivity and accessibility to various modes of transport options. Roads, footpaths, cycleways and other various community transport options are accessible to the subject site.

3.1.6 Other Relevant Strategies

NSW Ageing Strategy 2016-2020

The NSW Ageing Strategy 2016-2020 is NSW Government's commitment to respond to the opportunities and challenges of our ageing population. Its vision is for people in NSW to experience the benefits of living longer and enjoy opportunities to participate in, contribute to and be included in their communities. It is focused on five priority areas:

1. Health and wellbeing
2. Working and retiring
3. Housing choices
4. Getting around
5. Inclusive communities

The proposed seniors housing development is consistent and supports the NSW Ageing Strategy priority areas, in particular in the provisions of appropriate housing choice and facilities.

3.2 Demographic Analysis

As indicated above, the Riverina Murray Plan 2036 has identified the region as having an ageing population that will place greater demands for appropriate housing and services in local areas, particularly Wagga Wagga.

Wagga Wagga Statistical Area 3 (SA3), as shown in the figure below, currently has a population of 96,706 (2017 ABS estimate). The area incorporates the major regional centre of Wagga Wagga, as well as the other urban centres such as Temora, Coolamon, Junee, Cootamundra, Gundagai and Lockhart.

Available data from ABS (see below) indicates that the population of persons aged over 70 in SA3 will continue to increase to 2027, with predictions for a linear trend in the foreseeable future. The data set below was generated for the Department of Health prior to the most recent census in 2016. It shows a 41% increase over the next 10 years in this age sector of the population, from 12,227 to 17,269 persons.

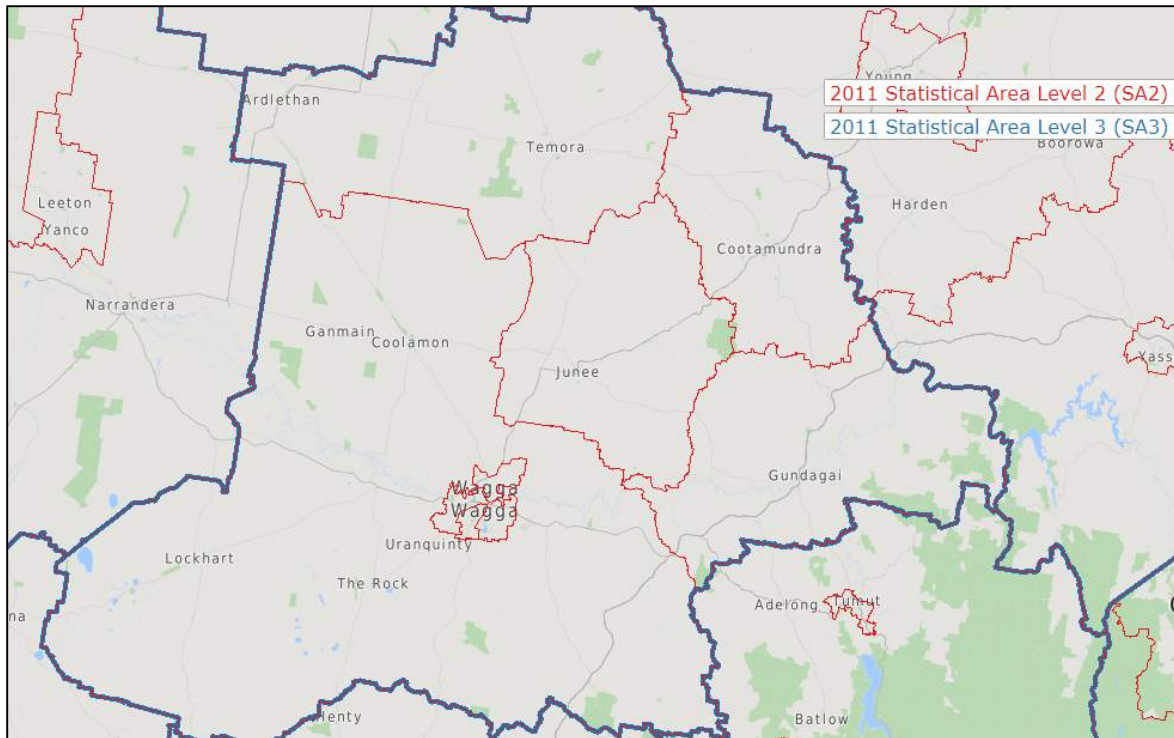


Figure 45: Statistical Area Level 3 (SA3) – Wagga Wagga region (Source: ABS)

Table 4: Population over 70 - SA3 Wagga Wagga

SA4	Riverina	Population Data 2017	ABS Estimates (Over 70's)				ABS Estimates (Over 80's)	
SA3	Wagga Wagga							
SA2		2017	2017 Est.	2020 Est.	2023 Est.	2027 Est.	2017 Est.	2027 Est.
11263	Cootamundra	8,017	1,816	2,111	2,377	2,666	504	796
11264	Gundagai	3,779	787	934	1,078	1,233	228	482
11265	Junee	6,254	1,403	1,715	1,963	2,230	231	561
11266	Temora	6,603	1,604	1,811	1,940	2,086	598	909
11267	Wagga Wagga - East	17,345	1,892	2,088	2,268	2,554	695	1,011
11268	Wagga Wagga - North	3,801	655	820	955	1,112	357	736
11269	Wagga Wagga - South	22,449	1,732	1,942	2,172	2,536	469	522
11270	Wagga Wagga - West	13,194	1,391	1,516	1,687	1,976	632	883
11271	Wagga Wagga Region	15,264	947	857	823	876	352	282
Total		96,706	12,227	13,794	15,263	17,269	4,066	6,182

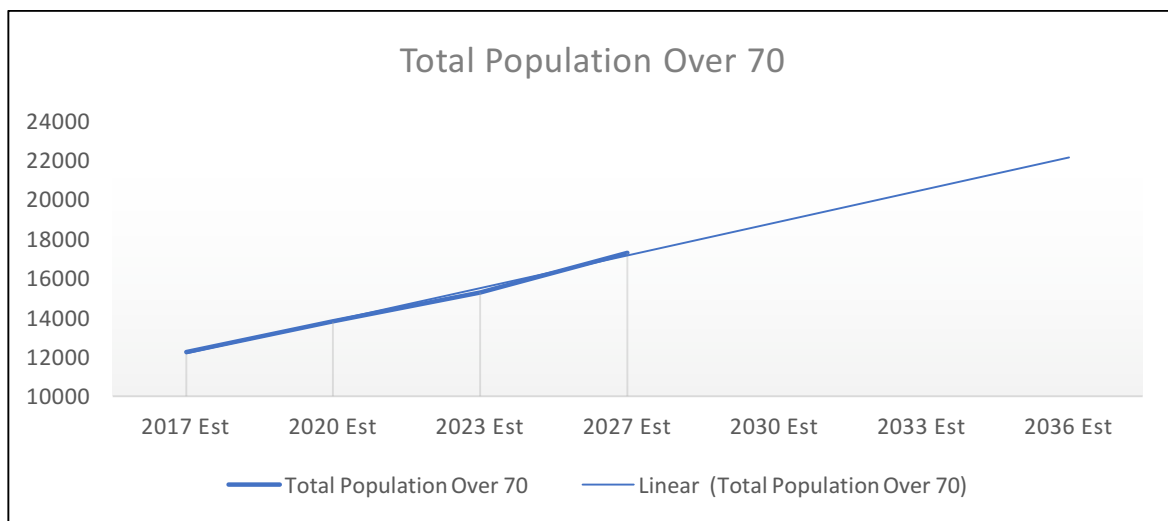


Figure 46: Growth in Total Population Over 70 – Linear Trend Line Growth (Source: ABS & Crofts)

Aged Care Planning Region – Riverina Murray Region (2016 data)

The Aged Care Planning Region (ACPR – Riverina Murray) currently has 129 aged care services in the area, with 3039 places available in Residential Care facilities and 1146 places available in Home Care. An additional 106 places were available in Transition care, for a total of 4291 places available. The region had 2611 (75.7%) persons receiving residential care, with an additional 735 (21.3%) persons receiving home care and 103 (3%) persons in transitional care. A total of 3449 persons required some level of care in 2016. The region is at approximately 80.37% capacity for all aged care places.

The disparity between these sets of statistics demonstrate the potential for a greater amount of aged care services to be required in this area and region. There are currently only enough care spaces for approximately 28% of the population aged over 70.

In addition to the statistics above, the population of persons aged over 80 is expected to increase from 4066 to 6182 in the next 10 years. This portion of the aged population is considered to generally be high care and rely more on the provision of services that cater to their specific needs. This increase in high care reliant persons also supports the need for a facility that can meet the current and future needs of the population.

The provision of an aged care facility in Wagga Wagga is appropriate as demonstrated by the statistics provided above. Wagga Wagga is also a major regional centre that can support the needs of residents in the outlying areas of the SA3.

3.3 Public Interest

The public interest is served when a proposal achieves or exceeds publicly endorsed planning strategies and development policies, including those generated at national, state and local levels. In relation to this proposal, agreed planning outcomes together with the provision of aged care housing and facilities to meet a growing population is fundamental to addressing the public interest. Key achievements would include:

- The provision of adequate services for all groups in the community including the aged;
- Encouraging development and growth which supports employment and strengthens existing services such as health care and other essential services; and
- Providing for growth and development in appropriate locations.

The proposed seniors housing development on the subject land addresses and achieves the strategic planning outcomes endorsed and adopted by the community, as outlined in sections above. The site is suitably located and appropriate for the land use activity and meets the criteria for accessibility to all essential infrastructure services and facilities. The proposal is also an appropriate redevelopment of a redundant institutional site that will have minimal impact on the natural and built environment.

3.4 Adequacy of Services & Infrastructure

The proposed site has been selected as it strategically achieves connectivity to all essential infrastructure services and facilities. Preliminary consultation with essential service providers has confirmed that existing infrastructure will adequately serve the needs of the proposed development.

The range of services that are either connected to the site or may be augmented to adequately service the site, have been outlined in various sections above. These include all essential services such as roads, footpaths, sewer, stormwater drainage, water supply, electricity, gas, telecommunications and waste disposal. There are no known limitations or restrictions to the adequate provision of these services to the site.

4 PRE-LODGEMENT CONSULTATION

4.1 Council

Pre-lodgement discussions were held with Council on 19/12/17 and 27/3/18. A copy of the meeting minutes from the most recent meeting on 27/3/18 are attached (see Attachment 8).

Council's initial response indicated that the proposal was appropriate for the site, subject to pre-planning investigations and submission of necessary applications under relevant legislation.

Site specific matters to be considered, in summary, included:

- Completion of subdivision of existing SMMC from the South Campus site
- Infrastructure provision to the site
- Review vegetation cover and concepts for future landscaping of the site
- Consideration of heritage item – entrance gates
- Interface with Hely Avenue and Fernleigh Road streetscape environment and adjacent residential dwellings
- Traffic impact assessment
- Staging and timing
- Preparation of high-level concept drawings
- Strategic justification of project

Council were also provided with a copy of the draft SCS document between 17/04/18 and 02/05/18 for preliminary comment. Those comments were noted and incorporated, where applicable, into the final document.

4.2 Infrastructure/Service Providers

Pre-lodgement consultation was undertaken with RMS, Riverina Water, Essential Energy, APA (Gas) and Council (sewer and stormwater drainage). A copy of written responses received are attached (see Attachment 9)

Overall, all key infrastructure authorities raised no objection to the proposal and provided a general indication that the site may be adequately service by existing infrastructure.

5 STATEMENT ADDRESSING SEPP CRITERIA

5.1 Existing Natural Environment & Surrounding Uses

THE NATURAL ENVIRONMENT (INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES, OR HAZARDS), AND THE EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT.

The proposed development will occupy land that has been significantly cleared of endemic native vegetation since post European settlement of the area from the mid 1800s. The site has been utilised for various institutional uses (RAAF Hospital, College/University, Accommodation, Archives, Conservatorium, etc) since the post WW2 period. Existing tree cover is a result of plantings in association with the various land uses particularly since the 1940s. The site has limited view corridors of the surrounding area. There are no natural hazards impacting the site, evidence of the threatened species, archaeological sites or items, or evidence of site contamination. The site is listed as a heritage item due to its historic land uses and significance of the front gates. The proposed development will be compatible with existing and approved uses adjoining and adjacent the site, comprising predominantly of single dwelling houses, school site, ambulance station, veterinary hospital, recreation areas and showground activities.

5.2 Impact on Future Surrounding Land Uses

THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

The surrounding land will predominantly remain a residential dwelling area, with new dwellings under construction off Urana Street. There are no known immediate plans to change the zoning of the adjoining residential areas, open space, showground or institutional sites. The proposed development would have minimal impact on the future uses of land in the immediate vicinity.

5.3 Services & Infrastructure

THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

All key infrastructure providers have raised no objection to the proposal and preliminary consultation has confirmed that essential infrastructure networks service the site and have sufficient capacity to accommodate the proposed intensity of the proposal. The site is within reasonable accessible distance to other commercial, retail, community, medical, transport and other support service providers.

5.4 Special Uses Zone

IN THE CASE OF APPLICATIONS IN RELATION TO LAND THAT IS ZONED OPEN SPACE OR SPECIAL USES—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

The subject site has become available for the subject proposal due to the rationalisation of land assets by Charles Sturt University. The continued use of the site for special use purposes has declined in importance since the 1980s due to new and more appropriate sites being acquired by institutions and/or public authorities, with the new sites zoned accordingly. The provision of special use land to serve the needs of the City are not considered detrimentally impacted as a result of this proposal.

5.5 Bulk, Scale, Built Form & Character

WITHOUT LIMITING ANY OTHER CRITERIA, THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT.

The proposed use will involve predominantly single storey buildings, the majority of which will be self-care residential units. The footprint layout of the self-care units will occupy a significant portion of the site; however, the impact will be comparable to residential development of a similar density. Managed replanting and landscape embellishment will assist in mitigating the impact from the redevelopment of this site, including traffic mitigation measures to manage potential traffic impacts. Larger buildings such as the aged care facility, assisted care and community clubhouse will be greater in footprint than typical single residences in adjoining streets. However, the scale of those buildings will be comparable with other institutional style buildings in the immediate area including the Veterinary Hospital, School, Juvenile Justice Centre and new Ambulance Station.

5.6 Native Vegetation Clearing

IF THE DEVELOPMENT MAY INVOLVE THE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003—THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION (NB: THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE NATIVE VEGETATION ACT 2003).

The subject land is located in an urban area, within Zone SP2 Infrastructure, as identified under Schedule 1 of the (now repealed) Native Vegetation Act 2003. Further consideration of a native vegetation is not applicable at this stage in relation to this site and proposal.

5.7 Additional Comments

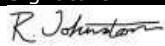





The subject site is being vacated by Charles Sturt University as a result of their rationalisation of land assets. The majority of building structures are beyond practical and economic use. The majority of existing redundant structures were used for student accommodation and a significant network of key infrastructure assets exist across the site.

SMMC will retain part of the existing lot for continued educational (K-12) purposes, subject to CSU finalising subdivision arrangements. The existing Conservatorium of Music and CSU Archives will also leave the site within the next 5 years once alternative arrangements have been finalised.

Demographic analysis of the local and regional area indicates a need to provide for a growing population of senior residents including those that require assisted and high care facilities.

There is general support from Council and other local authorities for the proposal.

17099: Document History

Revision No.	Date	Authorised By		Notes
		Name/Position	Signature	
Rev 1.0 – Draft	20/02/2018	Rohan Johnston Town Planner		Preliminary draft for internal review.
Rev 1.1 – Draft	23/03/2018	Kyan Hyde Projects Coordinator		Internal review – minor edits, information gaps noted.
Rev 1.2 – Edited Draft	06/04/2018	Garry Salvestro Director		Internal, Client & Authority review prior to submission.
Rev 1.3 Edited Draft	16/04/2018	Kyan Hyde Projects Coordinator		Final edits. Issued for client review.
Rev 1.4 – Edited Draft	03/05/2018	Garry Salvestro Director		Edits made from client and Council responses.
Rev 2.0 - Final	04/05/2018	Kyan Hyde Projects Coordinator		Final report for lodgement.

**This report is prepared by****Salvestro Planning**

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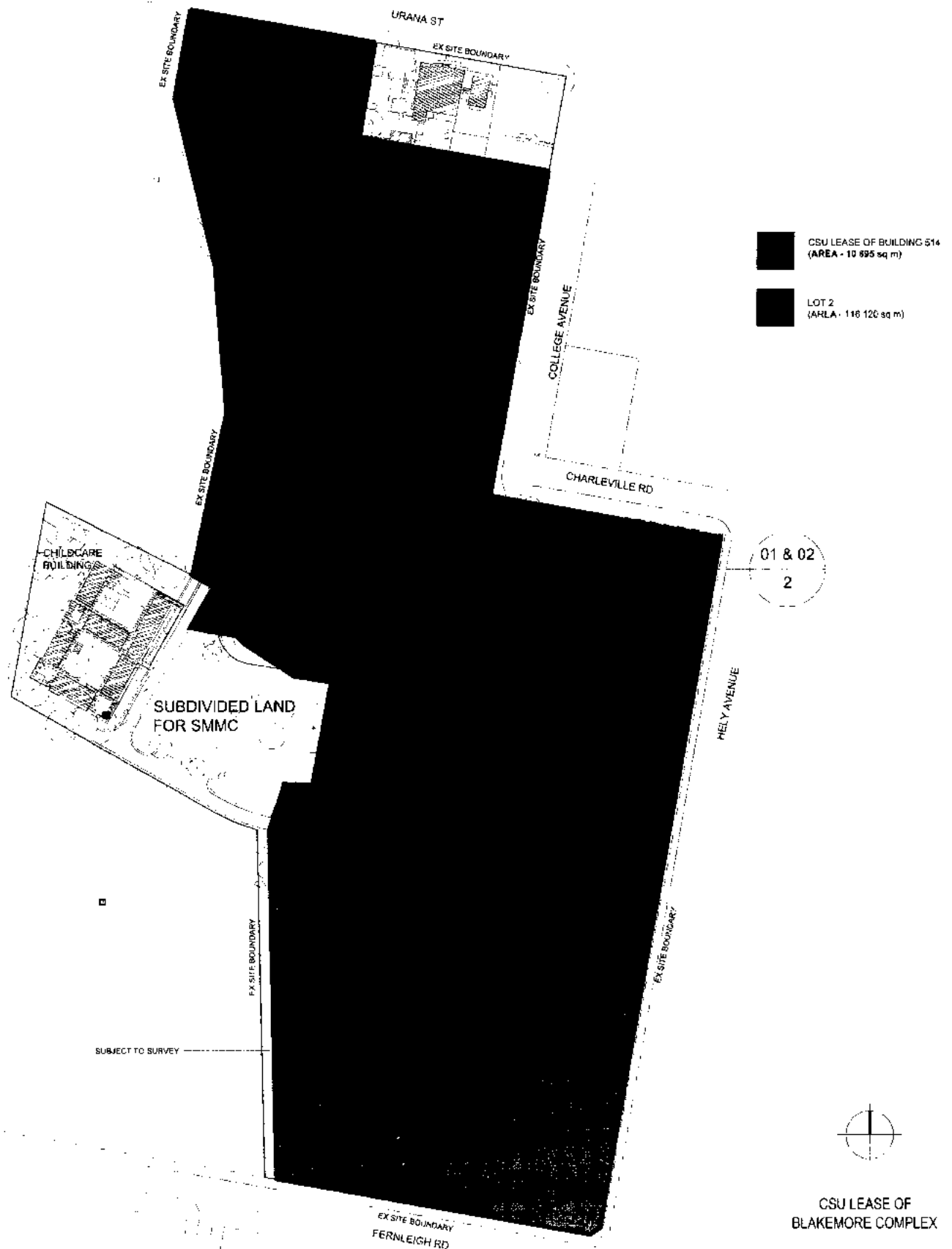
ATTACHMENT 1: REAL PROPERTY DATA

Annexure A

Title documents (excluding registered Lease Documents)

Annexure to Contract for the sale and purchase of land
Part 20 Hely Avenue, Torrey NSW 2650

MinterEllison



01 CSU LEASE OF BUILDING 512 & 514 - BLAKEMORE COMPLEX
 1. 2000 @ A3

CSU LEASE OF
 BLAKEMORE COMPLEX

SITE PLAN

CSU WAGGA WAGGA
 SOUTH CAMPUS

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1183166

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
2/6/2017	6:28 PM	2	18/12/2013

LAND

LOT 2 IN DEPOSITED PLAN 1183166
AT TURVEY PARK
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF SOUTH WAGGA WAGGA COUNTY OF WYNYARD
TITLE DIAGRAM DP1183166

FIRST SCHEDULE

CHARLES STURT UNIVERSITY

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 DP854409 EASEMENT TO DRAIN SEWAGE 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP854409 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1183166 RIGHT OF CARRIAGEWAY 9 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

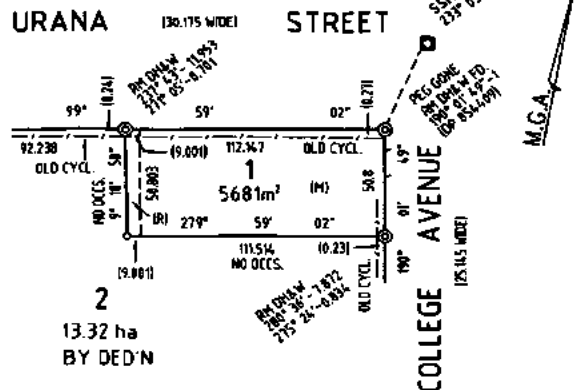
*** END OF SEARCH ***

PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 1 of 1 Sheets

DIAGRAM 'A'
REDUCTION RATIO 1:2000



(R) RIGHT OF CARRIAGEWAY 9 WIDE.

3
DP 854409

SURVEYING REGULATION 2006: CLAUSE 35(1)(b), CLAUSE 61(2)

MARKS	M.G.A. CO-ORDINATES		ZONE	CLASS	ORDER	SOURCE
	EASTING	NORTHING				
SSM 8934	531946.327	6112926.003	55	B	2	SCIMS
SSM 8935	531888.294	6112705.306	55	B	2	SCIMS
PM 748	532226.190	6112645.732	55	B	2	SCIMS

COMBINED SEA LEVEL AND SCALE FACTOR 0.999582
SOURCE M.G.A. CO-ORDINATES OBTAINED FROM L.P.I. ON 7 MARCH 2008

- (W) EASEMENT TO DRAIN WATER 2 WIDE VIDE DP 854409
- (S) EASEMENT TO DRAIN SEWAGE 2 WIDE VIDE DP 854409
- (M) EX. MINS. SEC.141 P.W. ACT 1912
- (C) RESERVATIONS & CONDITIONS IN CROWN GRANT(S)

Surveyor: MICHAEL MATTHEW SLINGER
Date of Survey: 18 MARCH 2008
Surveyors Ref: 201604

PLAN OF SUBDIVISION OF LOT 2 IN DP 854409

LGA: WAGGA WAGGA
Locality: TURVEY PARK
Subdivision No: SC12/0045
Lengths are in metres. Reduction ratio 1: 3000

Registered
21.3.2013

DP1183166 P

110 120 130 140 150 160 170 180 190 200 210 220 230 240

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGE WAY 9 WIDE



IAN COULTER
VICE-CHANCELLOR
CHARLES STURT UNIVERSITY

WITNESSED BY
HEATHER MACKINNON
Heather Mackinnon
Use PLAN FORM 6A

for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I, in approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:

Date:

File Number:

Office:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed Subdivision set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority: Wagga Wagga City Council

Date of Endorsement: 22/01/15

Accreditation no: SC12/0045

Subdivision Certificate no: DA08/0606

File no:

* Delete whichever is inapplicable.



DP1183166 S

Registered: 21.3.2013

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 2 IN DP854409

LGA: WAGGA WAGGA

Locality: TURVEY PARK

Parish: SOUTH WAGGA WAGGA

County: WYNYARD

Surveying Regulation, 2006

I, ..MICHAEL MATTHEW SLINGER
of ..PO BOX 8336 KOORINGAL NSW 2650
a surveyor registered under the Surveying Act, 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation, 2006 and was completed on: 18 MARCH 2008

The survey relates to LOT 1
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature: *Michael Slinger* Dated: 18 MAR 2008
Surveyor registered under the Surveying Act, 2002

Datum Line: ...SSM8934 - SSM8935

Type: Urban

Plans used in the preparation of survey/compilation

DP 854409 DP 833358

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 201804

* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 2 IN DP854409

DP1183166

Registered:



21.3.2013

Subdivision Certificate No: SC12/0045

Date of Endorsement: 22-1-13

SURVEYOR'S REFERENCE: 201604

* OFFICE USE ONLY

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND OF PROFITS A
PRENDRE TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Sheet 1 of 1 Sheet



DP1183166 B

PART 1

Subdivision of Lot 2 in DP854409 Parish of
South Wagga Wagga County of Wynyard
covered by Council Clerks Certificate
Subdivision No. DA08/0606 SC12/0045
Council of City of Wagga Wagga. Dated 22-1-13

Full name and address
Proprietors of the land.

CHARLES STURT UNIVERSITY
Panorama Avenue
BATHURST NSW 2795

(1) Identity of Easement or
Restriction firstly referred to
in abovementioned Plan

Right of Carriageway 9 wide

Schedule of Lots etc affected

Lots Burdened

Lot 1

Lots or Authority Benefited

Lot 2

Dated at Wagga Wagga this

day of

20.

THE COMMON SEAL of CHARLES)
STURT UNIVERSITY was hereunto)
affixed by authority of its Board)
previously given in the presence of:)



I AM GUILTER VLS, CHAIRMAN
CHARLES STURT UNIVERSITY

WITNESSED BY HEATHER MCKINNON
JEANNE MCKINNON,

PANORAMA AVE

BATHURST

SIGNATURE OF COUNCIL

Authorised Person
Council of the City of Wagga Wagga

REGISTERED



21.3.2013

[illegible]

ATTACHMENT 2: WWCC LAND AND PROPERTY REPORT

Rating Information Details

Property Details



Property Address	Charles Sturt University South Campus 20 Hely Ave TURVEY PARK NSW 2650
Land Number	122850
Legal Description	Lot 2 DP 1183166
Property Type	NSW Government Property
Assessment Number	
Status	Current
Area Units	H
Land Area	13.32

Annual Rates



No information is available.

Waste Collection



Collection Day	Tuesday, Week 2
----------------	-----------------

Related Applications



Application ID	Group Description	Category Description	Description	Decision
AA14/0326 (https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=WWW.P1.WEBGUEST&f=%24P1.ETR.APPDET.VIW&ApplicationId=AA14/0326)	Activity Approvals	PartB4 - Sewer / PartB5 Stormwater (Private)	PartB4 (Sewer) PartB5 (Stormwater) - Private Building #519	Approved
CC14/0564 (https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=WWW.P1.WEBGUEST&f=%24P1.ETR.APPDET.VIW&ApplicationId=CC14/0564)	Construction Certificate	Council Commercial	Educational Establishment (K-12 School), including Alterations & Fitout of Former Lecture Rooms, & Installation of Demountable Classrooms from Previous School Site	Approved
DA14/0041 (https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=WWW.P1.WEBGUEST&f=%24P1.ETR.APPDET.VIW&ApplicationId=DA14/0041)	Development Application	Demolition	Demolition of Buildings & Ancillary Works	Approved
DA14/0151 (https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=WWW.P1.WEBGUEST&f=%24P1.ETR.APPDET.VIW&ApplicationId=DA14/0151)	Development Application	Commercial Developments	Educational Establishment (K-12 School), including Alterations & Fitout of Former Lecture Rooms, & Installation of Demountable Classrooms	Approved
DA15/0637 (https://eservices.wagga.nsw.gov.au/T1PRWeb/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=WWW.P1.WEBGUEST&f=%24P1.ETR.APPDET.VIW&ApplicationId=DA15/0637)	Development Application	Commercial Developments	Removal of trees	Approved

LEP Zone



LEP Zone	SP2 Infrastructure
----------	--------------------

Current Valuation






Date of Value	Value Type	Value
1/07/2016	Land Value	954000
1/07/2016	Section 14(A)	0
1/07/2016	Section 14(B)	0
1/07/2016	Section 14T	0
1/07/2016	Section 585	0

Conservation

No information is available.

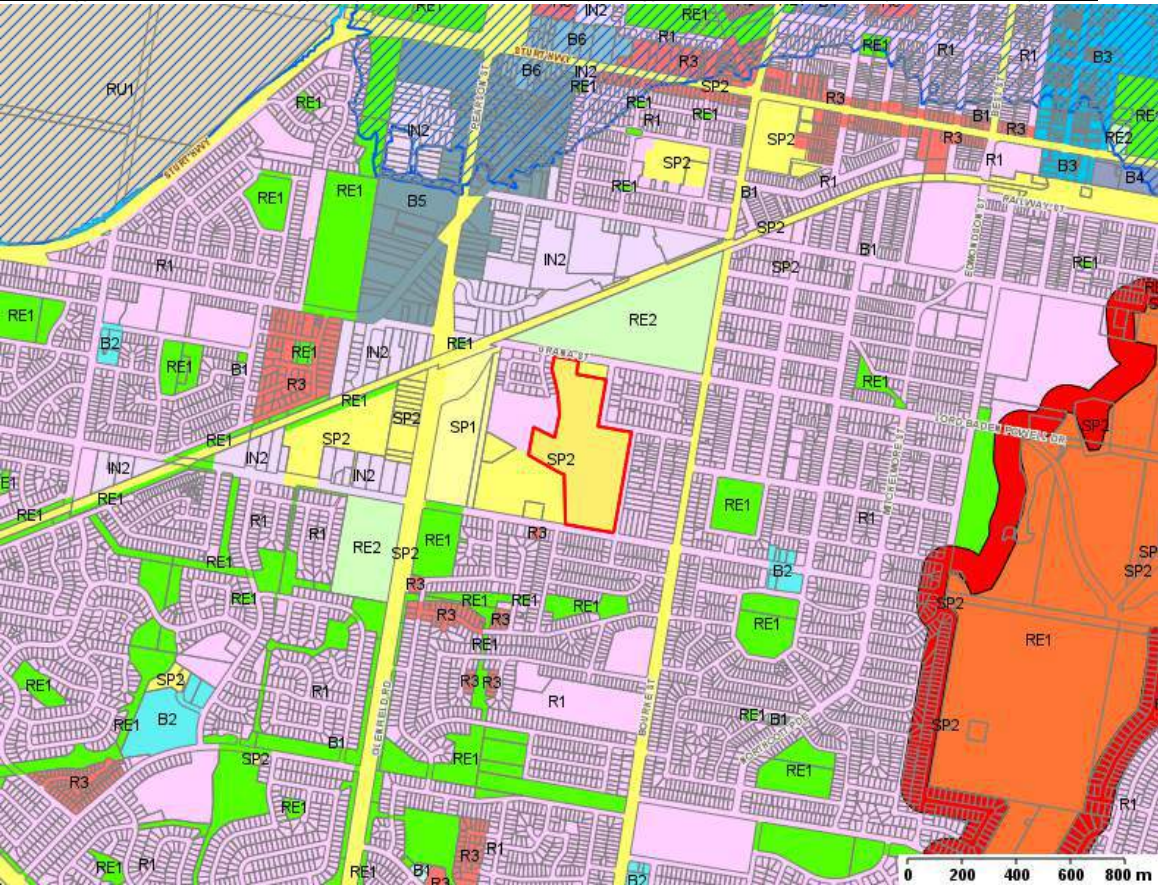
State Plans

Published Documents

	Description	Document Date	Size (MB)
 (/e/ECMDocDownload.ashx?docsetid=3720812&propertyid=330875&getlist=0&i=33)	DA15/0637 - DA Additional Information 14 Day Letter - Charles Sturt University South Campus 20 Hely Ave TURVEY PARK NSW 2650. (/e/ECMDocDownload.ashx?docsetid=3720812&propertyid=330875&getlist=0&i=33)	15/04/2016 (/e/ECMDocDownload.ashx?docsetid=3720812&propertyid=330875&getlist=0&i=33)	0.16
 (/e/ECMDocDownload.ashx?docsetid=4065166&propertyid=330875&getlist=0&i=33)	DA15/0637 - Development Application (DA) Consent - Charles Sturt University South Campus 20 Hely Ave TURVEY PARK NSW 2650. (/e/ECMDocDownload.ashx?docsetid=4065166&propertyid=330875&getlist=0&i=33)	07/03/2017 (/e/ECMDocDownload.ashx?docsetid=4065166&propertyid=330875&getlist=0&i=33)	0.11
 (/e/ECMDocDownload.ashx?docsetid=4065169&propertyid=330875&getlist=0&i=33)	DA15/0637 - 79C Report Document - New - Charles Sturt University South Campus 20 Hely Ave TURVEY PARK NSW 2650. (/e/ECMDocDownload.ashx?docsetid=4065169&propertyid=330875&getlist=0&i=33)	07/03/2017 (/e/ECMDocDownload.ashx?docsetid=4065169&propertyid=330875&getlist=0&i=33)	0.29

Map View

View in Wagga Online Maps (<https://maps.wagga.nsw.gov.au/IntraMaps80/default.htm?project=WaggaEx&module=Planning%20Map&layer=Cadastre&mapkey=122850>)



Legend

FLOOD PRONE LAND (1:100 Existing Levee)

- 1974 Flood Level as per Sinclair Knight & Partners Murrumbidgee Floodplain Study
- WWCC LGA Murrumbidgee River Flood Modelling 2012
- WWCC Murrumbidgee River Model Conversion Project 2010

BUSH FIRE PRONE LAND

- Category One
- Category Two
- Buffer Zone

LEP 2010 ZONES

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Rural Small Holdings
- RU5 Village
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways
- UL Unzoned Land
- LEP2010 LISTED HERITAGE ITEMS
- LEP 2010 CONSERVATION AREA

ATTACHMENT 3: PHOTOGRAPHS

Attachment 3: Photographs of Site

Date: 13/04/2018

Project Ref: SP17099



Fernleigh Rd frontage - looking west from Hely Ave



Hely Ave frontage looking Nth frm Fernleigh Rd



Fernleigh Rd-Hely Ave intersection - looking NW towards existing site buildings



Hely Ave driveway gates



Internal driveway from Hely Ave - looking W



Existing buildings - SW corner of site



Existing trees - Hely Ave frontage looking Sth



Existing trees - Hely Ave frontage looking Nth



Existing site buildings at trees - eastern end



College Ave - looking N from Charleville Rd intersection



College Ave bus stop area - looking W across Nth part of site



College Ave gates & driveway - looking S



Charleville Rd frontage - looking SE from College Ave



Nth part of side - looking NW to existing buildings



Central part of site looking SW towards Archives building



Existing CSU Archives building - view from College Ave gates



NE corner of site - looking SE from College Ave gates



Internal driveway from College Ave gates - looking Sth



Urana St streetcape view - Vet Hospital - looking W



View of site from Urana St - looking Sth



Urana St frontage - Alatalo subdivision - looking SW



Urana St frontage - existing buildings - looking Sth



Urana St frontage - looking E



Existing ROW driveway from Urana St - looking Sth



Existing Vet Hospital - Urana St



College Ave streetscape from Urana St - looking Sth



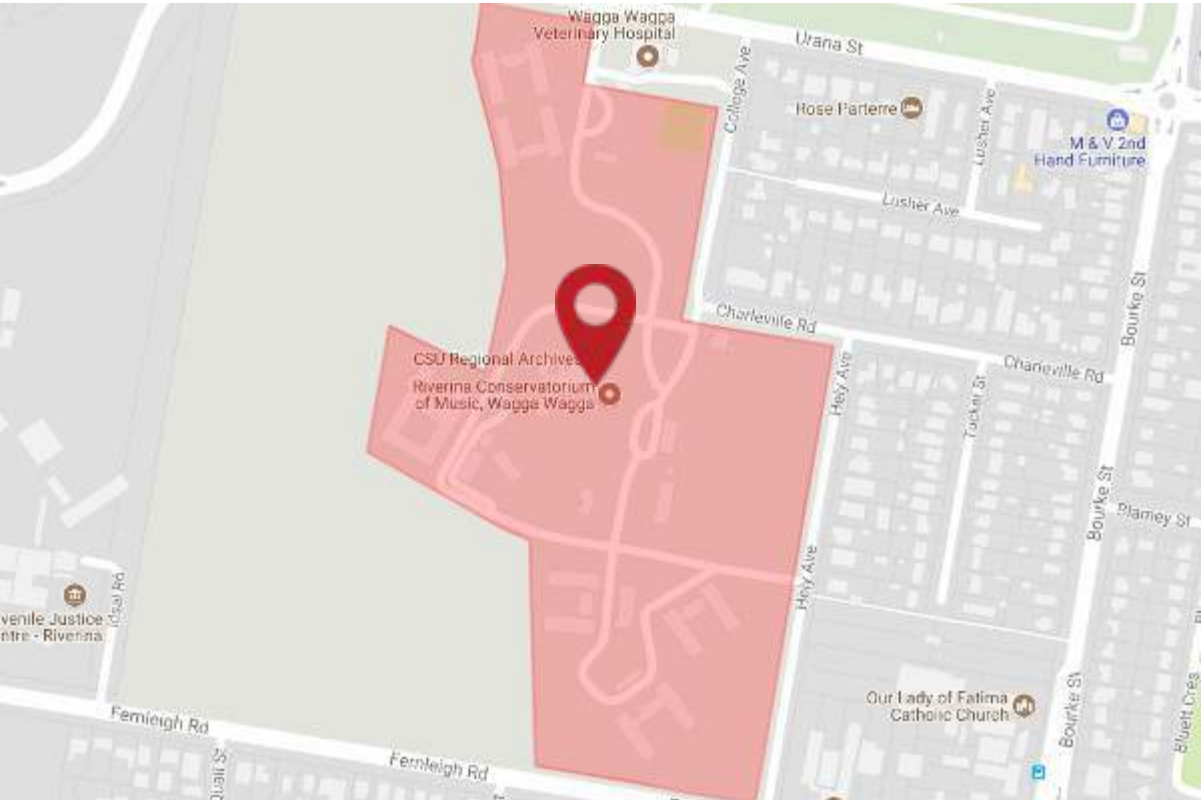
Urana St streetscape view from Bourke St looking W

ATTACHMENT 4: NSW PLANNING PORTAL EXTRACT

Property Report for 20 Hely Avenue, Turvey Park, 2650

Property Details

Address:	20 Hely Avenue, Turvey Park, 2650
Lot Plan No:	2/DP1183166
Council:	WAGGA WAGGA



Council Details

WAGGA WAGGA CITY COUNCIL	
Website	http://www.wagga.nsw.gov.au/
Phone Number	02 6926 9199
Email Address	council@wagga.nsw.gov.au
Council Address	Wagga Wagga Civic Centre Wagga Wagga 2650

Planning Controls associated with this property

Land Zoning

- SP2 - Infrastructure : Educational Establishment (pub. 2010-07-16)

Contribution Plans (LGA-Based)

- Wagga Wagga CP 2006 - Section 94 - April 2010 Issue
- Wagga Wagga CP 2006 - Section 94A - Version 7
- Wagga Wagga CP 2007
- Wagga Wagga CP 2010

Development Control Plans (LGA-Based)

- Wagga Wagga DCP 2010 - as amended 29 Aug 2016
- Wagga Wagga DCP 2010 - as amended 3 Sep 2016

Heritage

- Item - General : Charles Sturt University South Campus (pub. 2015-05-01)

Land Application LEP

- Included : Wagga Wagga Local Environmental Plan 2010 (pub. 2017-06-30)

Local Provisions

- Miscellaneous : Natural Resources Sensitivity - Land : Class (Sensitive Area) (pub. 2010-07-16)

Riparian Lands and Watercourses

- Watercourse (pub. 2010-07-16)

Terrestrial Biodiversity

- Biodiversity (pub. 2010-07-16)

Other spatial data associated with this property

Local Government Area

- Wagga Wagga

Suburbs

- Turvey Park

State Environmental Planning Policies which apply at 20 Hely Avenue, Turvey Park, 2650

State Environmental Planning Policy (Affordable Rental Housing) 2009 : (pub. 2009-07-31)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 : (pub. 2004-06-25)
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 : (pub. 2008-12-12)
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 : (pub. 2004-03-31)
State Environmental Planning Policy (Infrastructure) 2007 : (pub. 2007-12-21)
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 : (pub. 2007-02-16)
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 : (pub. 2007-09-28)
State Environmental Planning Policy No 1-Development Standards : (pub. 1980-10-17)
State Environmental Planning Policy No 21-Caravan Parks : (pub. 1992-04-24)
State Environmental Planning Policy No 30-Intensive Agriculture : (pub. 1989-12-08)
State Environmental Planning Policy No 33-Hazardous and Offensive Development : (pub. 1992-03-13)
State Environmental Planning Policy No 36-Manufactured Home Estates : (pub. 1993-07-16)
State Environmental Planning Policy No 44-Koala Habitat Protection : (pub. 1995-01-06)
State Environmental Planning Policy No 50-Canal Estate Development : (pub. 1997-11-10)
State Environmental Planning Policy No 55-Remediation of Land : (pub. 1998-08-28)
State Environmental Planning Policy No 62-Sustainable Aquaculture : (pub. 2000-08-25)
State Environmental Planning Policy No 64-Advertising and Signage : (pub. 2001-03-16)
State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development : (pub. 2002-07-26)
State Environmental Planning Policy (Rural Lands) 2008 : (pub. 2008-05-09)
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 : Subject Land (pub. 2017-08-25)

Planning Controls contained in the Wagga Wagga Local Environmental Plan 2010

Heritage

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Wagga Wagga,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (b) to the item,
 - disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (c) being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Planning Controls contained in the Wagga Wagga Local Environmental Plan 2010

Land Zoning

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; 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; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers’ dwellings; 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

Planning Controls contained in the Wagga Wagga Local Environmental Plan 2010

Land Zoning

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3

ATTACHMENT 5: TREE ASSESSMENT REPORT (PRELIMINARY)

**TREE ASSESSMENT REPORT – STAGE ONE OF PROPOSED WAGGA
WAGGA COMMUNITY CARE DEVELOPMENT –
HELY AVENUE TURVEY PARK, WAGGA WAGGA, NSW.**

INTRODUCTION.

There is a development proposal for the site known as the old Charles Sturt University South Campus - 20 Hely Ave TURVEY PARK NSW 2650 - Lot 2 DP 1183166122850.

The lot is some 13 hectares in size. Stage one of the development pertains to the north section of the site off Urana Street and College Avenue – demolition of existing buildings and construction of aged care facility.

SCOPE AND PURPOSE.

The report is designed to;

- identify current tree population – species and locations
- provide reporting on tree condition
- provide guidance on retention values of trees relative to the proposed development
- provide recommendations guidance for the development proposal.

Document Trees Removal Plan – Stage 01 was provided to identify the trees and the overlay of the development. Reference - *Croft Developments Pty Ltd 28/03/2017. Construction Issue – Trees Removal Plan stage 01 – Drawing SK103 – Project Wagga Wagga – 20 Hely Avenue.*

A scanned copy of this plan has been used to overlay tree numbers for identification and is provided as an addendum *Tree Identification Plan – Stage one – Wagga Wagga Community Care Development.*

Table one provides details of the trees on stage one of the site.

Visual Trees Assessment (VTI) was utilised as the primary mode of inspection. VTI is the mainstay of tree hazard identification and management and is the most suitable method of evaluation of this type of situation (Lonsdale 1999). No underground inspections were conducted. This author conducted an evaluation of many of these trees in February 2015 on behalf of Charles Sturt University who was the owner of the property at the time. Information in this report contains some reliance on information and reporting supplied at that time.

This report does not address any specific heritage values associated with the tree population. Photographs are provided to demonstrate salient issues.

Table One – Tree Identification and Condition.

Tree No	Species and General Description	Condition/Issues defects/	Expected Remaining Useful life.
1	<i>Eucalyptus nicholii</i> – Peppermint Gum - Large dead tree	Very Poor Tree has been necrotic for about 12 months.	0
2	No Tree.	There was a <i>Eucalyptus nicholii</i> in this location – it was necrotic in 2015 and has been removed.	0
3	<i>Corymbia maculata</i> – Spotted Gum Medium sized mature tree.	Fair to Good. Leaf Condition and coverage good, species copes reasonably well with the Wagga Wagga climate. Canopy has shed 4 limbs of 100mm or greater diameter in last 5 years. Tree has sustained notable root zone impacts, including construction of building over fence in Veterinary clinic – and car parking around tree root zone has compact soil. Photo one and two.	15
4	Unidentified Eucalyptus – Small to medium mature tree.	Condition Good. Species is not endemic to region.	15
5	No Tree	Tree removed in 2015.	0
6	<i>Melaleuca species</i> . Small shrub - Overmature	Condition Very poor. Shrub – under 8m in height. Tree has recently failed at the base and is laying on the ground.	0
7	Line of 4 small trees – 8-9 meters in height. Mixed Eucalyptus species possibly Yellow Box – <i>E. Melliodora</i> and Mountain Gum – <i>E. dalrympleana</i> .	Poor Condition – all over mature or necrotic. Tree have not developed well since planting. Likely that plant establishment processes were poor. Multiple canopy failures, 1 dead tree, notable stem decay. Photo 3, 4 and 5.	0
8	No tree		0
9	Small Shrub – 3m height.	Very Poor Condition – shrub less than 8m in height notable dieback. Overmature.	0

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10	<i>Shinus molle</i> - Peppercorn Small tree that has seeded in site.	Tree itself in good condition. Young tree. Tree has seeded in this location hard against the fence and building. Species listed as Undesirable under DCP. Photo 6 . Tree potentially has long useful life.	40+
11	Line of 7 <i>Cupressus arizonica</i> Arizona Cypress About 15 meters in height.	Trees generally in Good Condition. Mature. Introduced species from North America and widely planted in region and relatively drought tolerant. Low ecological value. Photo 7 .	30+
12	<i>Populus nigra</i> 'Italic' Lombardy Poplar Medium tree – about 24 meters in height.	Poor Condition. Overmature. Species does not cope in this region without notable source of ground water or irrigation to supplement rainfall. Central leader has died back from the top – poor leaf coverage. Root suckers are now prevalent due to poor condition of parent tree. Photo 8 .	<5
13	<i>Populus nigra</i> 'Italic' Lombardy Poplar. Small sucker tree from roots of tree 12. About 5m in height	Young root sucker in good condition. Photo 8 . Longevity poor.	<10
14	<i>Fraxinus spp.</i> Small Mature tree. Very close to building. And joining property. Possible American, Green or White Ash.	Poor Condition. Tree has sustained major stem failure at 1.8 meters. Overmature. Photo 9 and 10 .	0
15	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine. Small ornamental tree about 8m tall	Condition good. Exotic tree widely planted in region. Low ecological value. Photo 11	30+
16	<i>Cupressus arizonica</i> - Arizona Cypress upright form. (Pencil Pine). Large Tree to 21 meters tall.	Condition Fair – Mature Exotic Tree widely planted in region. Upright form not as common. Tree has three leaders all bifurcated – noted as moderate to high risk defects. Photo 12 & 13 .	20
17	<i>Melia azedarach</i> . Cedar Tree. Small mature tree – about 11m	Condition fair. Mature to Overmature. Decay in sub leader. Native tree not endemic to region. Widely planted in region. Species is listed as undesirable	10-20

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	tall.	in the DCP.	
18	Line of 10 small <i>Prunus species</i> – 3-4 meters height.	Trees in poor condition – Overmature. Short lived tree species.	<5
19	No tree	Removed some years ago.	0
20	<i>Melia azedarach</i> . Cedar Tree. Small mature tree – about 8m tall.	Condition Fair. Mature to Overmature. Lower stem sound. Sub laterals decayed. Native tree not endemic to region. Widely planted in region. Species is listed as undesirable in the DCP.	10-20
21	<i>Eucalyptus clodocalyx</i> Sugar Gum Medium mature tree.	Condition Good. Mature. Potentially long term asset. Species widely planted in region as fast-growing tree. Species is not long lived in this region relative to other Eucalyptus. Prone to rapid rates of decay.	30+
22	<i>Eucalyptus clodocalyx</i> Sugar Gum Medium mature tree.	Condition Fair to Good. 6 Limb failures to 150mm diameter. Species widely planted in region as fast-growing tree. Species is not long lived in this region relative to other Eucalyptus. Prone to rapid rates of decay. Photo 14 & 15.	15-20
23	<i>Fraxinus oxycarpa</i> Desert Ash. Small sound young tree	Condition Good. Species widely planted in region – however it spreads as weed species very prolifically due to seed dispersal. This tree is likely seeded in location. Species is listed as undesirable in the DCP.	10-20
24	<i>Eucalyptus spathulata</i> – Swamp Mallet. Small tree about 6 meters.	Poor Condition – Overmature, dieback in upper canopy and extensive decay and fungal fruiting bodies in stem.	<5
25	No Tree.	<i>Eucalyptus clodocalyx</i> Sugar Gum removed some years ago.	0
26	<i>Eucalyptus clodocalyx</i> Sugar Gum Medium mature tree.	Condition Good. Cavity and decay in one sub leader to north west – moderate risk defect. Species widely planted in region as fast-growing tree. Species is not long lived in this region relative to other Eucalyptus. Prone to rapid rates of decay.	10-20
27	No Tree.	<i>Eucalyptus clodocalyx</i> Sugar Gum removed some years ago.	0
28	<i>Eucalyptus clodocalyx</i> Sugar Gum	Condition Poor. Overmature.	0

	Medium mature tree	Tree has sustained several large failures in the canopy. Multiple large defects moderate and high-risk defects remain in canopy. Not suitable for retention. Species widely planted in region as fast-growing tree. Species is not long lived in this region relative to other Eucalyptus. Prone to rapid rates of decay. Photo 16, 17 & 18.	
29	<i>Eucalyptus species</i> – possible Mountain Gum – <i>E. dalrympleana</i> 2 Medium mature trees. Not endemic.	Condition Fair. Stems sound. Canopies have sustained multiple limb failures. Species from high rainfall area not well suited to Wagga environment.	10
30	<i>Eucalyptus species</i> – possible Mountain Gum – <i>E. dalrympleana</i> Mature Tree.	Condition Fair. Stems sound. Canopies have sustained multiple limb failures, moderate dead wood to 100mm. Species from high rainfall area not well suited to Wagga environment	10
31	<i>Pistacia chinensis</i> – Small tree of some age – about 8 meters in height.	Fair Condition. Tree growing under canopy of tree 30. Exotic tree likely seeded in location, species germinates readily from spread of seeds.	10
32	<i>Nerium oleander</i> (Oleander) and <i>Pistacia chinensis</i> – two small plants growing as one shrub – about 3 m tall.	Poor to Fair Condition. Pistacia has seeded in the oleander shrub. Plants competing against each other.	0

Note – Condition rating is based on; canopy/leaf coverage or tree vitality, percentage of dead wood or dieback, presence and extend of any stem or branch defects, extend of any decay, root zone impacts.

Risk Ratings applied are as per [table two below](#).

Expected Remaining Useful life– are based on current circumstances.



Photo 1 & 2. Tree 3 in car park and example of recent failed limb.



Photo 3, 4 & 5 – Tree 7 – Line of four trees on College street fence. Extensive decay in stem (line). Dieback in canopies – failed tree on ground.



Photo 6 – Tree 10 – Pepper Tree (Shinus molle) seeded on site against fence and building. Photo 7 – Trees 11 – Line of Cupressus arizonica.



***Photo 8 – Tree 12 and 13 Populus nigra 'Italic' Lombardy Poplar – Parent tree with sucker. Note canopy dieback.
Photo 9 & 10 – Tree 14 Fraxinus species joining west property – with massive failure in stem circled.***



Photo 11 – Tree 15 – Small Cupressus sempervirens (Pencil Pine)

Photo 12 and 13 – Tree 16 larger Cupressus arizonica with moderate to high risk stem defect – circled.



Photo 14 & 15 – Tree 14 Eucalyptus cladocalyx (Sugar Gum) in location and limb failures in canopy circled.



Photo 16 – above - Tree 28 Eucalyptus cladocalyx (Sugar Gum) on right with recently failed large limb.



Photo 17 & 18 – Tree 28 – Close up of high risk defect in west leader above, And high-risk defect in south leader – left.



DISCUSSION AND SITE BACKGROUND.

Variation and suitability of Species at Site. Table one only addresses the tree population relevant to stage one of the proposed development. There is a wide variety of species noted and there are no endemic tree species in stage one. Across the whole site there is a wide variety of tree species planted. In addition to species noted in table one, many other trees were planted over the years including *Corymbia citriodora* (Lemon Scented Gum) *Eucalyptus viminalis* (Ribbon Gum), *Eucalyptus mannifera* (Brittle Gum) other *Fraxinus species*, Pin Oak (*Quercus palustris*), *Platanus acerifolia* (London Plane Tree) and several other unidentified species of Eucalyptus.

Most of the site was well irrigated until around 2003 when there was a prolonged period of low rainfall from 2001 and water restrictions were applied across the Wagga Wagga Area. This below average rainfall event lasted until 2009 and the old University site did not receive any appreciable irrigation again. The use of the facility also changed. Because of greatly reduced irrigation water over the summer months many of the trees have declined, died or have been removed due to poor condition or safety concerns.

Consideration Factors for Retention or Removal of Trees in new Development.

The following factors need to be considered in the evaluation for retention or removal of trees;

1. Legislative requirements contained in the relevant parts of the Wagga Wagga Development Control Plan of 2010 (WWCC 2018)
 - a. Specifically, Section 5 – Natural Resource Management – Table 5.21. requires evaluation of trees over 8m in height against a criterion as follows;
 - i. Potential risk/danger
 - ii. Tree Health
 - iii. Aesthetic and heritage values
 - iv. Scenic and environmental amenity
 - v. To avoid potential damage
 - b. Section 4 Environmental Hazards and Management – Salinity control is also a consideration in this area. The area is well noted as a area where rising salinity is an issue.
2. I note that there is no further guidance or evaluation criteria available within the Wagga Wagga Development Control Plan to evaluate the 5 matters listed above for consideration. For example, at what point does the environmental values of a tree or

group of trees outweigh any proposed development? Unfortunately, this is left to wide and varying interpretation mostly dependent upon individual priorities.

Discussion.

I would suggest that a development such as this, would be expected to be viable for 25 or potentially 50 years from construction. As such the decision to retain trees needs to evaluate the potential for the tree or group of trees to be a viable asset for the next 30-50 years, unless there is some overriding and compelling reason to retain the tree for cultural, heritage or immediate environmental reasons. Retention of individual trees is often a complex and expensive exercise. Trees impacted by development are nearly always asked to cope with reduced root zones which often results in some decline in tree health.

I would suggest the key questions in evaluation of the tree population should be;

- will the tree or group of trees still be a quality asset in 20-30 years' time?
- will the tree pose an unacceptable risk within that period and require removal?
- Can the overall losses or impacts of the tree or trees be acceptably compensated or improved by replacement landscape and trees?
- Will a new landscape provide better aesthetic values?

FINDINGS AND RECOMMENDATIONS.

In review of the evaluation criteria and the tree population in Stage 1- I recommend that all the trees considered for removal are removed on the following basis;

1. The development of the site represents a major project that will afford long term infrastructure.
2. The health of the trees in table one is generally fair to poor, there are only a few trees that represent a longer-term asset, that will have any opportunity or capability to stand the test of time. Namely; trees 11, 15 & 21.
 - a. I do not see any real value in retaining 3 trees in the middle of a large development, where a sound and well thought out landscape plan could easily provide a better long-term outcome, particularly with regards to aesthetic and scenic values.
3. Many of the trees have a very short useful life or are defined undesirable species.
4. Many of the trees listed are in fact under 8 meters in height and can easily be replaced in the short term.
5. Some of the larger trees have high risk defects that are not suitable for retention in a closely settled amenity situation.

6. Some of the larger trees have commenced to decline, which is evident by them commencing to drop limbs, and there is therefore a serious question around their long-term viability in a close amenity situation.
7. The overlay of the buildings provides a significant area for revegetation with suitable plantings for a close amenity situation and the site as a whole provides good opportunity to increase the overall number of trees to combat the salinity issue in the local area.
8. For anyone who has observed the area over the last 20 years it is quite clear that the tree population has slowly diminished due to tree decline and removal due to tree death and safety issues. This is linked in part to cessation of irrigation and species selection.

Recommendations.

1. As part of the development application for stage 1, a landscape master plan for the whole site should be developed, that addresses the following matters as a high priority;
 - a. Salinity control – areas where suitable tree vegetation is strategically placed to intercept ground water.
 - b. Improving amenity values of the existing ‘parkland’ – neighbouring properties do not have to view open spaces, buildings and infrastructure, rather they can be provided with an improved outlook over the new development than currently exists.
 - c. The trees in the other part of the lot are reviewed and considered as part of the landscape master plan. If many of the existing trees are to be removed on the basis of condition, then there needs to be a staggered approach over time to reduce visual impacts and ensure that salinity risk is appropriately controlled.
 - d. Areas and species of endemic vegetation needs to be included in the master plan to enhance local biodiversity.
2. I would suggest that Wagga Wagga City Council and adjoining residents will be seeking assurances that building development and changes to the landscape enhance both amenity values and environmental values across the whole site and development planning needs to positively address this in the early stages.



Wade Ryan.
BAppSc(EnvHort)
4 April 2018.

Lonsdale, David (1999). *Principles of Tree Hazard Assessment and Management*. pp 146. Dept. for Transport, Local Government and the Regions. London.

WWCC (2018). Wagga Wagga Development Control Plan 2010. Wagga Wagga City Council, accessed online 4/04/2018 at;
<http://www.wagga.nsw.gov.au/city-of-wagga-wagga/planning-dev/plans,-policies-and-controls/wagga-wagga-planning-documents>

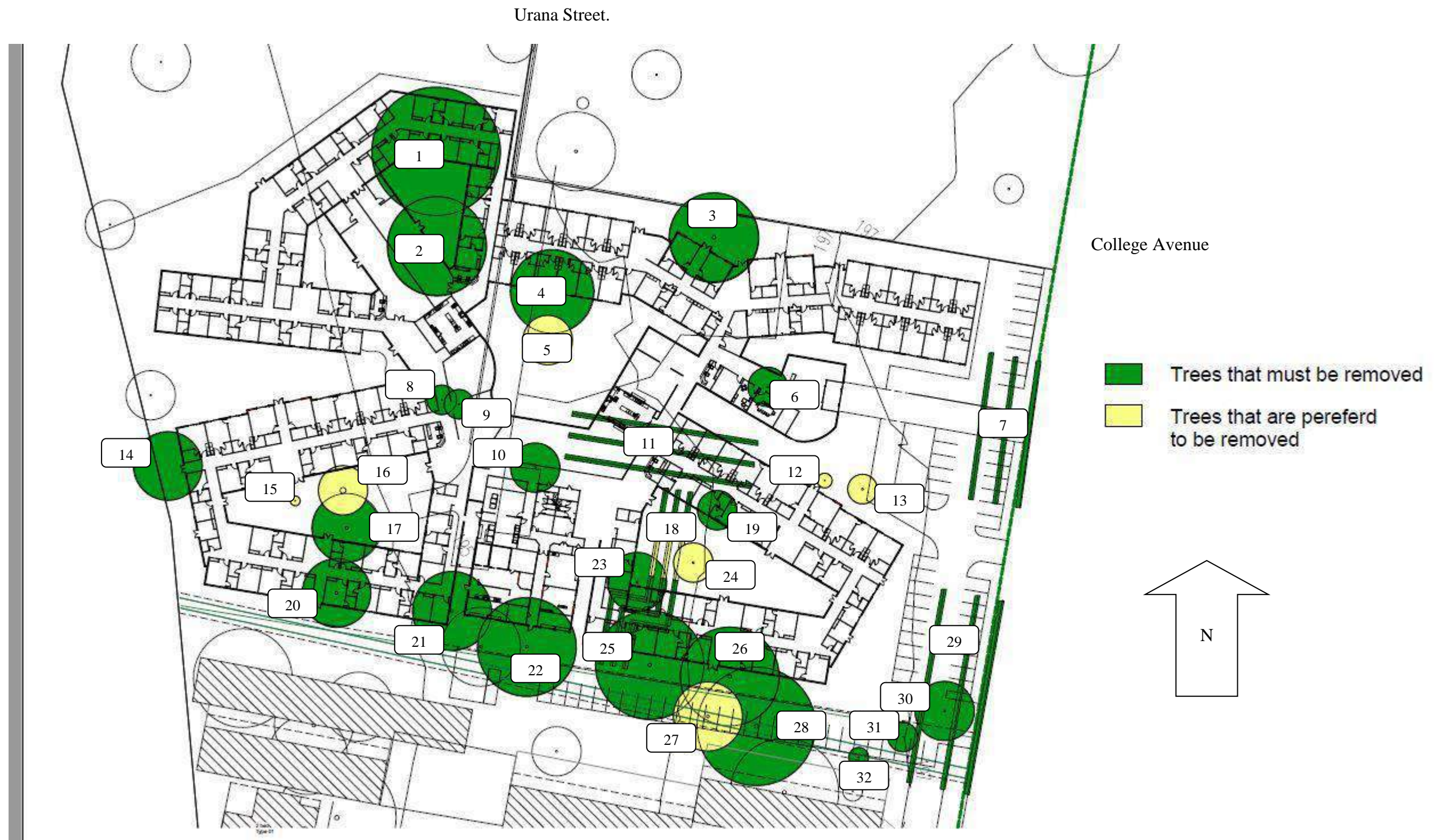
Table Two <i>Interpretation of Hazard Rating Applied to Stated Defects.</i>		
Hazard Rating.	Likelihood	Description.
Very Low	Rare – exceptional circumstances apply	All trees represent some degree of risk – <i>this is the base line</i> for a healthy tree with no known or observed defects – large and unrestricted root space is available for root development relative to overall size of the tree. The tree and larger canopy branching structure is mechanically acclimatised to normal annual cycle of weather – the tree is expected to withstand higher level storm intensity in the Riverina of around 80-100kph winds, provided saturated soil is not encountered during such wind intensity.

		Small twigs and branches of 20mm diameter or less will be expected to fail in high intensity storm events.
Low	Unlikely – could occur	There is some small indicator or defect that removes the rating from the very low.
Moderate	Possible – Might occur	There is a noted or obvious defect that will normally develop further before failure. If failure was to occur at this point in time it could not be considered as completely unexpected. Such defects might fail in a high intensity storm event.
High	Likely - Probable	There is an obvious defect that is expected to fail at some time. High intensity storm events typically induce some of these defects to fail. Branches or stems that have high gravitational loads on the defect are expected to fail at some point.
Critical (Extreme)	Almost Certain	There is a serious defect that is impending.

Explanatory Notes. (Version date 11/01/2017)

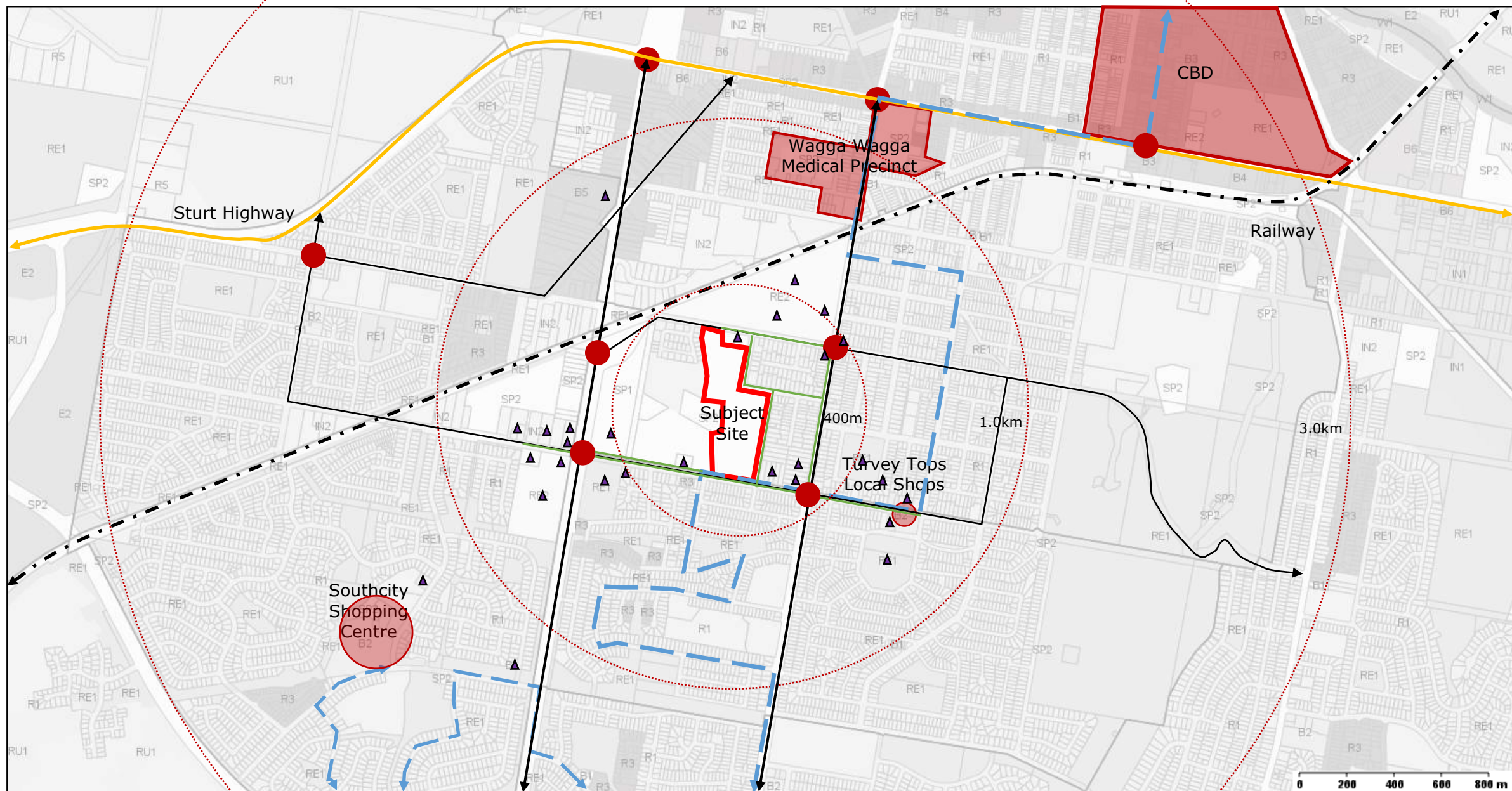
1. Use of this interpretation of Hazard Rating does not constitute a risk assessment or quantify risk. It provides a guide as to the likelihood of a tree or tree part (branch, stem or whole tree) failing – relative to a baseline sound tree (Very low).
2. To conduct a risk assessment or quantify risk, the frequency of use of the area needs to be considered in the analysis. A target must be present at the time of failure; damage or injury needs to be estimated.
 - a. Quantified Tree Risk Assessment (QTRA) can be applied. <http://www.qtra.co.uk/cms/>
3. Application of timeframes for failure are not possible to accurately predict and is therefore not stated. Even defects considered as Critical – impending – can sometimes remain intact for a number of years before failure actually occurs.
4. Equally, the time it takes for a defect to progress towards high or critical is not able to be accurately indicated for a range of reasons and not stated. It would be considered prudent to have ‘Moderate’ or higher ratings to be evaluated on an agreed time basis.

Tree Identification Plan – Wagga Wagga Community Care Development – Stage 01.
20 Hely Ave TURVEY PARK NSW 2650 - Lot 2 DP 1183166122850.



Source - Croft Developments Pty Ltd 28/03/2017. Construction Issue – Trees Removal Plan stage 01 – Drawing SK103 – Project Wagga Wagga – 20 Hely Avenue.

ATTACHMENT 6: CONNECTIVITY MAP



Signature Care Proposal
Lot 2, DP1183166
20 Hely Avenue, Turvey Park

Rev	Date	Initials - Comment
A	11/4/18	RJ - Draft
B	13/4/18	GS - Final



LEGEND:

- Local Footpaths
- Local Bus Route
- Collector & Local Roads
- Other Services – Community, Commercial, Recreational, etc

ATTACHMENT 7: DBYD & OTHER SERVICING PLANS



Job No 13480622

Phone: 1100
www.1100.com.au

Caller Details

Contact: Miss Rhiana Turner
Company: Salvestro Planning
Address: PO Box 783
Wagga Wagga NSW 2650

Caller Id: 1681486
Mobile: Not Supplied
Email: admin@salvestroplanning.com.au
Phone: 0269218588
Fax: 0269218388

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 17099
Working on Behalf of: Private
Enquiry Date: 05/01/2018
Start Date: 09/01/2018
End Date: 12/01/2018
Address: 20 Hely Avenue
Turvey Park NSW 2650
Job Purpose: Design
Onsite Activity: Planning & Design
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:

No Telstra Required

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
67399806	AARNet Pty Ltd, Nsw	1300275662	NOTIFIED
67399805	APA Group Networks (APT Management Services P/L)	0881154500	NOTIFIED
67399798	Essential Energy	132391	NOTIFIED
67399807	NBN Co, NswAct	1800626762	NOTIFIED
67399804	Optus and/or Uecomm, Nsw	1800505777	NOTIFIED
67399808	Riverina Water County Council	0269220661	NOTIFIED
67399801	Telstra NSW, South	1800653935	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week

Dial Before You Dig Response – Underground Fibre Assets

To:
Miss Rhiana Turner (Customer ID: 1681486)
Salvestro Planning
PO Box 783
Wagga Wagga, NSW 2650

Email: admin@salvestroplanning.com.au
Phone: 0269218588
Fax: 0269218388
Mobile: Not Supplied

Sequence No: 67399806
Location: Turvey Park, NSW
Commencement Date: 09/01/2018 12:00:00 AM

Dear Miss Rhiana Turner,

This letter is to confirm that the proposed work at 20 Hely Avenue is in the vicinity and may impact AARNet fibre optic cable assets.

Attached is a map indicating the approximate location of the AARNet assets in relation to your enquiry area. There may be additional AARNet assets in this area contained within Telstra duct. No work is to take place until plans have been obtained from Telstra and reviewed as necessary.

Any information provided is valid for 28 days from the date of issue of this document.

Please review the map and if you have any further concerns, contact the AARNet NOC on 1300 APL NOC (1300 275 662).

If you are proposing to carry out digging in the vicinity of AARNet underground infrastructure you will need to carry out these works in accordance with the guidelines below.

WARNING

Where AARNet plans have been attached, they are indicative of the position of AARNet Pty Ltd's (AARNet) fibre optic installation/s only. Services belonging to other third parties are not included on these plans.

These plans have been prepared solely for the use of AARNet and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of our assets relative to fences, buildings etc., as they existed at the time the fibre etc. was installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared.

AARNet makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. AARNet does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of AARNet, its employees, agents, officers or contractors).

The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be

General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au

held responsible for any damage caused to AARNet's fibre optic installations.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

WORKING IN THE VICINITY OF AARNET ASSETS

All Areas

Under no circumstances shall construction, digging or excavating work entailing crossing AARNet plant be carried out without first exposing or locating the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Manual pot-holing needs to be undertaken with extreme care, common-sense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

Visual location of asset must be carried out by hand digging or using non-destructive water jet method (pot holing) where construction activities may damage or interfere with AARNet assets.

The following minimum clearances must be maintained between mechanical construction activity and the located AARNet asset.

Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual location 300mm compact clearance before compactor can be used over AARNet conduits. 750mm compact clearance cover before compactor can be used Over AARNet Direct Buried cable
Boring Equipment (in-line, horizontal and vertical)	Not within 5.0m of actual location without supervision of accredited plant location contractor onsite OR AARNet asset must exposed via hand dig or non-destructive water jet method (pot holing). AND AARNet asset must not be crossed without first exposing the asset at the crossing point and not without an accredited plant location contractor representative onsite.
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven over AARNet conduits or assets with less than 600mm of cover. Depth to be verified via hand digging
Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing	Not within 1.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot holing) and expose asset.

Urban Areas

Under no circumstances shall construction, digging or excavating work be carried out: within 1.5m of AARNet assets without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Rural Areas

Under no circumstances shall construction, digging or excavating work be carried out within 10m of AARNet plant be carried out without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

ASSET RELOCATIONS

You are not permitted to relocate, modify or alter any AARNet assets under any circumstances. Please contact AARNet Infrastructure Development Group via email apl-infdev@aarnet.edu.au for all enquiries relating to the relocation of AARNet assets.

DAMAGE

AARNet will seek Compensation for any loss caused by damage to its assets.

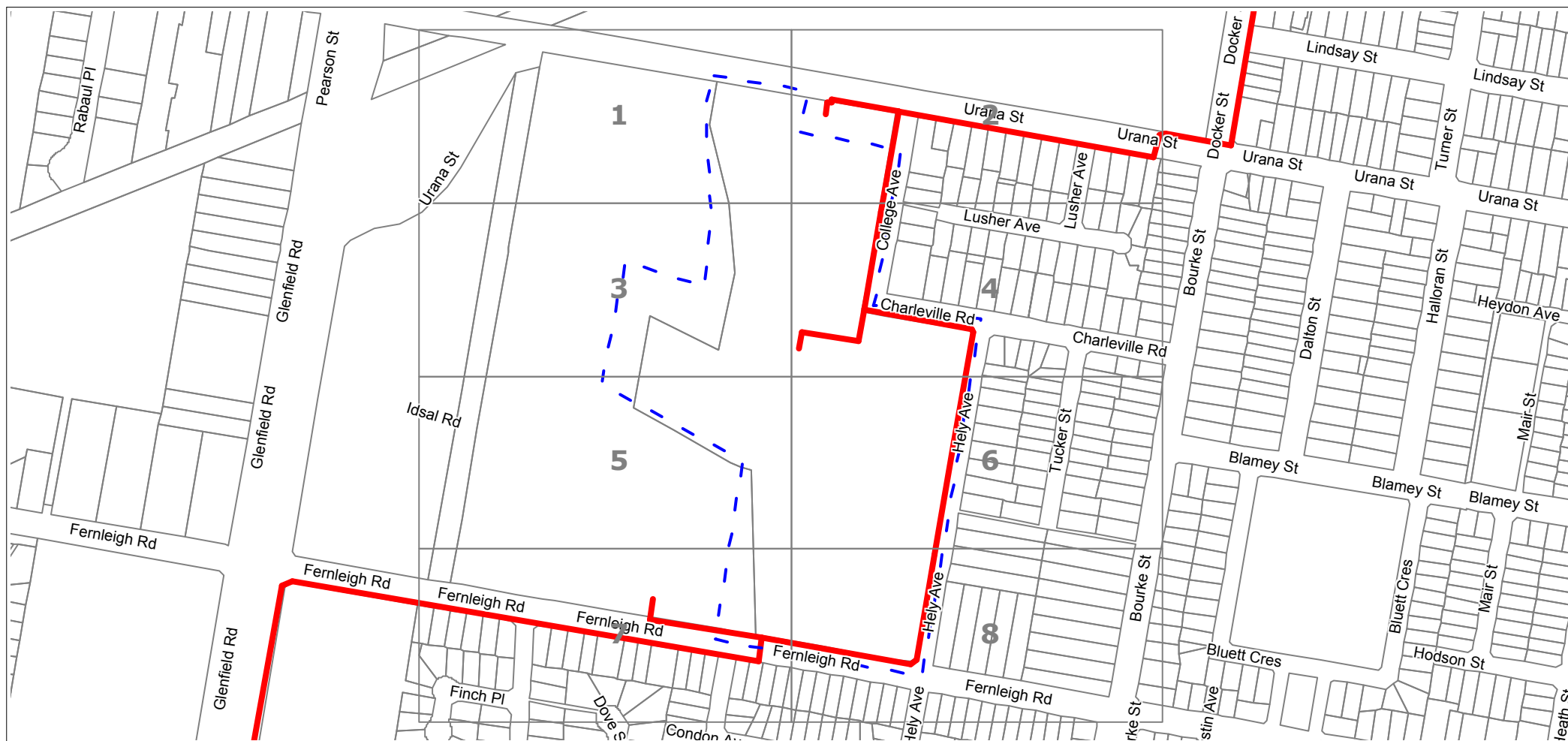
Damage to any AARNet asset must be immediately reported to AARNet NOC on 1300 APL NOC (1300 275 662).

FURTHER ASSISTANCE

Assistance can be obtained by contacting AARNet NOC on 1300 APL NOC (1300 275 662)

Where an on-site location is provided by an accredited locator, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate AARNet assets.

If plant location drawings or visual location of AARNet assets by digging reveals that the location of AARNet plant is situated wholly or partly within the owner work area, then AARNet Infrastructure Development Group apl-infdev@aarnet.edu.au **must be contacted to discuss possible engineering solutions.**



Create Date: 05/01/2018

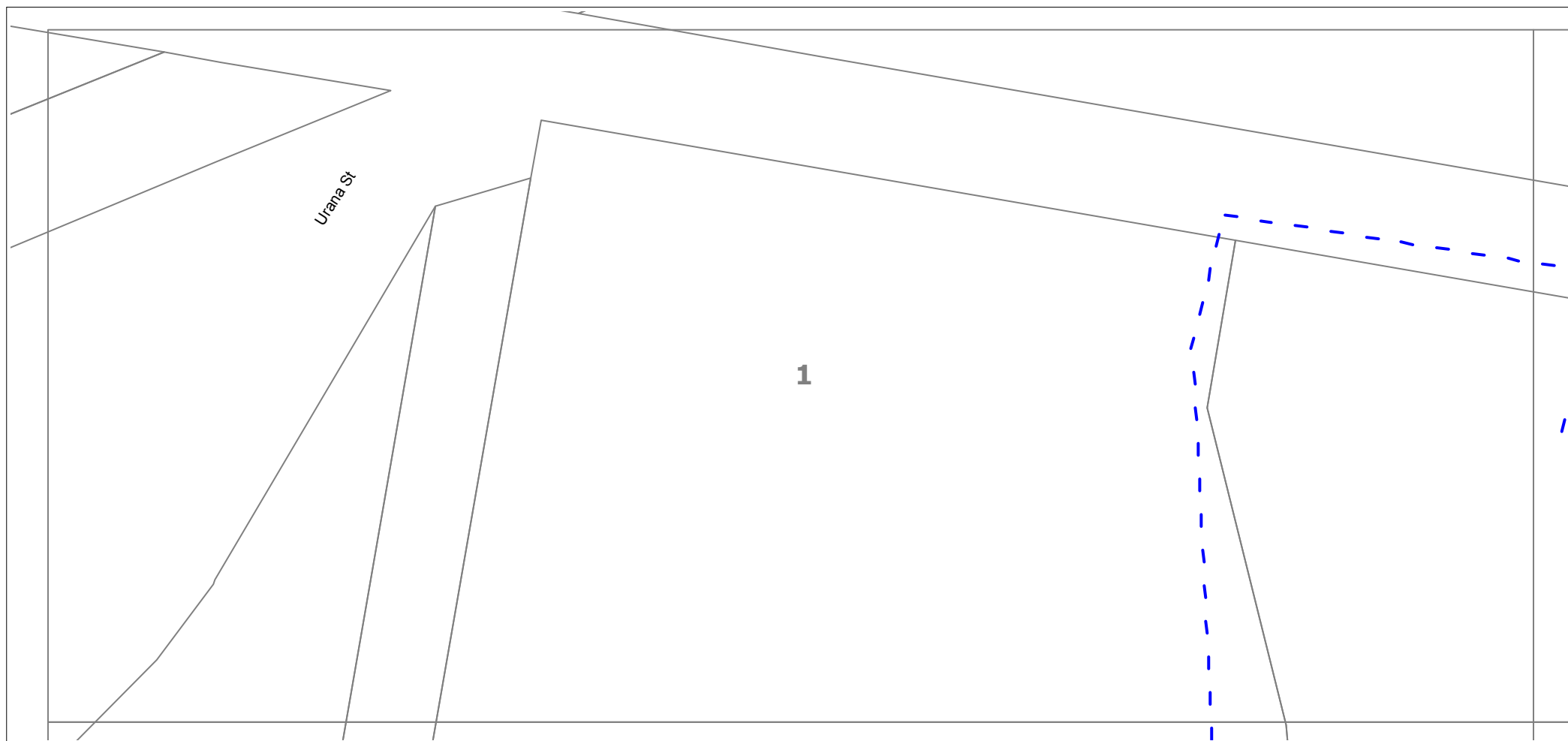
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DISCLAIMER: While every care is taken by AARNet to ensure the accuracy of this data, AARNet makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Exact positions of any assets shown on this map report should be confirmed on site.



- Enquiry Area
- AARNet Fibre Optic Assets
- Cadastre



Create Date: 05/01/2018

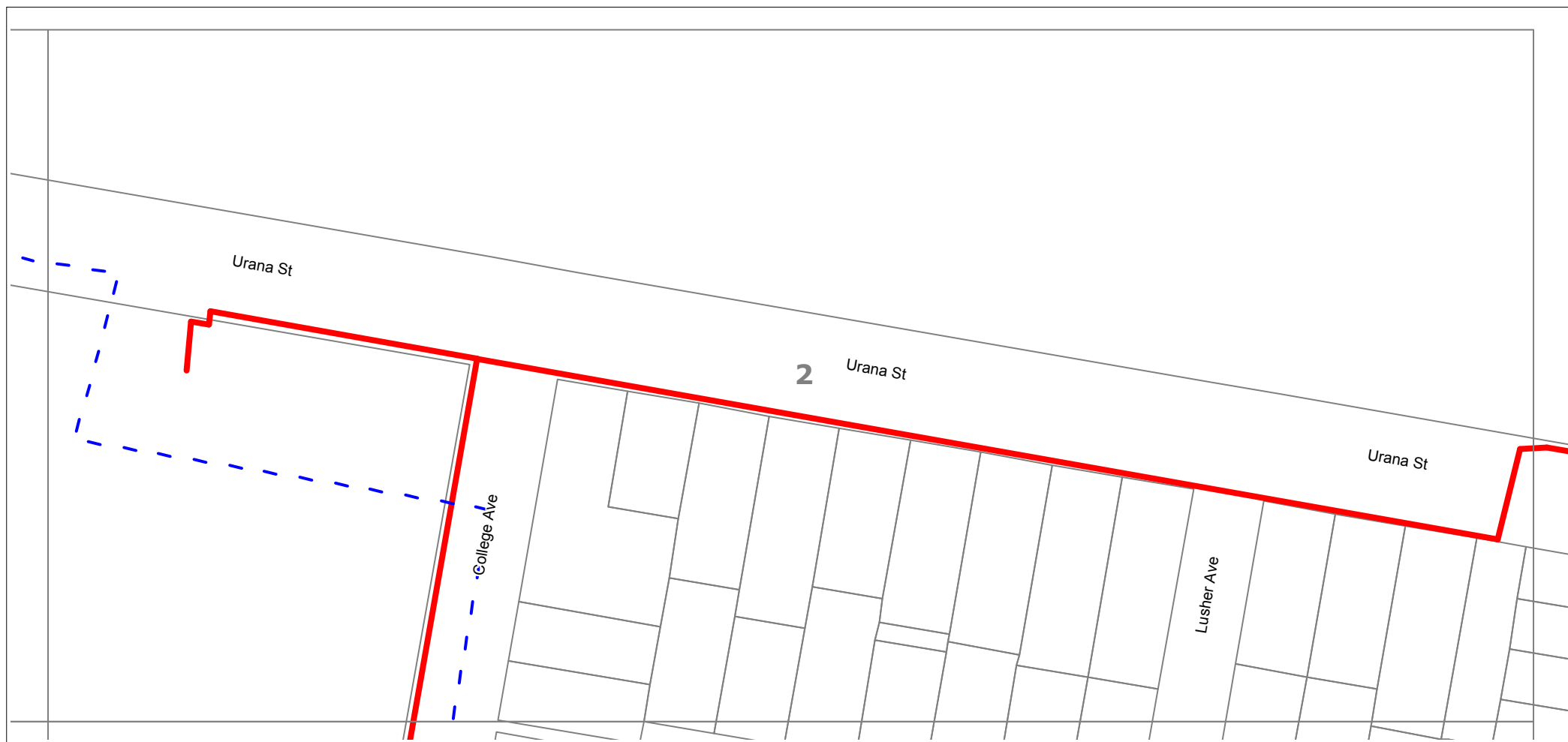
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 Enquiry Area
 AARNet Fibre Optic Assets
 Cadastre



Create Date: 05/01/2018

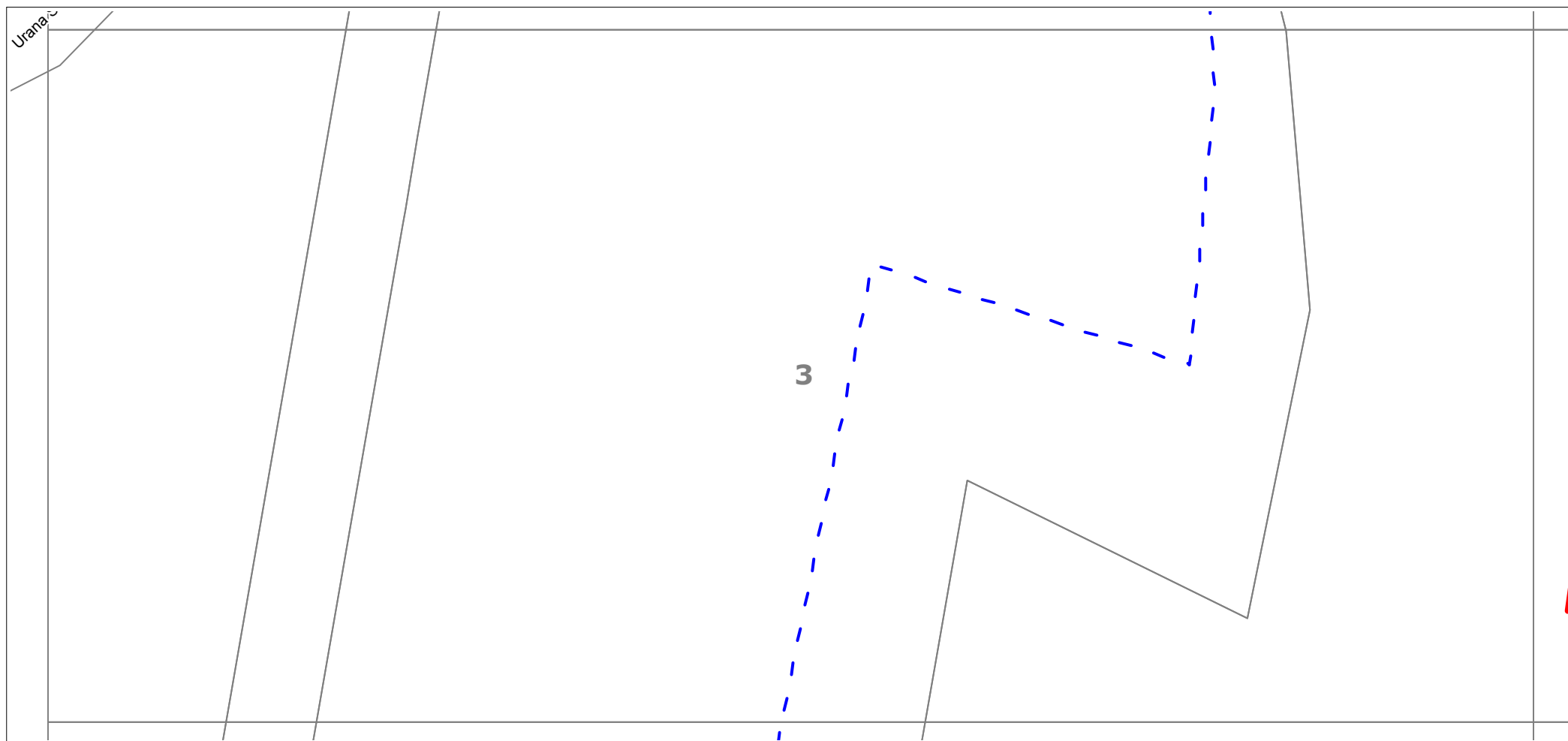
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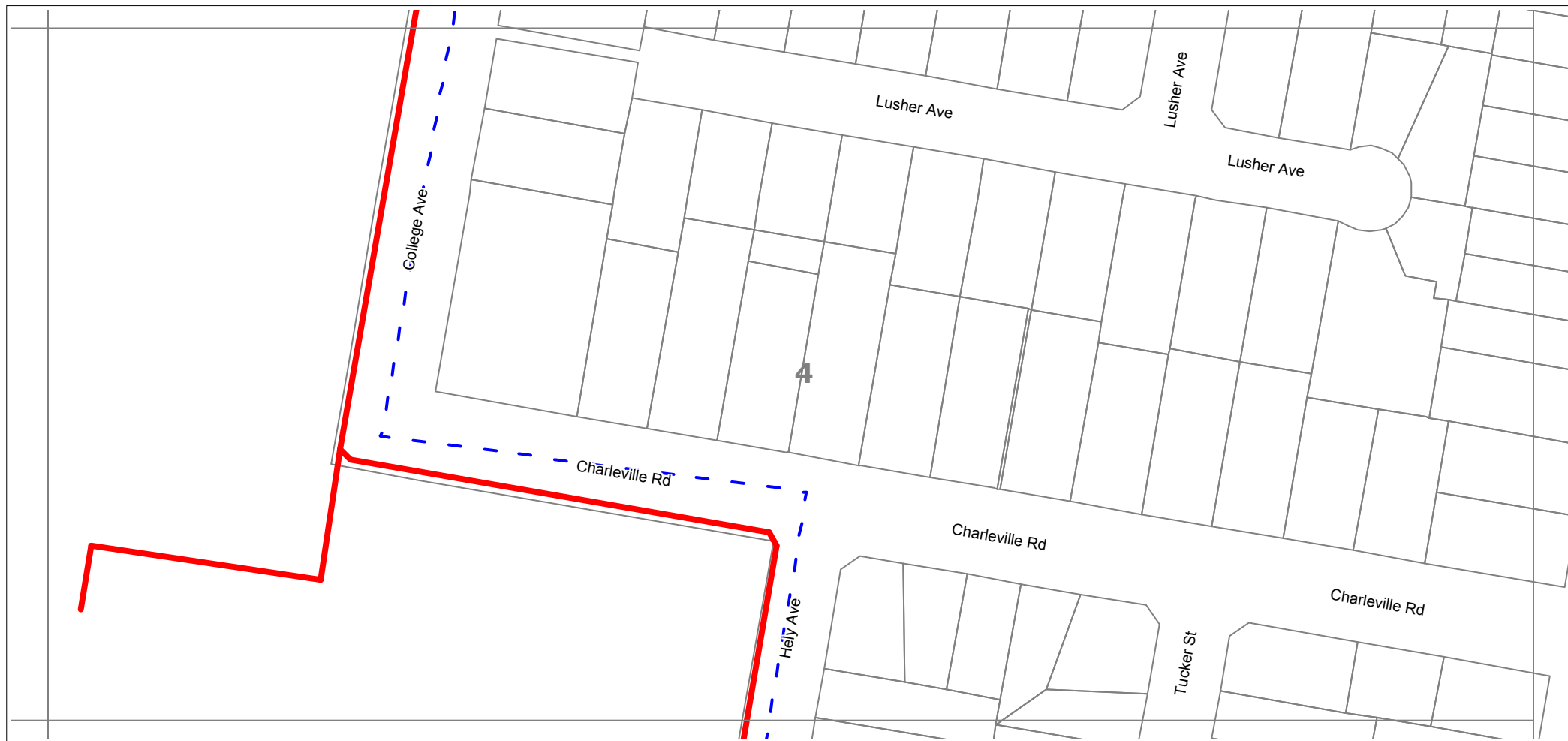
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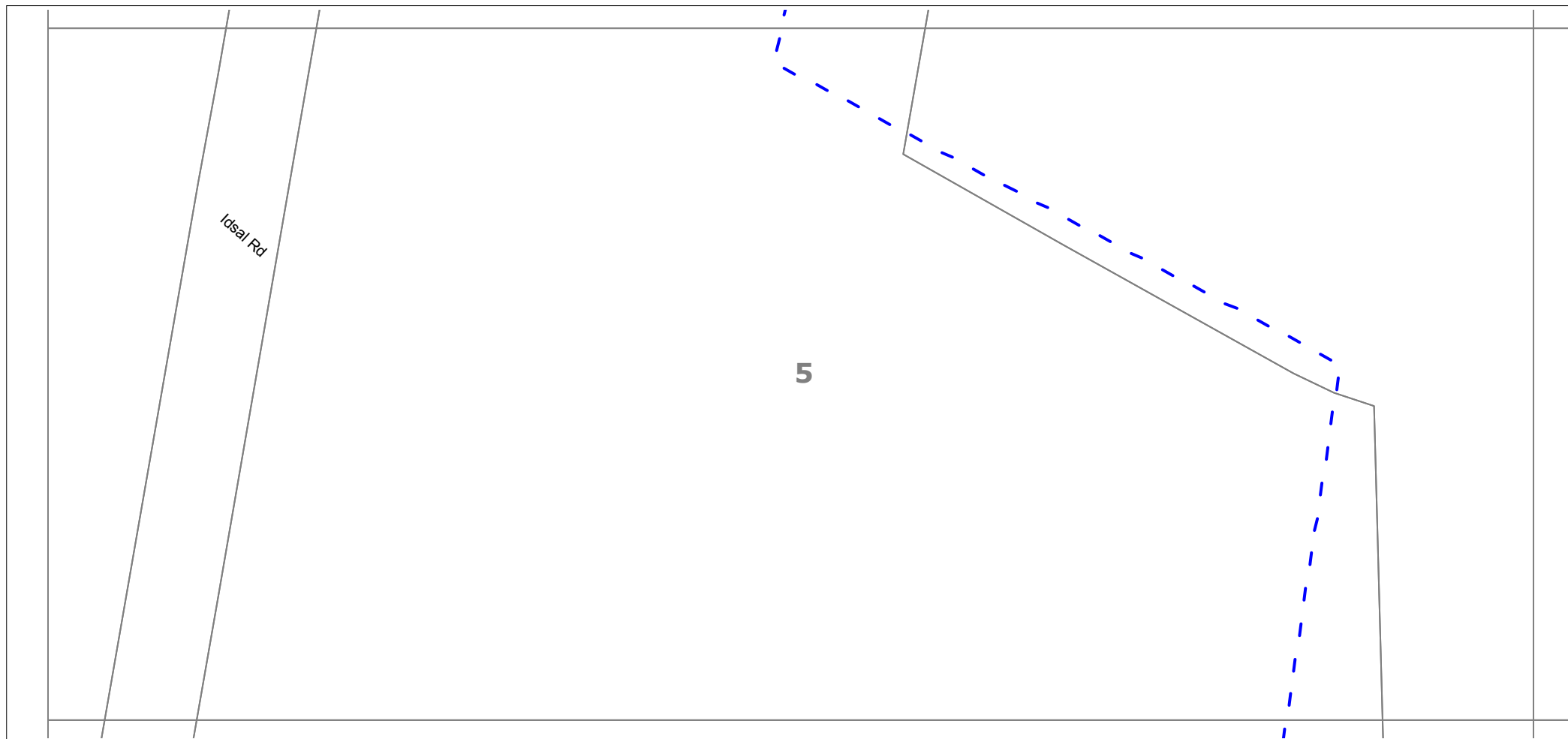
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 AARNet Fibre Optic Assets
 Cadastre



Create Date: 05/01/2018

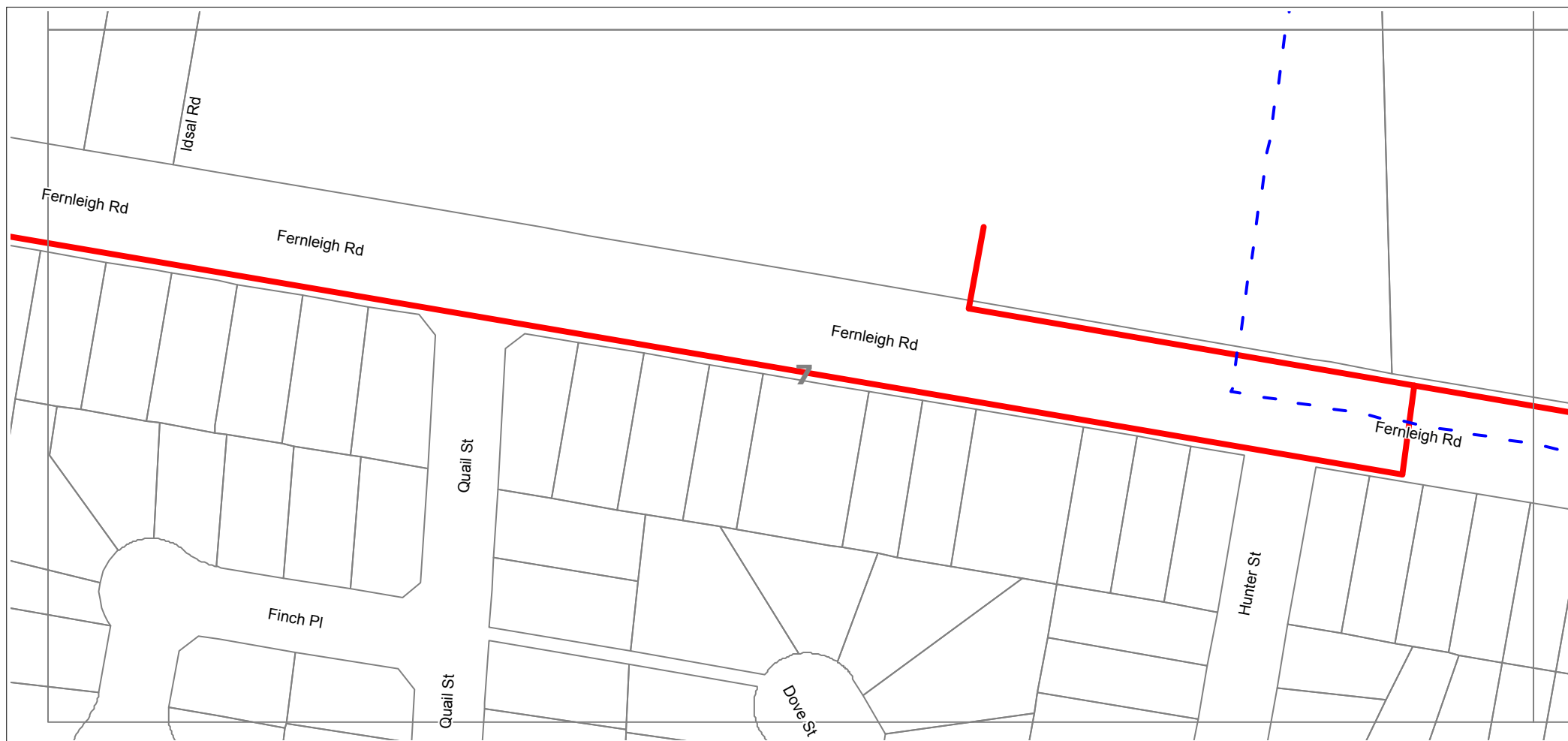
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-  Cadastre



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-  Cadastre



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Exact positions of any assets shown on this map report should be confirmed on site.



- Enquiry Area
- AARNet Fibre Optic Assets
- Cadastre

APA Group
PO Box 6014 Halifax Street
South Australia 5000

05/01/2018

Company: Salvestro Planning

Miss Rhiana Turner
PO Box 783
Wagga Wagga
NSW 2650

admin@salvestroplanning.com.au

Dear Miss Rhiana Turner

Sequence Number: 67399805
Worksite Address: 20 Hely Avenue
Turvey Park
NSW 2650

Thank you for your Dial Before You Dig enquiry regarding the location of Gas Assets, we can confirm that the APA Group has **Gas Assets** in the vicinity of the above location.

You are hereby notified that the attached Duty of Care requirements apply to any activity in the vicinity of Gas Assets operated by APA, please ensure you read and comply with all the relevant requirements.

Should you have any questions with **regards to the attached information** please contact our Dial Before You Dig officer - (08) 8115 4500.

**Caution - Damage to gas assets could result in possible explosion and fire with the risk of personal injury
For Gas Emergencies please call 1800 427 532.**

Please find enclosed the following information:-

- APA's Duty of Care, if you are unclear of your obligations under these requirements please contact the APA Representative listed above immediately
- An overview map with your requested area highlighted to assist in locating APA's Gas Assets
- A map(s) showing APA's Gas Assets in the requested area, this information is valid for 30 days from the date of this response, **please check this represents the area you requested**, if it does not, please contact the APA Representative listed above immediately

Please Note: For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

Please take some time to review the entire response document and check the information supplied and please let us have any feedback by sending an email to DBYDNetworksAPA@apa.com.au or contacting us direct on (08) 8115 4500.

Yours Faithfully,

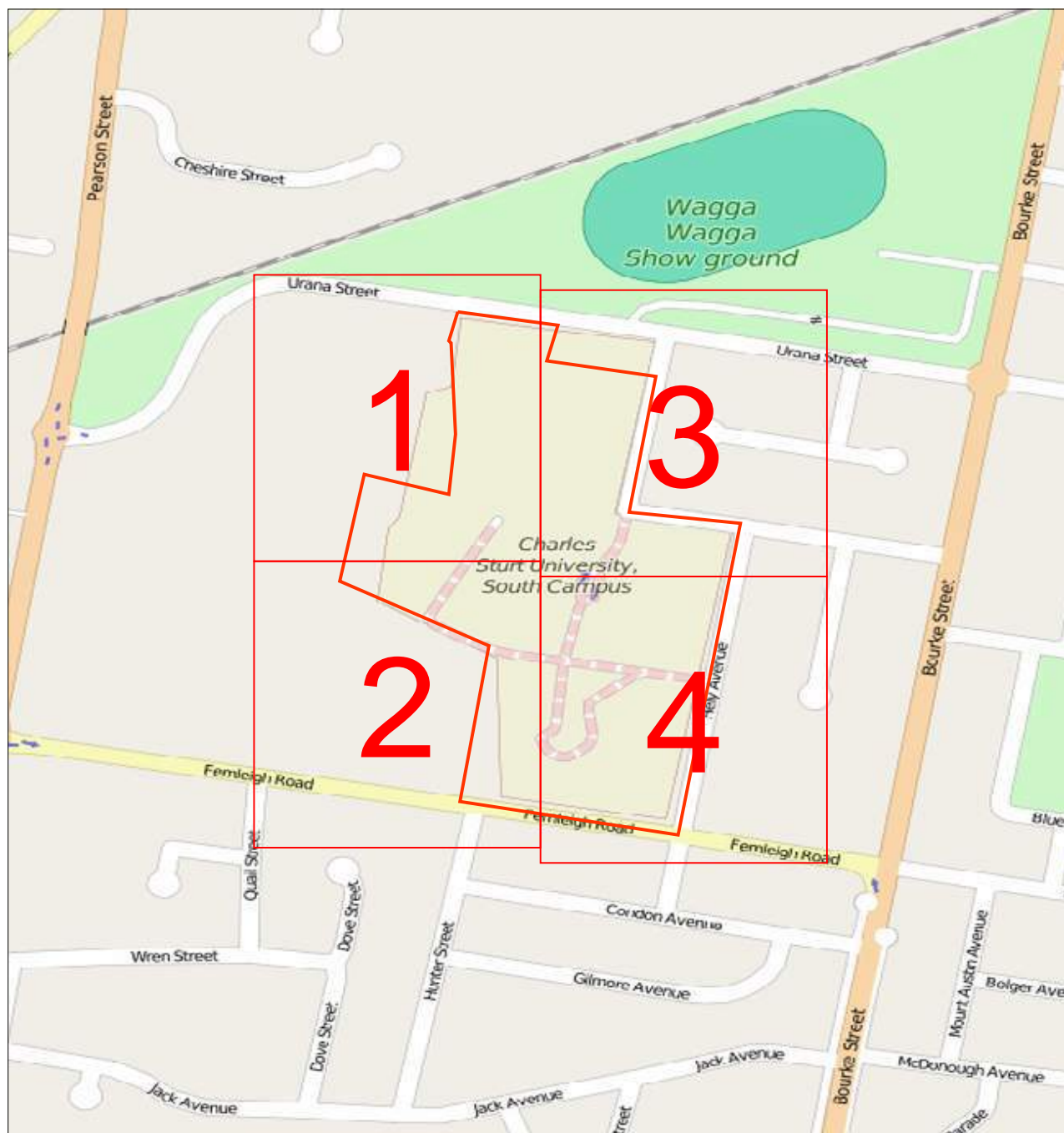
Dial Before You Dig Officer
APA Group
Email: DBYDNetworksAPA@apa.com.au

Duty of Care - Working Around Gas Assets

General Conditions

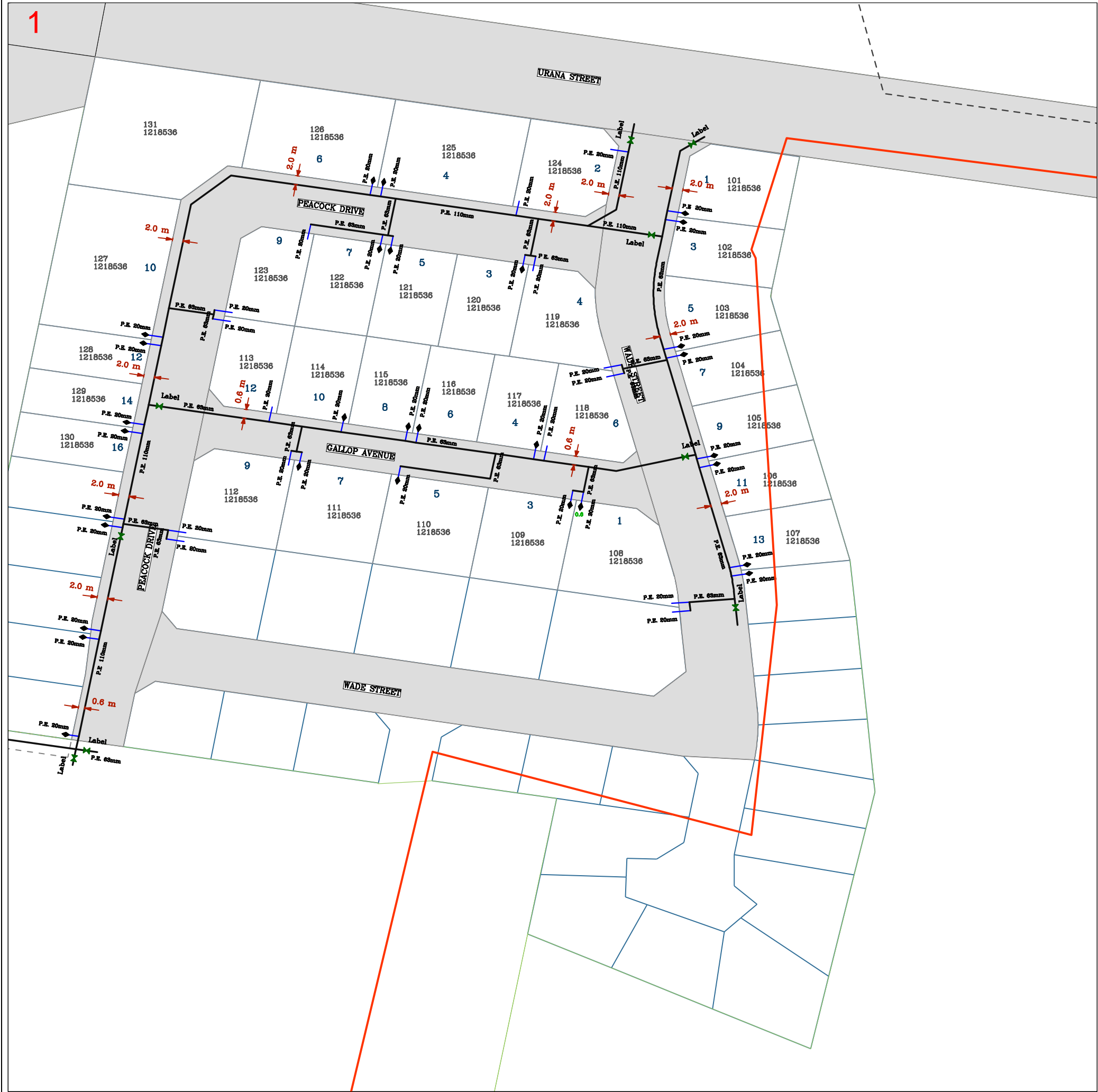
- This location enquiry is valid for 30 days from the enquiry date
- Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information
- The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request
- It is the responsibility of the excavator to expose all Gas Assets, including Gas Services pipelines (see below), **by hand** (Please Note: Do not use vacuum excavation systems as damage to Gas Assets may occur). Gas Asset depths may vary according to ground conditions
- Gas Service pipelines (inlet service) connecting Gas Assets in the street to the gas meter on the property are typically **not** marked on the map
- Some Gas Assets are installed inside of a casing. The locations where a Gas Asset changes from inserted to direct burial are not marked on the map
- This information has been generated by an automated system based on the area highlighted in your DBYD request and has not been independently verified. It is your responsibility to ensure that the information supplied in this response matches the dig site you defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have any question, please contact APA immediately using the details listed on the first page and / or please resubmit your enquiry
- For Gas Emergencies please call 1800 427 532

Site Address	20 Hely Avenue Turvey Park 2650	Sequence No	67399805
Name	Miss Rhiana Turner		
Email	admin@salvestroplanning.com.au		



Scale 1: 6000		Enquiry Area Map Key Area
---------------	--	----------------------------

Site Address	20 Hely Avenue Turvey Park 2650	Sequence No	67399805
Email	admin@salvestroplanning.com.au	Map Reference	Penguin 324E10,324E8,324E9,324F10,324F9



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:

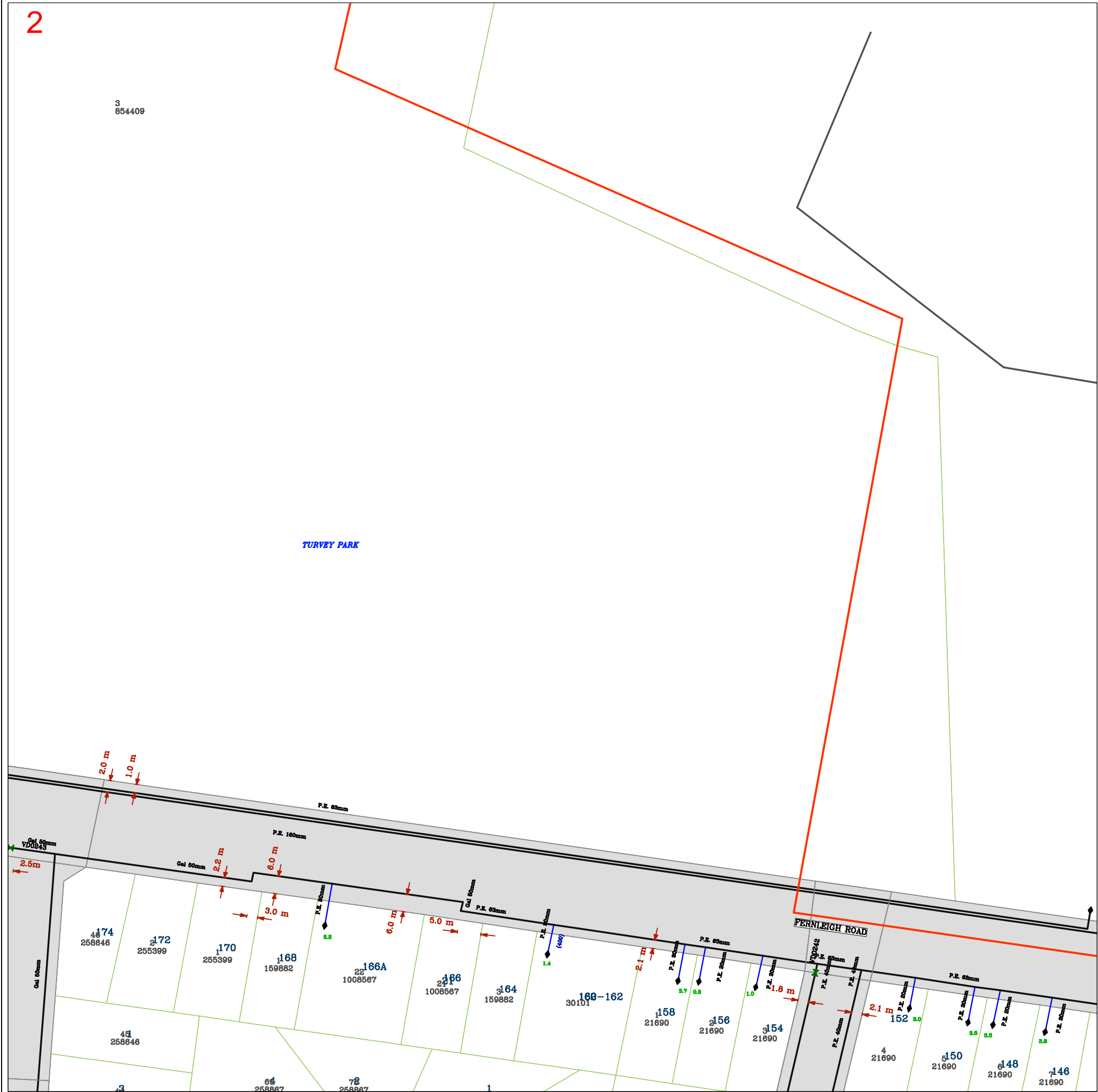
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2	4

Scale 1:1000

0 0.01km

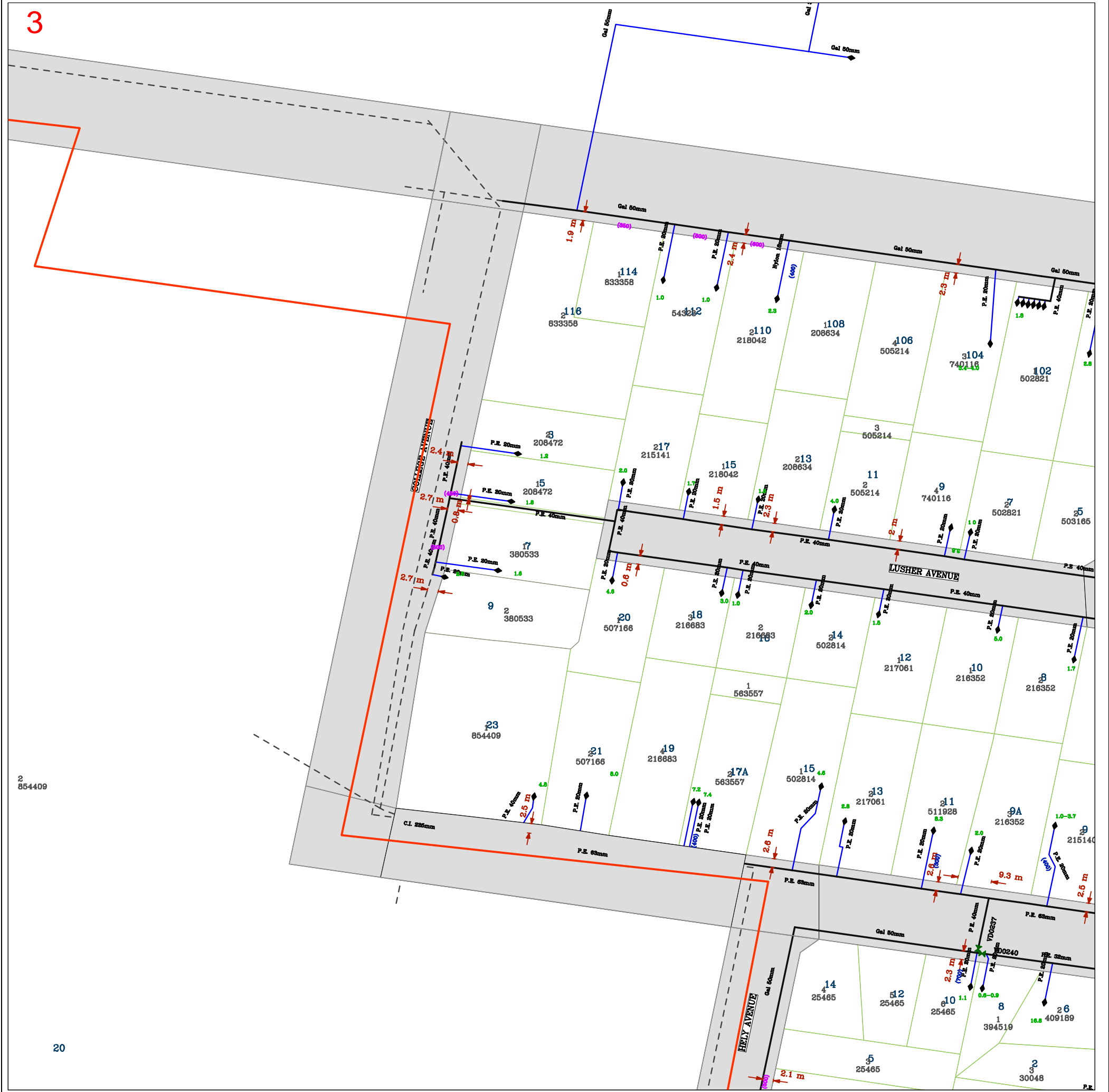
NORTH

Site Address	20 Hely Avenue Turvey Park 2650	Sequence No	67399805
Email	admin@salvestroplanning.com.au	Map Reference	Penguin 324E10,324E8,324E9,324F10,324F9



<p>LEGEND</p> <p>Service Pipe</p> <p>Distribution Pipe</p> <p>Critical Pipe</p> <p>Transmission Pipe</p> <p>Field Valve</p> <p>Anode Bed</p> <p>CP Test Point Site</p> <p>Delivery Point</p> <p>Gas Regulator Site</p> <p>Depth</p>	<p>Map Key:</p> <table><tr><td>1</td><td>3</td></tr><tr><td>2</td><td>4</td></tr></table>	1	3	2	4
1	3				
2	4				
Scale 1:1000	<p>0 0.01km</p> <p>NORTH</p>				

Site Address	20 Hely Avenue Turvey Park 2650	Sequence No	67399805
Email	admin@salvestroplanning.com.au	Map Reference	Penguin 324E10,324E8,324E9,324F10,324F9



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:

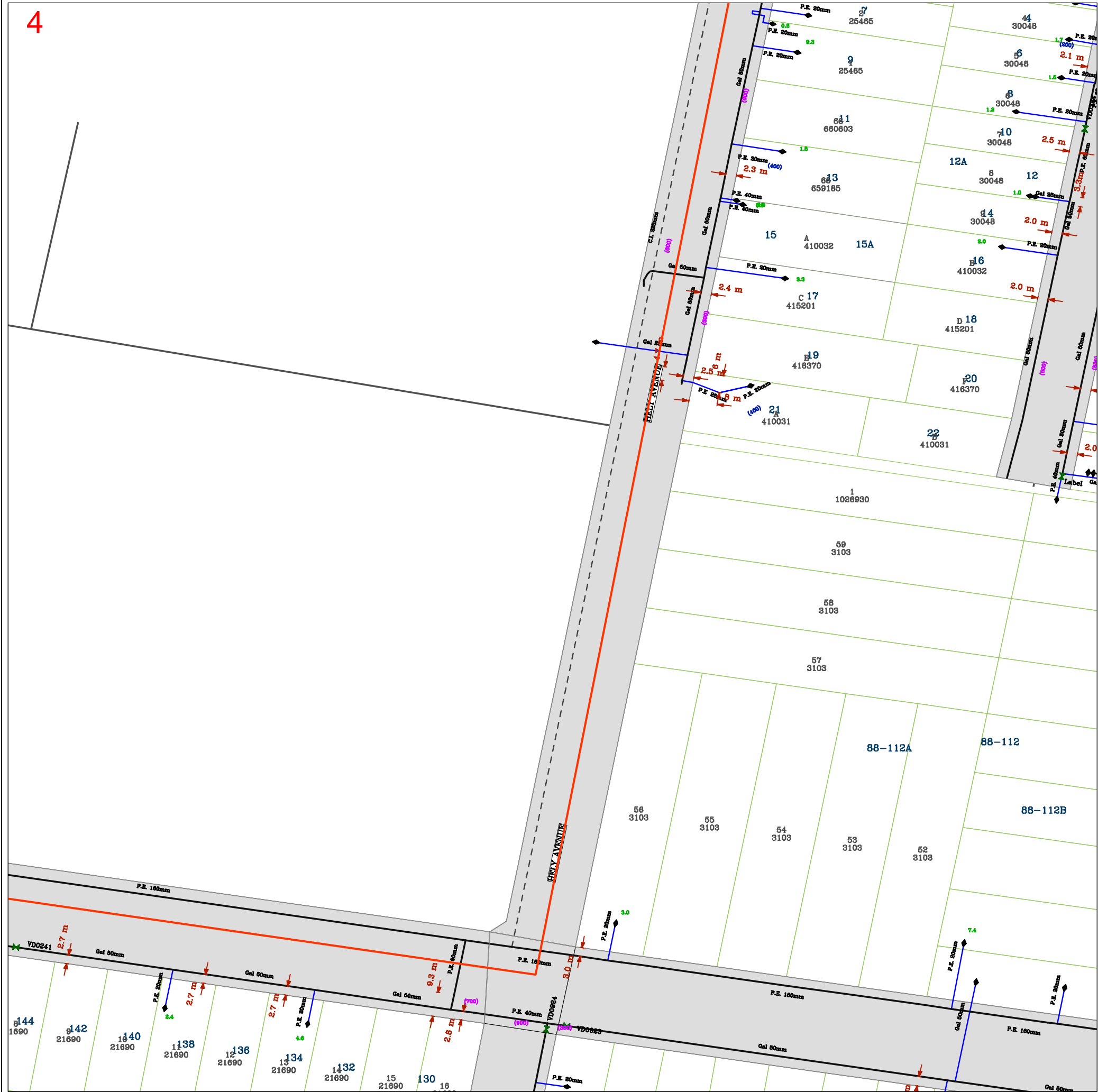
1	3
2	4

Scale 1:1000

0 0.01km

NORTH

Site Address	20 Hely Avenue Turvey Park 2650	Sequence No	67399805
Email	admin@salvestroplanning.com.au	Map Reference	Penguin 324E10,324E8,324E9,324F10,324F9



LEGEND

Service Pipe	Field Valve	Delivery Point
Distribution Pipe	Anode Bed	Gas Regulator Site
Critical Pipe	CP Test Point Site	Depth
Transmission Pipe		

Map Key:

1	3
2	4

Scale 1:1000

0 0.01km



CABLE/PIPE LOCATION

Assets were found in the search area

COMPANY NAME:	Salvestro Planning
ATTENTION:	Miss Rhiana Turner
EMAIL:	admin@salvestroplanning.com.au
SEARCH LOCATION:	20 Hely Avenue Turvey Park NSW 2650
SEQUENCE NO:	67399798
DATE:	Friday, 5 January 2018

Provision of Plans:

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. **The excavator must not assume that there may not be assets owned by other network operators in the search location.**

Underground assets searched for	Underground assets found
Essential Energy Electrical	<input checked="" type="checkbox"/>
Essential Energy Water & Sewerage	<input type="checkbox"/>

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE:
PHONE 13 20 80**

DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. Privately-owned underground electrical assets located on private property are the responsibility of the owner.*

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans.** Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance place on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**



Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copied or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

Location of Assets on Site:

The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the **excavator's responsibility to visually expose the underground cables and pipes manually, ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation**. The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to <https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice>).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995**.

Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules**. (These are available on our website: <http://www.essentialenergy.com.au/content/safety-community> and include

- **Work near Essential Energy's Underground Assets:**
<http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf> , and
- **Asbestos Fact Sheet:**
<http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf>

In some situations these procedures call for work to be performed by authorised staff.

Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact

13 23 91 to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of **water or sewer assets** persons should observe the requirements of the **Water Management Act 2000**.

Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

Prior Notification:

Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing**. This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

For further information please call 13 23 91.

When working near underground electrical infrastructure

NSW legislation requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig or drive items near underground electricity cables, ducting, and pipes, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. These items carry vital services such as electricity, water, gas and communications, and establishing their location before digging will help ensure worker safety and prevent damage to the network which may cause disruption of essential services to local communities.

Excavate safely and protect underground assets

Dial Before You Dig (DBYD) is the first step to excavating safely. You should use DBYD when you will be undertaking (but not restricted to) the following:

- > Any excavation using machinery digging deeper than 150mm. This includes but is not restricted to back hoes, excavators, borers & kanger hammers (ploughing or ripping activities)
- > Any excavation using hand tools deeper than 300mm which includes shovels, spades and crow bars
- > Any vertical or horizontal boring.

Note: The above examples are general and may not cover all situations in the regulations where a DBYD would be required e.g. driving metal posts in the ground.

Regardless of the size of your project you should lodge an enquiry with DBYD before commencing work. This applies to small tasks like backyard landscaping, driving items into the ground as well as heavy work such as directional boring or directional drilling. DBYD strive to respond to enquiries within two business days.

Dial Before You Dig

- > Phone 1100
- > Web www.1100.com.au
- > Download the DBYD iPhone app



The Essential First Step

When a DBYD has been obtained, contact Essential Energy on **13 23 91** to identify any underground pipes and/or cables in the vicinity of excavation works to be carried out. Allow at least **two weeks or 10 working days advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out an onsite inspection if required. This service may incur a fee & should be stated at the time of making the appointment.

In the event the excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained. The excavator **must** retain the plans on site for the duration of the excavation works.

Your responsibility

All individuals have a duty of care they must observe when working in the vicinity of underground cables, ducts and pipes. Be aware of the requirement set out in the latest WorkCover Codes of Practice 'Work near Underground Assets Guideline' and 'Work near Overhead Powerlines' which can be viewed at www.workcover.nsw.gov.au or you can purchase a copy of the Code of Practice by contacting WorkCover on 1300 799 003.

You should also be familiar with Essential Energy's operational procedures 'Work near Essential Energy's underground assets' CEOP8041 and 'Construction work near electricity network' CEOP1116, which can be found at essentialenergy.com.au/construction

- > **Employers:** If you're an employer or employing someone to excavate, complete construction or drive items into the ground even at home you have a legal obligation to ensure their safety
- > **Excavators:** It is the excavator's responsibility to visually expose the underground pipes and cables manually before any construction begins.

Note – when excavating involving high pressure water or compressed air to break up the ground, which is then removed by a powerful vacuum unit to expose critical utilities after they have been electronically located to confirm identity, size, number of services and depth, checks should be carried out to ensure the pressure is acceptable for all cables and other assets which may be found prior to commencing pot holing by this method. Warning: CONSAC cables shouldn't be potholed by this method and must be de-energised before any work carried out near them. It's recommended to only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi).

Be safe, because they need you



No Go Zone for powered excavation

Extract from WorkCover “Work near Underground Assets”

TABLE 1: Types of assets and limits of underground approach

Assets	Clearances	No Go Zone for Powered Excavation	Controls	Typical Depths
Low voltage electricity cables – voltages less than or equal to 1000V (1kV)	Close proximity with the use of hand tools	300 mm	Must contact asset owner for specific conditions	450 – 750 mm
Electricity conductors from 11,000V (11kV) up to 33,000V (33 kV)	Close proximity with the use of hand tools	600 mm	Must contact asset owner for specific conditions	900 mm
Underground sub-transmission cables 33,000V up to 132,000V (132 kV)	Must contact asset owner	Must contact asset owner	Must be carried out under the supervision of the asset owner	900 mm
High Voltage Electricity cables – voltages from 1000V (1kV) up to (33 kV)	Close proximity with the use of hand tools	Must contact asset owner	Must contact asset owner for specific conditions	600 – 1000 mm
Extra High Voltage Electricity Transmission cables – voltages above (132 kV) and 330,000V (330 kV)	Must contact asset owner	Must contact asset owner	Work must be carried out under the supervision of the asset owner	800 – 1200 mm

How to expose cables or pipes

Location plans provide an indication of the presence of underground assets only; they do not pinpoint the exact location. This is why manual exposure is required, which can be done by potholing. Underground assets must first be exposed by pot-holing with non-conductive tools to identify their location. Excavation with hand tools shall be carried out carefully up to, but not closer than, the minimum distances specified in Table 1. Several potholes may need to be dug manually to determine and satisfy yourself of the exact locations of cables or pipes to avoid any mishaps. Manual pot-holing needs to be undertaken with extreme care, common sense and while employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable. Look out for sand, plastic strips or specially marked bricks when excavating, which signal the presence of underground cables.

Only once all underground assets have been located, marked and protected against damage can the excavation proceed with caution.

No Go Zone for powered excavation

Directional boring is powered excavation and contact with the asset owner must be made before excavation takes place. For directional boring across the line of an asset a minimum clearance of **300 mm** from the asset shall be maintained. When boring across the line of an underground asset, the location of the asset/s shall be positively proven by hand digging (pot-holing) or by another approved method and a safety observer appointed.

Note: Where the risk assessment identifies a potential risk of making contact with either underground assets, safety observer/s would be required. The safety observer's

responsibility is to ensure that approach distances from underground and overhead assets are maintained.

For boring under electricity cables, the only true way of knowing where the directional drill is, is to “see” it. It is necessary to excavate a slit trench at right angles to the approaching drill and 500mm deeper than the asset being protected and beside the cables to confirm the depth of the cables and ensure the drill is not within the minimum approach distance of the cable (specified in Table 1).

For directional boring parallel to the asset and at the level of the asset, a clearance of **500 mm** shall be maintained from the edge of the nearest asset and pot holed at 10m intervals to ensure clearances are maintained with a safety observer appointed.

The four Ps of safe excavation

- Plan** – Plan your job. Use the Dial Before You Dig service before your job is due to begin to help keep your project safe. Contact Essential Energy on 13 23 91 to identify any underground pipes and/or cables in the vicinity
- Pothole** – Potholing (digging by hand) is a method to assist in establishing the exact location of all underground infrastructure. Only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi)
- Protect - Protecting and supporting exposed infrastructure is the excavator's responsibility.** Always erect safety barriers in areas at risk to protect underground networks
- Proceed** – But ONLY when you have planned, potholed and put the protective measures in place.

Be safe, because they need you



Digging safely

You cannot be too careful when it comes to safe excavation. Avoiding underground ducting pipe and cable damage is as simple as having the right tools, the right skills and the right information.

- > Study the plans you receive from asset owners thoroughly
- > Check to see if they relate to the area you requested and make sure you understand them. If you are unclear about what the symbols mean or how to proceed, contact the relevant network owner
- > Check the work area for other forms of electrical equipment, including street lights, ground substations, phone boxes or traffic lights – all good indicators that underground cables will be present
- > Remember underground cables can also be present even if overhead powerlines have been identified
- > Never assume the depth or alignment of pipes and cables. Installed networks assets may not have been installed in a straight line
- > Always observe any instructions stated on the plans provided by the asset owner
- > Remember, plans and maps identifying the location of underground cables and depths can alter after road upgrades or developments and underground assets may be as little as a few millimetres below the surface
- > Other service lines (for example gas mains (pipes) and communication cables) can also be present. Shared trenches are frequently used on underground runs to premises
- > New electrical cables are sometimes laid using existing old conduits
- > Various methods of protecting underground cables may be utilised (for example electrical bricks, conduits, concrete or flat PVC barriers) or may be direct buried or installed by under-boring methods which may have no visual disturbance of the ground
- > Ensure overhead & electrical structures aren't undermined during excavation.

Earth cables

Earth cables are an important part of all electrical installations and have two main purposes:

- > To safeguard against the possibility of danger to life
- > To maintain the good working order of the electrical network.

They can have potentially dangerous electrical current flowing through them. Usually they have a green and yellow covering but could be a bare cable buried directly in the ground.

Even if the map provided does not show underground cables, earth cables may be present. These earth cables are usually associated with electrical equipment located

on the pole such as transformers, switching equipment, permanent earthing points or Padmount / kiosk subs.

It's recommended that if any excavation is to take place within **10m** of a power pole with a cable running down it into the ground, contact is made with Essential Energy on **13 23 91** to have the earthing system located. While an effort is made to install the earthing under the powerline and guy if installed, sometimes circumstances may require a variation to this, so don't assume where they are installed. The distance and configuration that the earthing cable is installed varies due to the soil conditions and system type (e.g. Single wire earth return (SWER)).

Additional earthing electrodes stakes may be installed to ensure the required earthing reading is obtained.

WARNING:SWER installations

- > Contacting SWER earthing can be deadly
- > Voltage is present on SWER transformer earthing systems either at 12.7 kV or 19.1kV
- > NO excavation is allowed within 10 metres of a SWER transformer pole.

Excavating around electrical poles

Anyone intending to excavate around any electrical item risks serious injury or death as a result of contact with underground cables or the earthing system.

Assets around poles

For excavation depths greater than 250mm near power poles and stays you must arrange for an Essential Energy representative to attend the worksite 2 weeks prior to work commencing. Call Essential Energy on **13 23 91**. More information is available in Essential Energy's operational procedure, 'Work near Essential Energy's underground assets: CEOP8041' which can be found at essentialenergy.com.au/construction

Unless otherwise agreed, underground assets and other obstructions around poles are to be kept a minimum distance of 300mm from the periphery of the pole, to allow inspections by the asset owner employees.

No excavation within 10 metres of a SWER transformer pole is to occur without the approval of the local electricity asset owner. It should be noted that the NSW Service and Installation Rules require a sketch of the underground service/consumers mains to be marked inside the switchboard.

The risks are higher for those earthing systems of the SWER constructions as the earthing is utilised as the return path.

Be safe, because they need you



Typically any electrical item installed on a pole will have an earth wire running down the pole into the ground, which includes:

- > Transformers in urban and rural situations
- > Isolation, protection and regulation items.

Transformers located on the ground (padmount and kiosk), besides having underground electrical cables, will have an earthing system installed around them.

Damaged earthing

If an earth cable has been damaged, maintain a clearance of eight (8) meters and contact Essential Energy on **13 23 91**. **DONT ATTEMPT** to re-join the cable - this will place you at serious risk.

Operating near underground cables and earths

- > Underground cables should never be moved or relocated unless under the express authority of the organisation or person responsible for the powerlines
- > The excavator shall report all damage made to Essential Energy assets immediately. Damage includes: gouges, dents, holes and gas escapes
- > Never undermine poles, cables, earthing cable, pad-mount and kiosk substations.



Above: Poles with become unstable if undermined

Make sure it can't go wrong

You should ensure that people at work, their equipment (tools and plant) or materials do not come within close proximity to underground powerlines unless:

- > A written risk assessment has been completed and a safe system of work implemented
- > The relevant safety precautions and worker training requirements, including WorkCover Codes of Practice and Essential Energy's requirements, have been implemented and complied with.

If working in close proximity to underground cables is unavoidable and the risk assessment has been completed, the following should be considered to control the risks and ensure work safety:

- > Have the power switched off by Essential Energy
- > Consider all conductors as live unless it is positively known they have been de-energised
- > Where appropriate, provide ground markings to identify location and warn workers of the presence of underground power and other assets.

Emergency situations

In the event that contact with an underground powerline occurs or cables are exposed or damaged, remembering the following points could help save a life:

- > If the situation is at all life threatening, immediately contact the Emergency Services on 000 (triple zero)
- > Call Essential Energy's 24-hour supply interruptions line – **13 20 80** to switch off the power if required or report damage or exposure cables / conduits
- > If any other underground assets are damaged you should contact the affected asset owners immediately
- > Treat underground cables as alive, even if they appear to be dead
- > Keep everyone at least eight metres away from the incident site, the person or any machinery making contact with underground cable
- > Don't panic or touch the person receiving the electric shock – this could place you at risk
- > Untrained, unequipped persons should not attempt to rescue a person receiving an electric shock. All too often secondary deaths occur when others go to the aid of earlier victims
- > Remain on/inside the machinery until the supply is disconnected
- > If possible, break contact between the machinery and underground cable.



For more information

Essential Energy's Public Safety team is available to facilitate Electrical Awareness sessions and discuss any questions relating to electrical safety. For more information on electrical safety please call

- > Essential Energy General Enquiries 13 23 91
- > Essential Energy Supply Interruptions 13 20 80
- > WorkCover NSW 13 10 50
- > Dial Before You Dig www.1100.com.au 1100

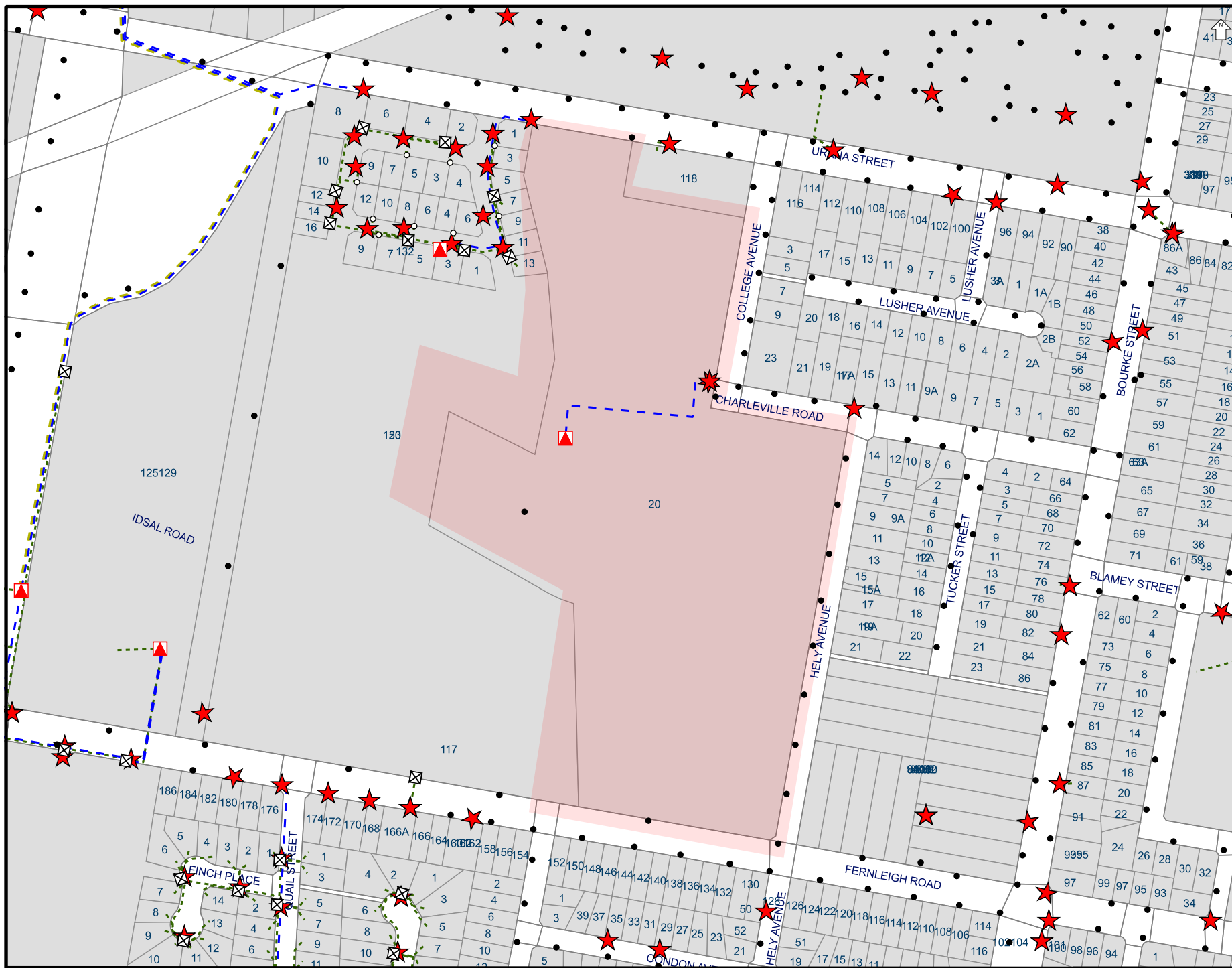
- > Follow us  
- > or visit essentialenergy.com.au/safety

Safety first: Before you dig or drive items into the ground

1. Contact DBYD
2. DO NOT attempt to excavate within 10m of any power pole or electrical item
3. Contact Essential Energy on 13 23 91 for assistance to locate cables and earthing
4. Locate asset: Pot-hole
5. Proceed only if you have satisfied yourself it is safe.

Be safe, because they need you





Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- ⊠ Cubicle
- Pit
- Area of Interest

Critical Assets

Contact Essential Energy
on 13 23 91

- Zone Substation
- Underground Cable
- Underground Fibre

Proposed Works

- Area of proposed works

Proposed assets are shown as
orange symbols

THE INFORMATION ON THIS
MAP MAY NOT BE
ACCURATE.

If details are incorrect,
please notify
Essential Energy on
13 23 91
(or fax 1800 354 636)

ISSUE DATE: 05/01/2018


You must resubmit your
request if you have not
started work within 4 weeks
of the 'Issue Date' above

A4 SCALE: 1:4606





To: Miss Rhiana Turner
Phone: 0269218588
Fax: 0269218388
Email: admin@salvestroplanning.com.au

Dial before you dig	13480622	 Some impact. No onsite action required.
Job #:		
Sequence #	67399807	
Issue Date:	05/01/2018	
Location:	20 Hely Avenue, Turvey Park, NSW-2650	

Information

The area of interest requested by you contains one or more assets.

nbn Assets	Search Results
Communications	Asset identified
Electricity	Asset identified

In this notice **NBN Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn*

Location of Underground Power Facilities

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE** **nbn** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").



- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate **nbn** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. If you are planning to excavate and require further information, please contact **nbn** on 1800 626 329. For any enquiries related to moving assets or Planning and Design activities, please email the **nbn** at relocationWorks@nbnco.com.au.

Notes:

1. You are now aware that there are **nbn** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own



investigations (including engaging appropriately qualified plant locators at your expense to locate **nbn** Facilities during any activities you carry out on site).

2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn** fibre optic, copper and coaxial cables, and power cable feed to **nbn** assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn** Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.



9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

Network Operations Centre - Assurance

Date: 05/01/2018



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Australia's
broadband
network

Working near **nbn**TM cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service provider in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Four P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



Plan: Plan your job ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

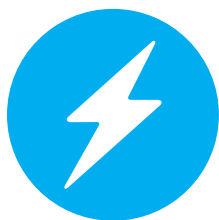


Proceed: Proceed only when the appropriate planning, potholing and protective measures are in place.

Working near **nbn**TM cables



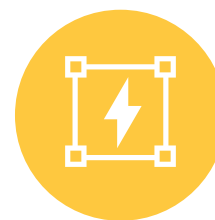
Australia's
broadband
network



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

In the event of the **nbn**TM network facility damage please call 1800-626-762

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.


nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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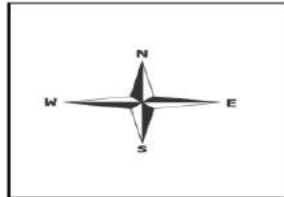
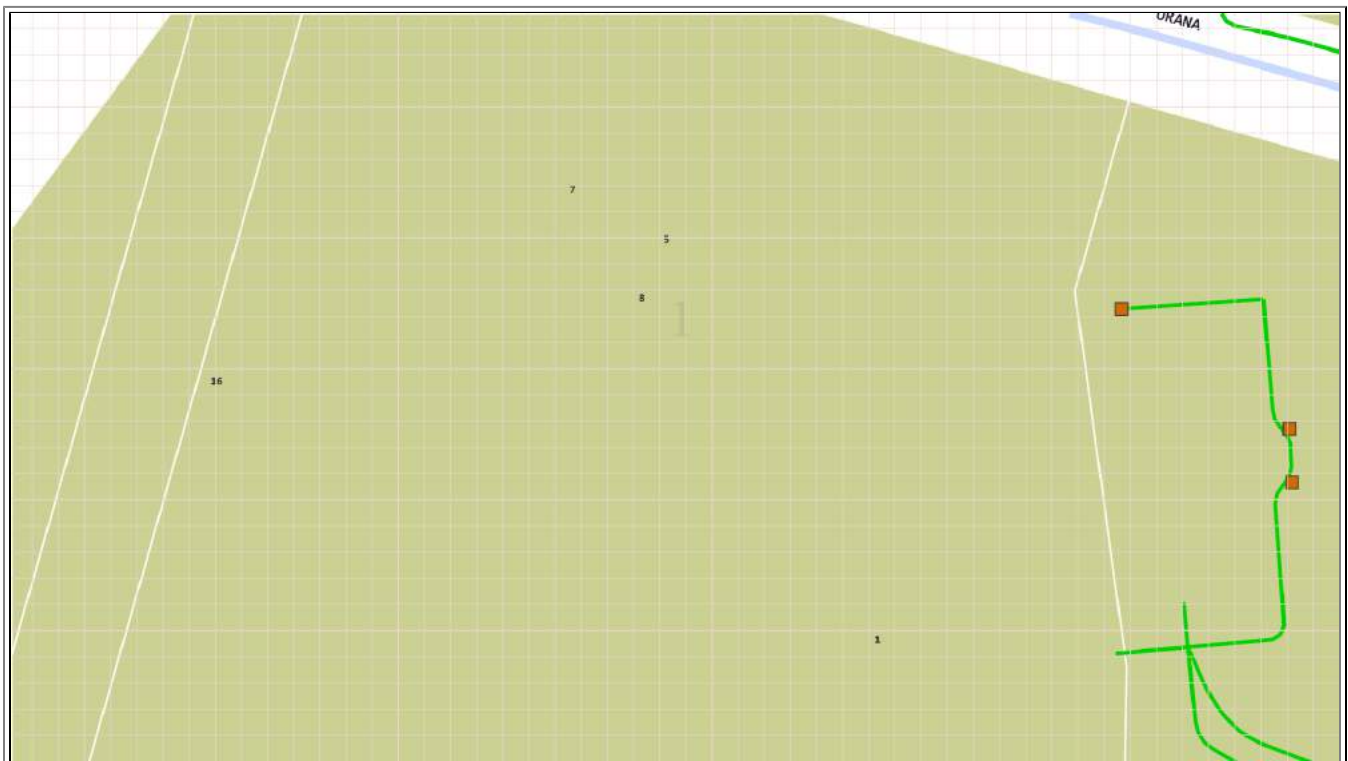


Indicative Plans

Issue Date:	05/01/2018	 DIAL BEFORE YOU DIG www.1100.com.au
Location:	20 Hely Avenue, Turvey Park, NSW-2650	

1	5
2	6
3	7
4	8

		LEGEND	
Type: Telco		Technology: Copper/Fibre	
Assets		Scale	
 IN-SERVICE: Cable/ Duct/ Trench		0 20 40 60 Meters 1:2000 1 cm equals 20 m	
 DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench		 Pit/Manhole	



Type: Telco
Technology: Copper/Fibre

Assets

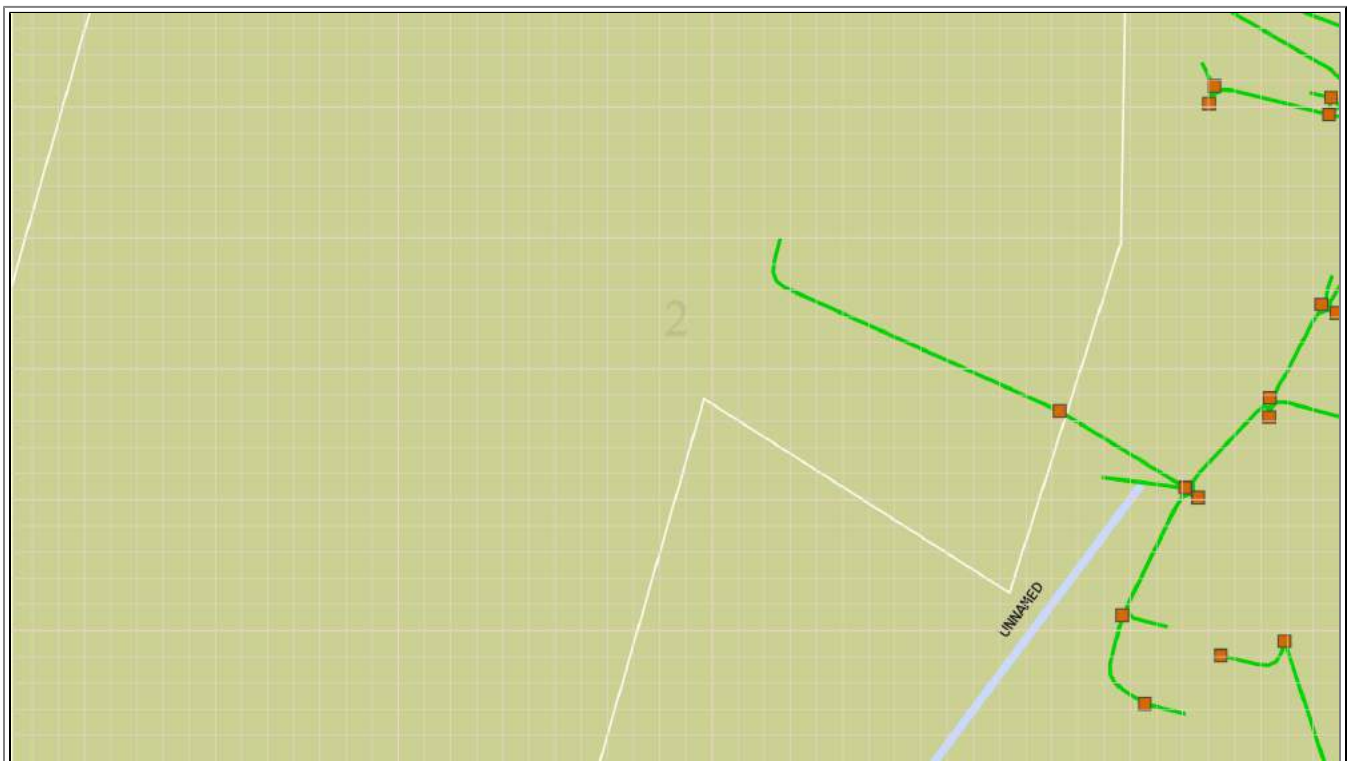
IN-SERVICE:
Cable/ Duct/ Trench
DESIGNED/CONSTRUCTED:
Cable/ Duct/ Trench

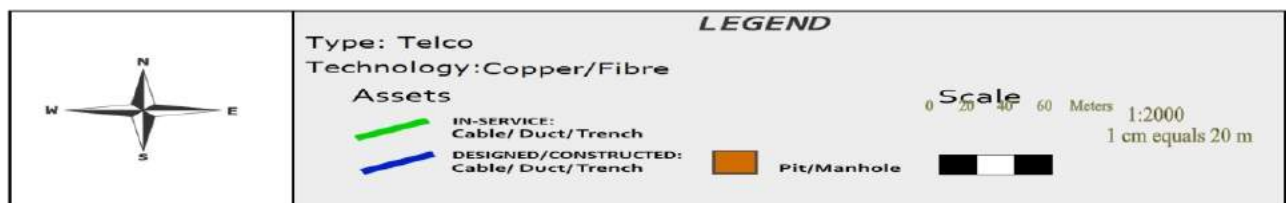
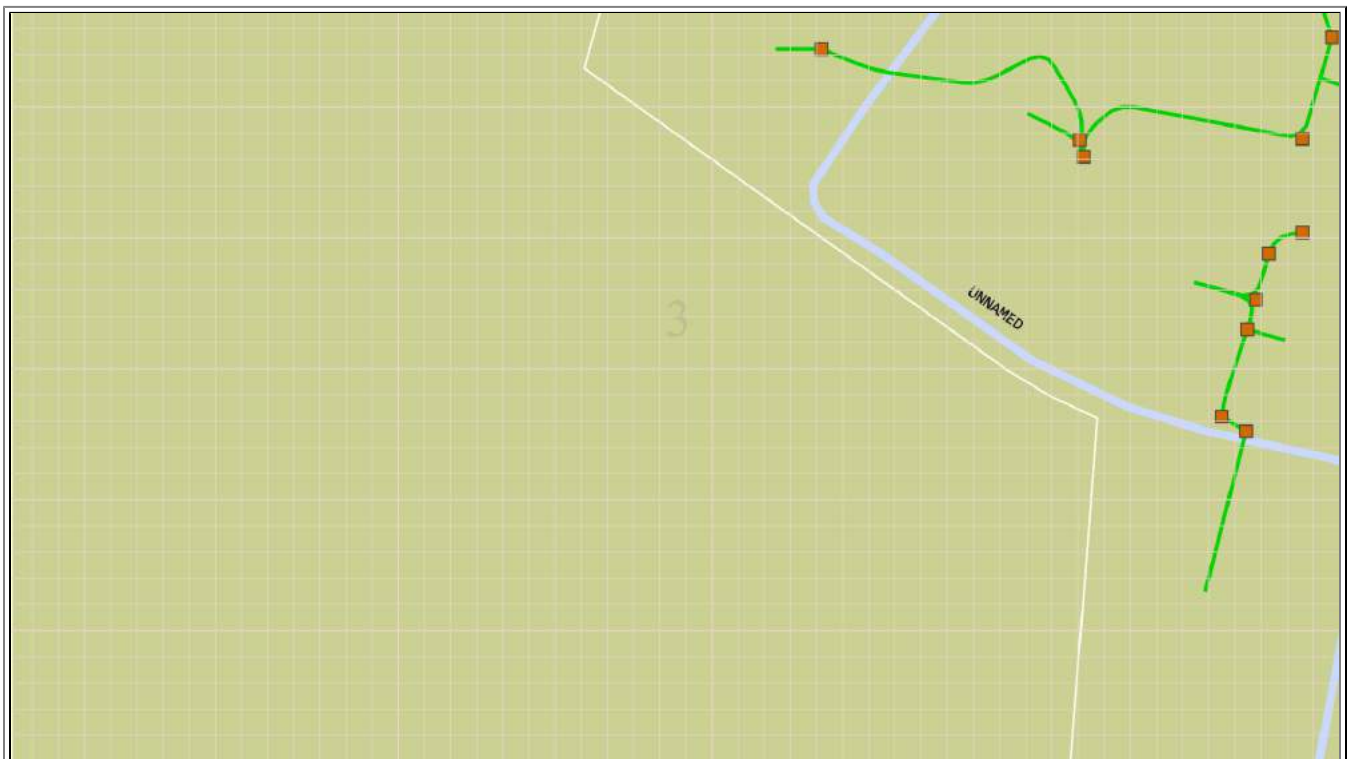
Pit/Manhole

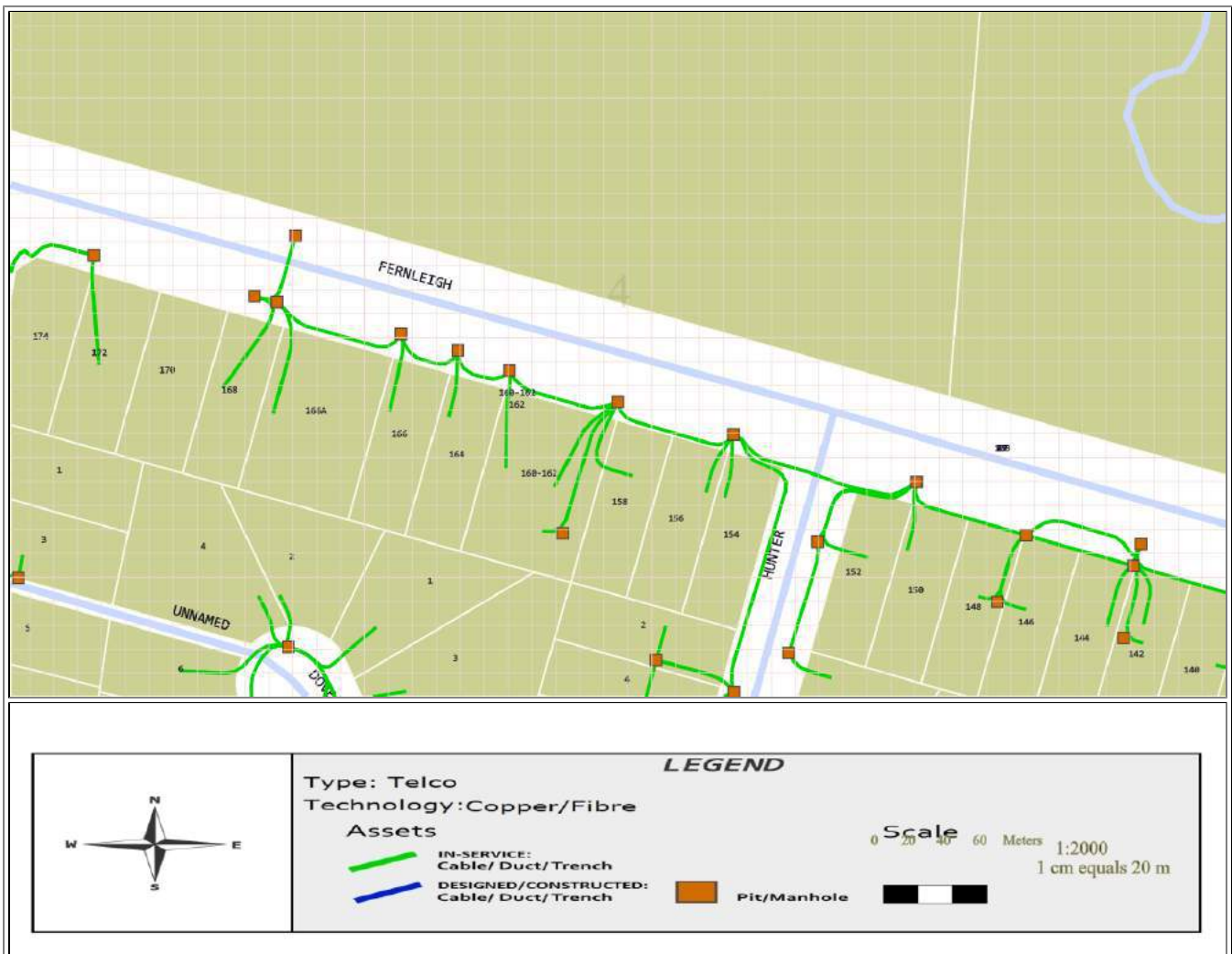


Scale
0 20 40 60 Meters 1:2000
1 cm equals 20 m
















Emergency Contacts






You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

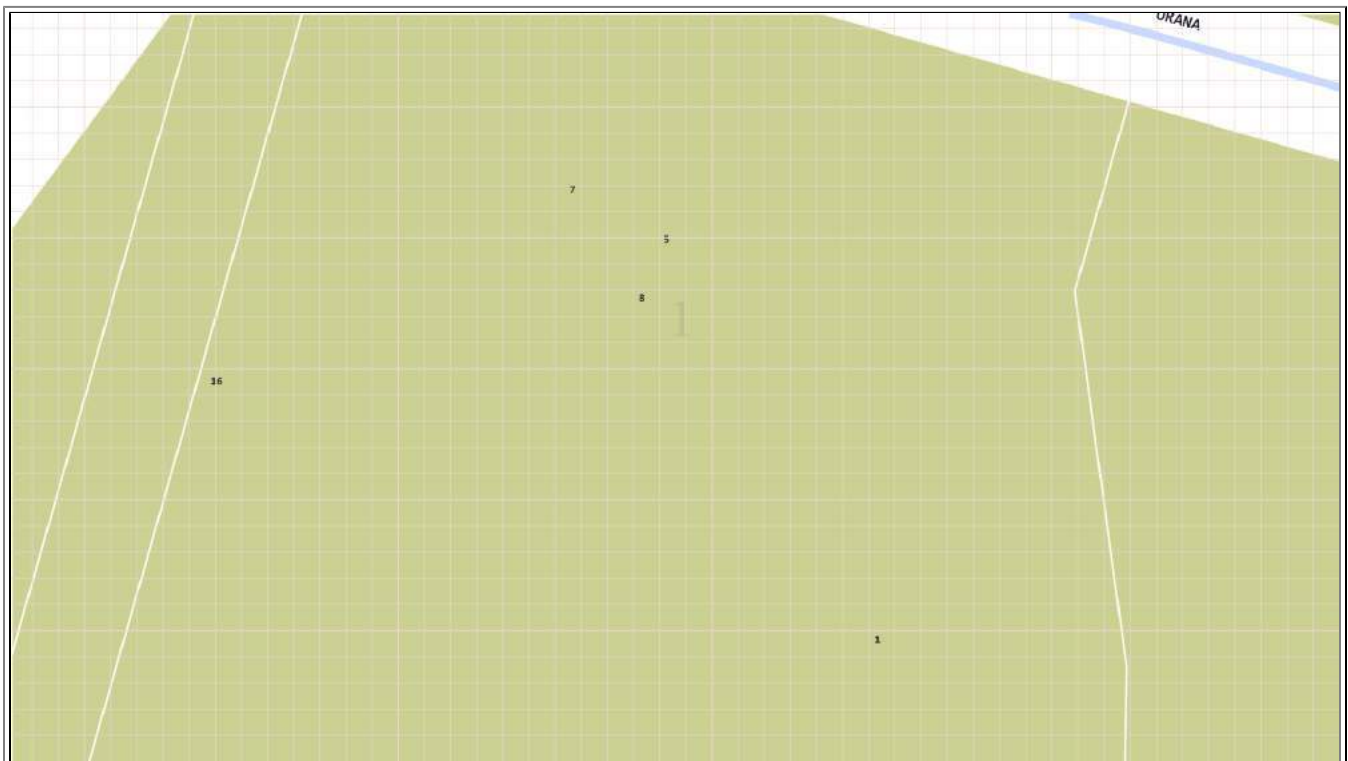


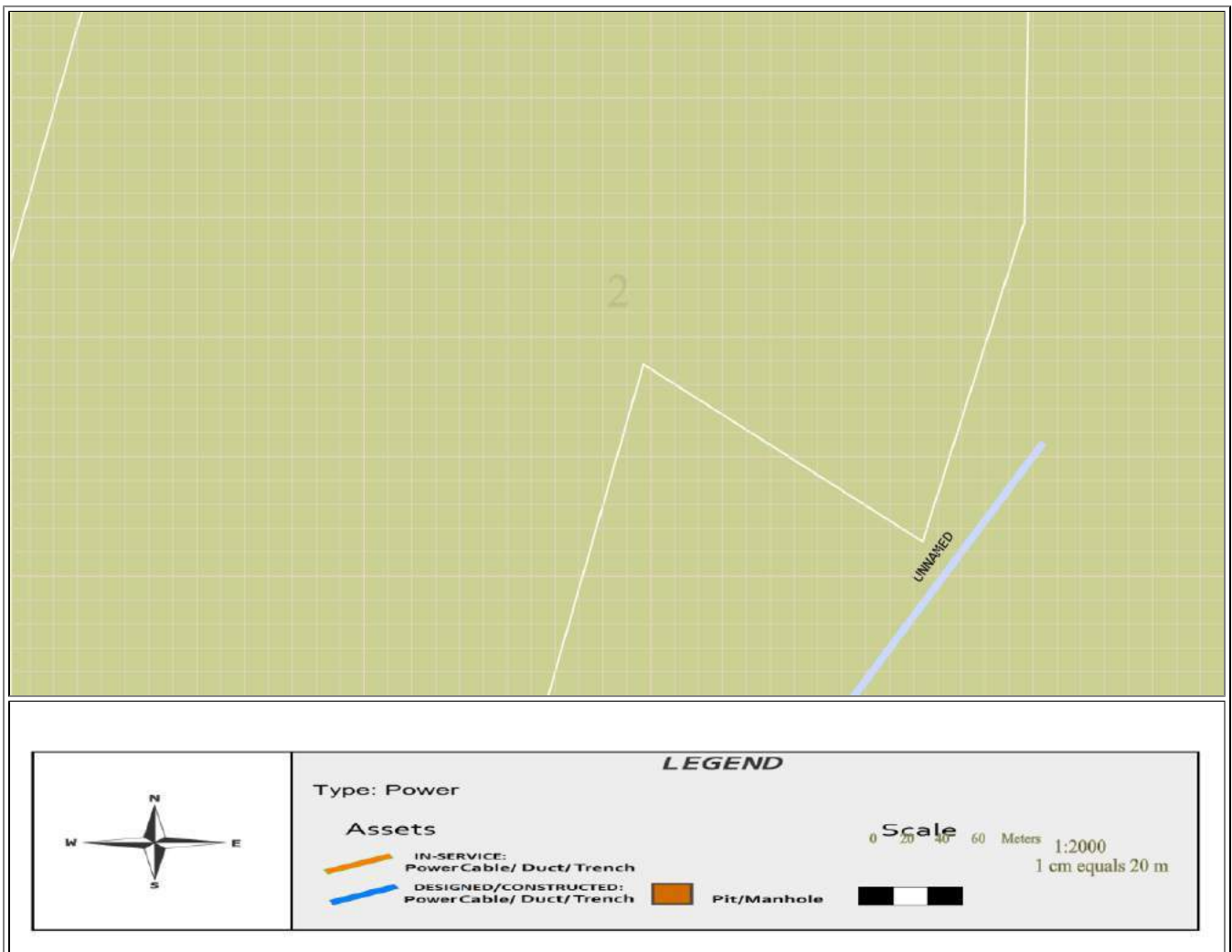
Indicative Plans

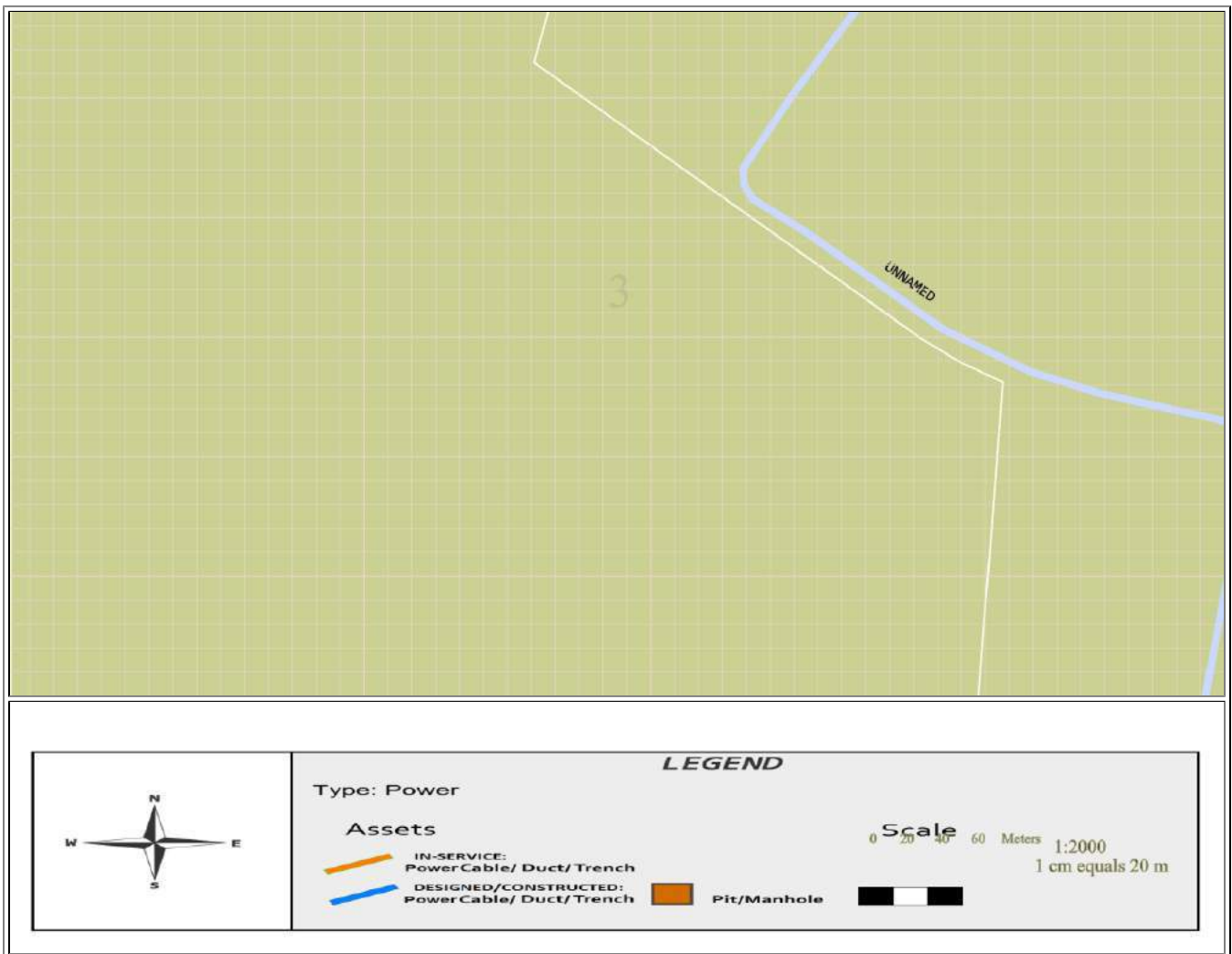
Issue Date:	05/01/2018	 DIAL BEFORE YOU DIG www.1100.com.au
Location:	20 Hely Avenue, Turvey Park, NSW-2650	

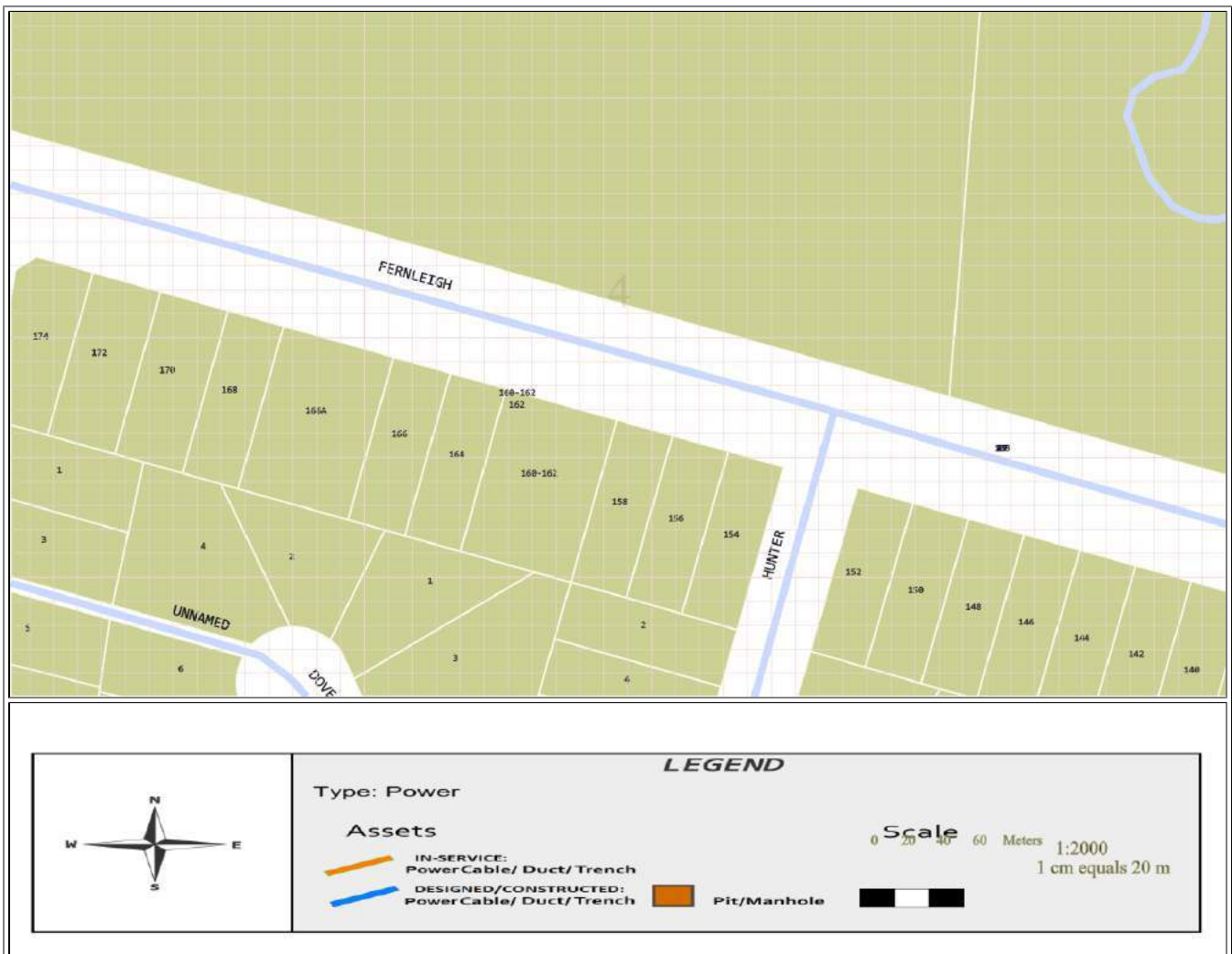
1	5
2	6
3	7
4	8

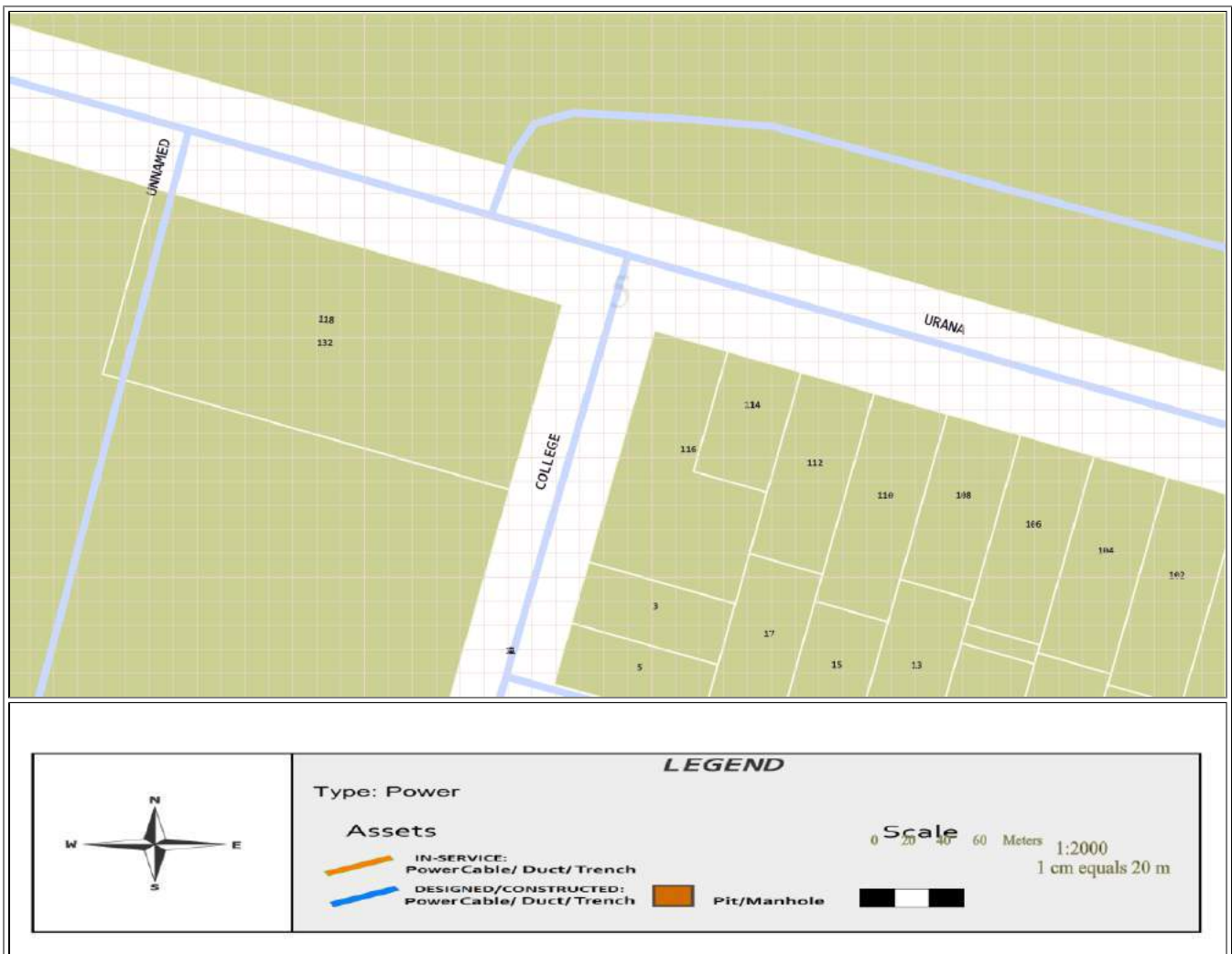
		LEGEND	
Type: Power		Scale	
Assets		0 20 40 60 Meters	1:2000 1 cm equals 20 m
	IN-SERVICE: Power Cable/ Duct/ Trench		Pit/Manhole
	DESIGNED/CONSTRUCTED: Power Cable/ Duct/ Trench		

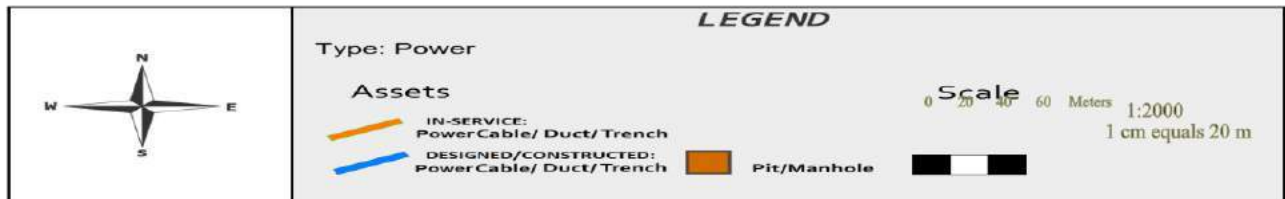
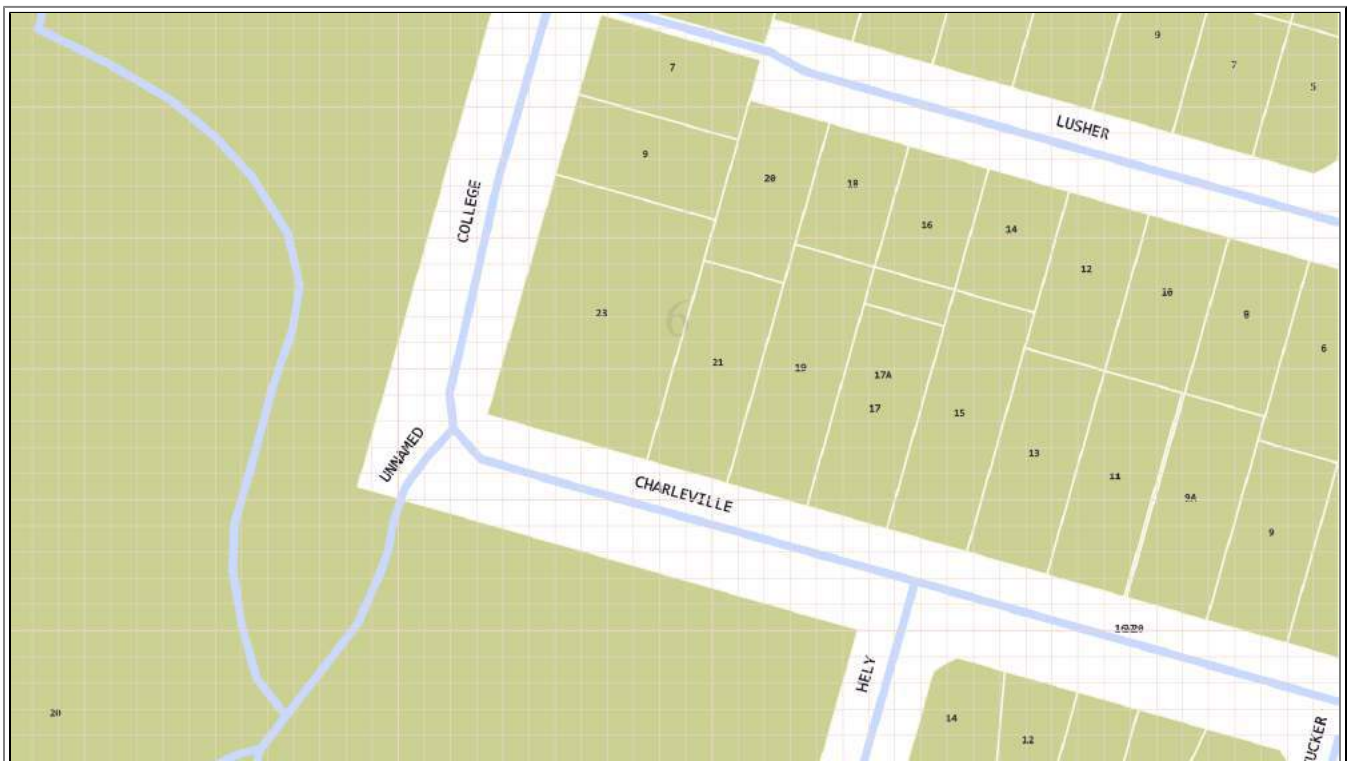


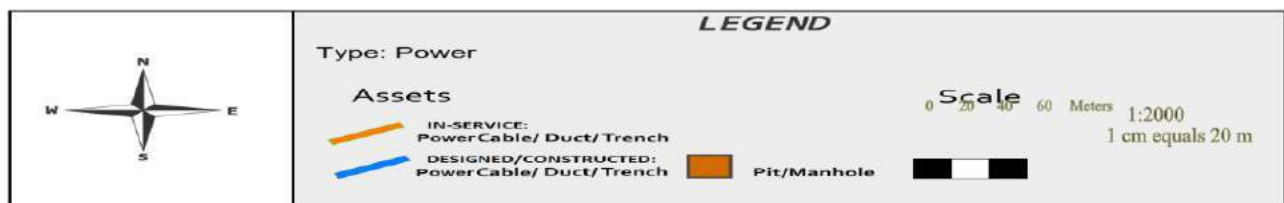














Emergency Contacts

You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Date: 05/01/2018
To: Miss Rhiana Turner
Company:
Address: PO Box 783
Wagga Wagga, NSW 2650

ENQUIRY DETAILS

Location: 20 Hely Avenue, Turvey Park, NSW 2650
Sequence No.: 67399804
DBYD Reference: 13480622

In relation to your enquiry of the above location, Optus advises as follows:

Optus records indicate that there ARE NO underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS NETWORK MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth).

Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").













FURTHER ASSISTANCE





Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:


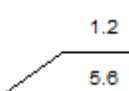
NFODamages&RelocationsDropbox@optus.com.au

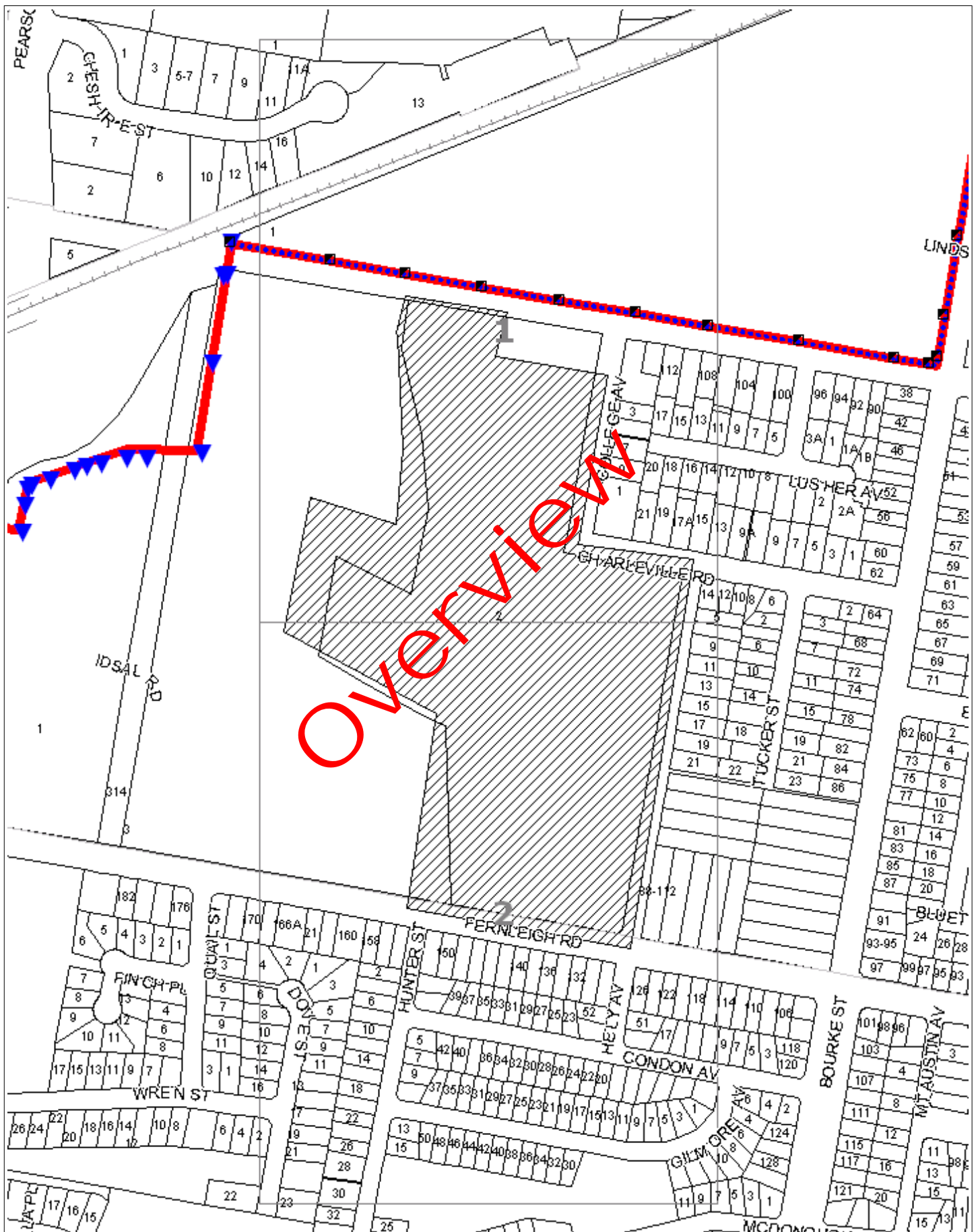
Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

	Optus underground cable		Optus manhole/pit
	Optus conduit		Other Utility manhole/pit
	Optus fibre in Other Utility conduit		Optus marker post
	Southern Cross conduit		Railway / Tram line
	Uecomm conduit		Highway / Major Road
			Arterial Road
			Council Road - minor

	Optus underground cable
	Optus cable buried jointly with third party utility
	Optus aerial cable
	Optus cable in conduit with subducts

	Optus marker post number Depth of Optus cable Offset to Optus cable
	Optus cable depth (approximate) Optus cable offset (approximate)



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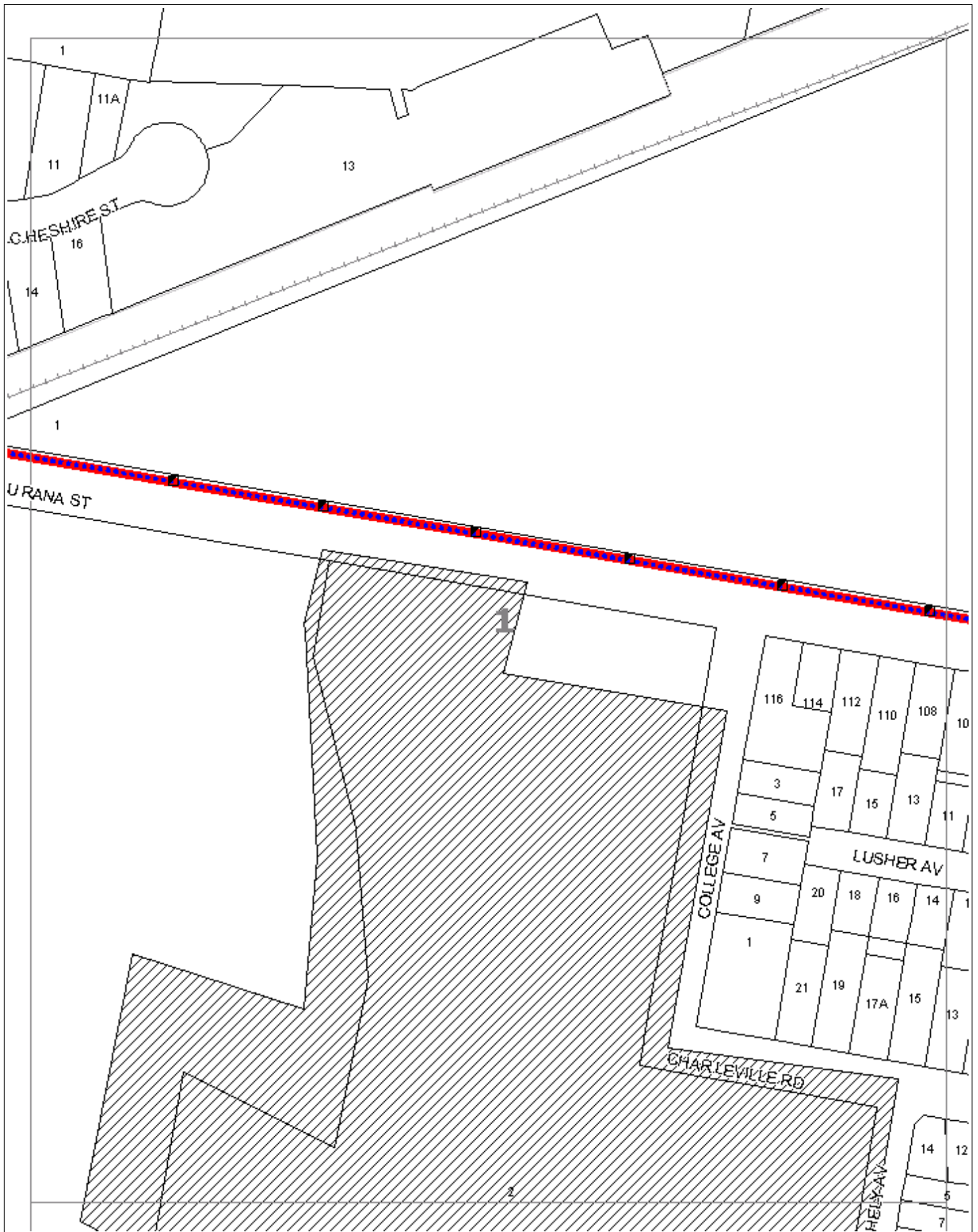
Sequence Number: 67399804

Date Generated: 05/01/2018



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





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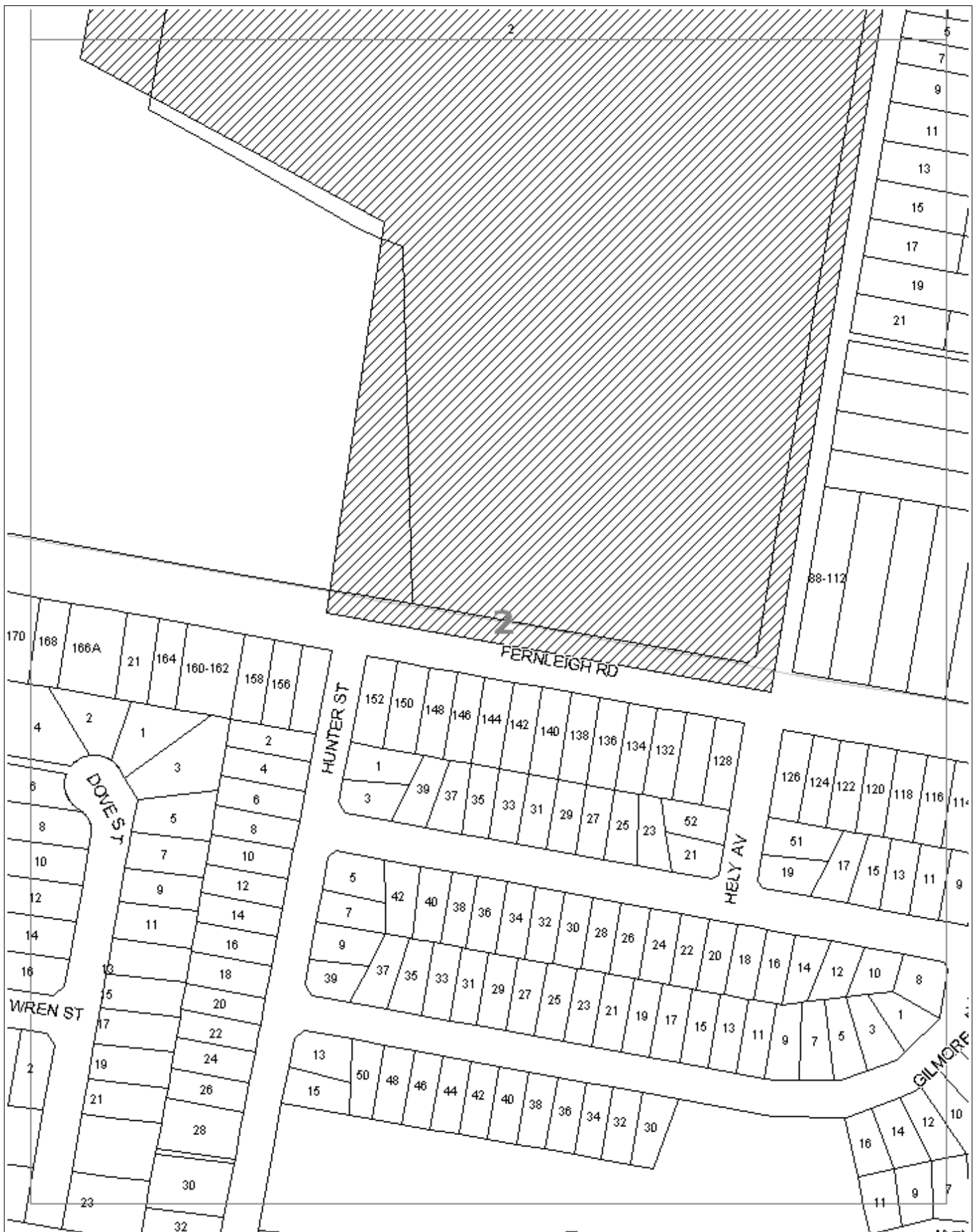
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Optus Limited ACN 052 833 208



91 Hammond Avenue
Wagga Wagga, NSW, 2650
Ph: (02) 6922 0608 Fax: (02) 6921 2241
www.rwcc.nsw.gov.au

To:

Salvestro Planning - Miss Rhiana Turner
PO Box 783
Wagga Wagga NSW 2650

Enquiry Details	
Utility ID	90329
Sequence Number	67399808
Enquiry Date	05/01/2018 11:30
Response	AFFECTED
Address	20 Hely Avenue Turvey Park
Location in Road	Not Supplied
Activity	Planning & Design

Enquirer Details			
Customer ID	1681486		
Contact	Miss Rhiana Turner		
Company	Salvestro Planning		
Email	admin@salvestroplanning.com.au		
Phone	0269218588	Mobile	Not Supplied

Disclaimer

Plans issued by RWCC are valid for 60 days unless otherwise stated. If this timeframe has elapsed, you will be required to reapply via Dial Before You Dig. RWCC plans are provided for the use of the applicant only and must not be distributed to any third parties. Please contact RWCC if assets are identified that are not shown on the plans. RWCC shall not be liable for any loss or damage caused by the use of its plans and/or information supplied to the applicant. Please ensure RWCC plans and information provided remains on-site at all times during construction

Your Enquiry has fallen within 25m of one or more of RWCC's assets

IMPORTANT:

- The attached plan/s shows RWCC assets within the specified search area.
- Schematic plans supplied depict locations of RWCC's assets in the general vicinity of the search area. Exact depths and alignments are not supplied.
- Plans have been prepared for RWCC's own use. RWCC supplies them at no cost with the objective of reducing the risk of accidental damage occurring to its network. **Riverina Water County Council does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Riverina Water County Council assets resulting from, or in connection with the information provided.**

CONCERNING RWCC PLANS:

- Plans issued by RWCC are valid for 60 days unless otherwise stated. If this timeframe has elapsed, you will be advised to reapply via Dial Before You Dig.
- RWCC plans are provided for the use of the applicant only and must not be distributed to any third parties.
- Please contact RWCC if assets are identified that are not shown on the plans.
- RWCC shall not be liable for any loss or damage caused by the use of its plans and/or information supplied to the applicant.
- Please ensure RWCC plans and information provided remains on-site at all times during construction.

DUTY OF CARE:

When working in the vicinity of RWCC assets, the applicant has a duty of care to:

- Request plans of RWCC assets in the affected work area before commencing work.
- Visually locate RWCC assets prior to commencing excavation.
- Maintain safe clearances when constructing in the vicinity of RWCC assets.
- Ensure that any construction does not have a negative impact on any RWCC asset. **Where there is a potential for conflict with RWCC assets, please contact RWCC before construction or excavation commences to discuss options before approval is granted.**

DAMAGE:

IN CASE OF EMERGENCY OR TO REPORT DAMAGE

PHONE (02) 6922 0608

IMMEDIATELY

- The contractor, or other agency, is liable for all damage to RWCC assets when works commence prior to obtaining plans, or failure to follow agreed instructions.
- All damage, regardless of severity, must be reported to RWCC immediately.
- RWCC reserves the right to recover compensation for costs associated with repairing damage due to careless or negligent practices carried out by the applicant.
- **Riverina Water County Council does not accept any liability for loss or damage occurring due to inaccuracy or lack of information on the plans provided.**

FURTHER ASSISTANCE:

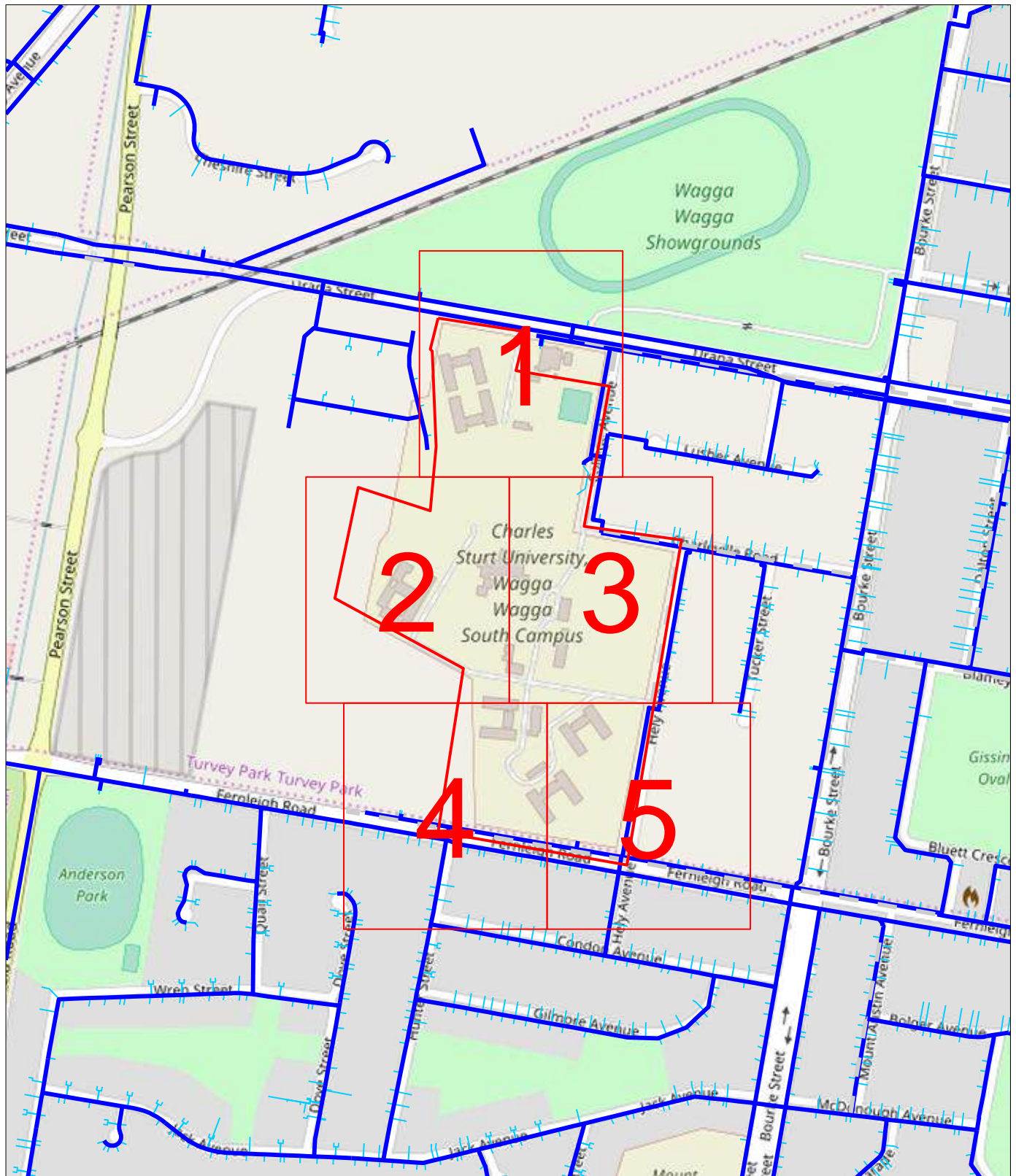
RWCC offers further assistance where more information is required as detailed below:







- **Work as Executed Plans** - RWCC can supply WAE plans if they are available to assist in locating any assets in our network. Not all assets have WAE plans available. For further assistance please contact RWCC on (02) 6922 0608.
- **On-site Assistance** - RWCC offers on-site assistance to help identify the location of its assets. On-site location/detection is a free service which will help identify our asset to the best of our knowledge. If potholing/excavation of the site is required, it will be costed out at the required rate and applicant billed accordingly. To arrange an on-site location contact RWCC on (02) 6922 0608. **Please note that a minimum of 24 hours notice is required in advance for on-site assistance.**

Overview Map

Sequence No: 67399808

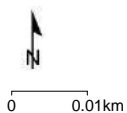
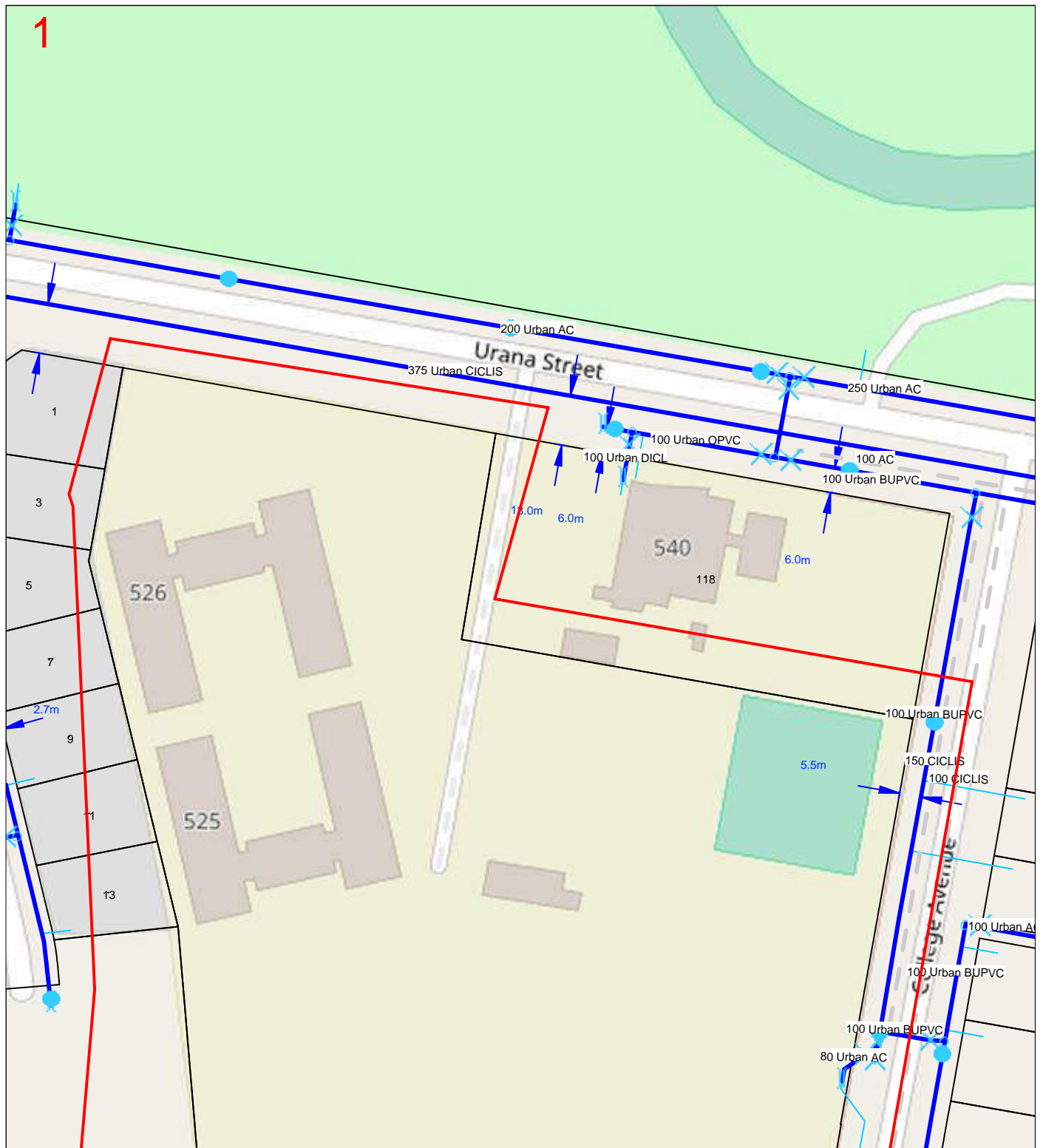
20 Hely Avenue Turvey Park


LEGEND:

- | | | | |
|---|------------|---|----------------------------|
|  | Detail Map |  | Water Main |
| | |  | Service Connection Pipe |
| | |  | |
| | |  | Proposed Construction Area |
| | |  | Affected DBYD Work Area |

Riverina Water County Council does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Riverina Water County Council assets resulting from, or in connection with the information provided.

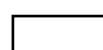


0 0.06km
Imagery sourced from Open StreetMaps



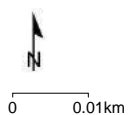
Riverina Water County Council does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Riverina Water County Council assets resulting from, or in connection with the information provided.

Imagery sourced from Open StreetMaps

LEGEND:

-  Property Boundary
-  Proposed Construction Area
-  Affected DBYD Work Area




-  Nodes - Air_Release_Valve
-  Nodes - Borehole
-  Nodes - Butterfly_Valve
-  Nodes - Check_Valve
-  Nodes - Cleaning_Port
-  Nodes - Closed_Valve
-  Nodes - Endcap
-  Nodes - Gate_Valve
-  Nodes - Hydrant_Single
-  Nodes - Junction
-  Nodes - Meter
-  Nodes - Pres_Reducing_Valve
-  Nodes - Pres_Sustain_Valve
-  Nodes - Pump
-  Nodes - Reducer
-  Nodes - Reservoir
-  Nodes - Scour_Valve
-  Nodes - Standpipe
-  Nodes - Tower
-  Nodes - Treatment_Plant
-  Pipes - Raw
-  Pipes - Abandoned
-  Pipes
-  Services - Service Connection Pipe








2

Riverina Water County Council does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Riverina Water County Council assets resulting from, or in connection with the information provided.

Imagery sourced from Open StreetMaps

LEGEND:

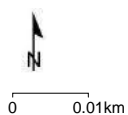
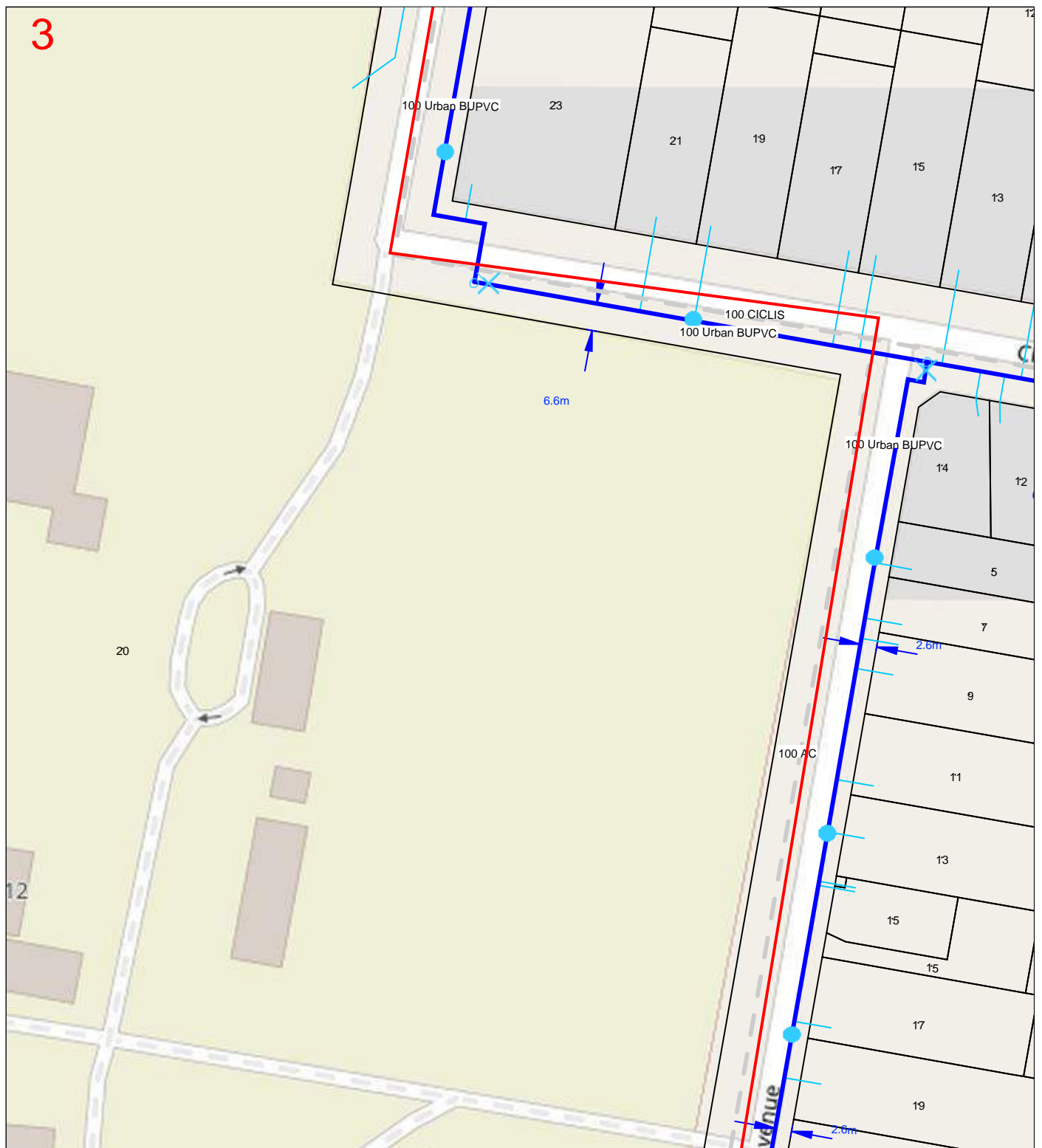
-  Property Boundary
-  Proposed Construction Area
-  Affected DBYD Work Area

-  Nodes - Air_Release_Valve
-  Nodes - Borehole
-  Nodes - Butterfly_Valve
-  Nodes - Check_Valve
-  Nodes - Cleaning_Port
-  Nodes - Closed_Valve
-  Nodes - Endcap
-  Nodes - Gate_Valve
-  Nodes - Hydrant_Single
-  Nodes - Junction
-  Nodes - Meter
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-  Nodes - Pres_Sustain_Valve
-  Nodes - Pump
-  Nodes - Reducer
-  Nodes - Reservoir
-  Nodes - Scour_Valve
-  Nodes - Standpipe
-  Nodes - Tower
-  Nodes - Treatment_Plant
-  Pipes - Raw
-  Pipes - Abandoned
-  Pipes
-  Services - Service Connection Pipe

Map 3

Sequence No: 67399808

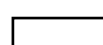


20 Hely Avenue Turvey Park


















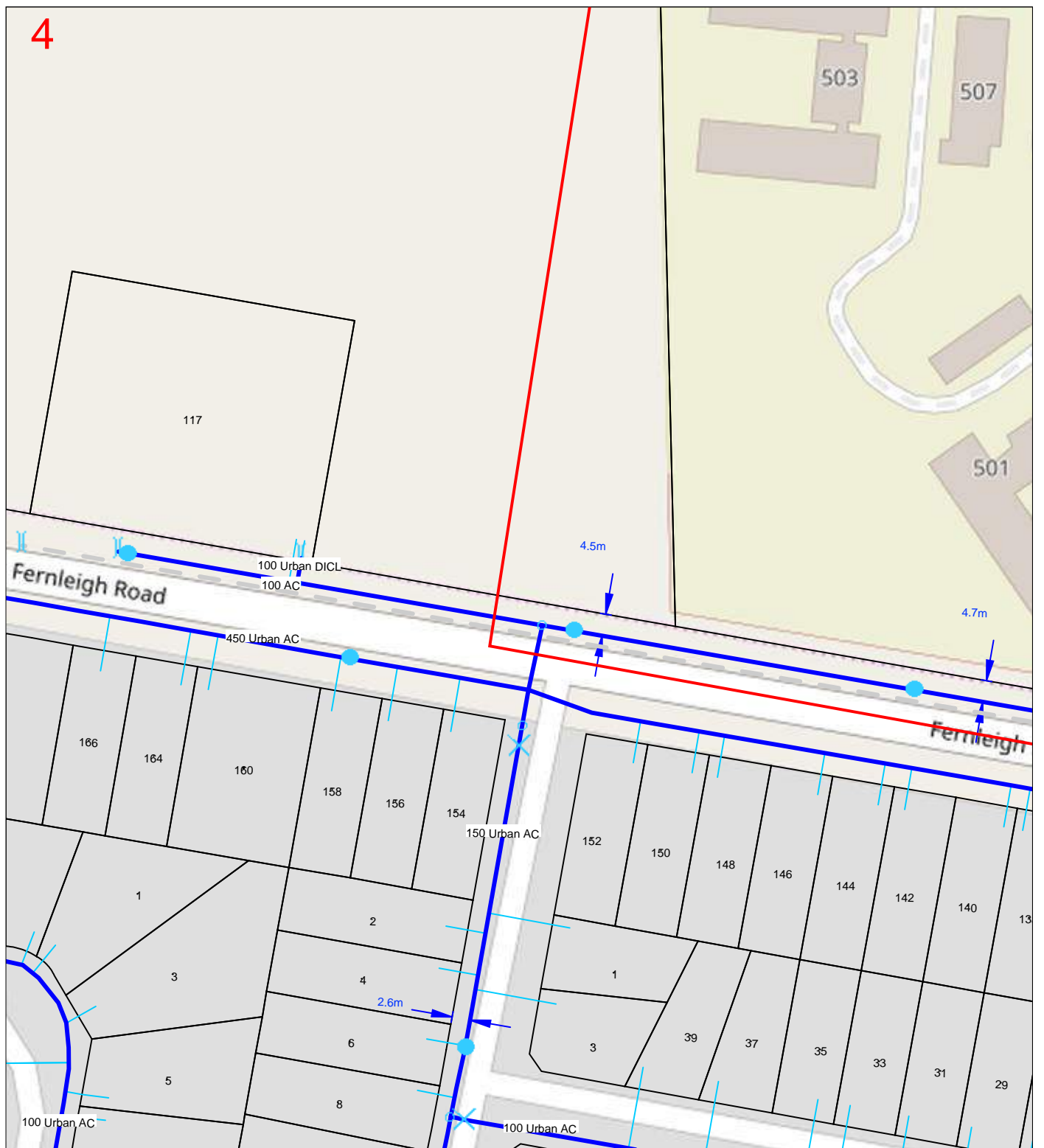
Riverina Water County Council does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Riverina Water County Council assets resulting from, or in connection with the information provided.

Imagery sourced from Open StreetMaps

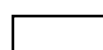


LEGEND:















-  Property Boundary
-  Proposed Construction Area
-  Affected DBYD Work Area

-  Nodes - Air_Release_Valve
-  Nodes - Borehole
-  Nodes - Butterfly_Valve
-  Nodes - Check_Valve
-  Nodes - Cleaning_Port
-  Nodes - Closed_Valve
-  Nodes - Endcap
-  Nodes - Gate_Valve
-  Nodes - Hydrant_Single
-  Nodes - Junction
-  Nodes - Meter
-  Nodes - Pres_Reducing_Valve
-  Nodes - Pres_Sustain_Valve
-  Nodes - Pump
-  Nodes - Reducer
-  Nodes - Reservoir
-  Nodes - Scour_Valve
-  Nodes - Standpipe
-  Nodes - Tower
-  Nodes - Treatment_Plant
-  Pipes - Raw
-  Pipes - Abandoned
-  Pipes
-  Services - Service Connection Pipe



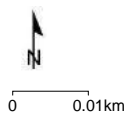
LEGEND:

-  Property Boundary
-  Proposed Construction Area
-  Affected DBYD Work Area

-  Nodes - Air_Release_Valve
-  Nodes - Borehole
-  Nodes - Butterfly_Valve
-  Nodes - Check_Valve
-  Nodes - Cleaning_Port
-  Nodes - Closed_Valve
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- Nodes - Scour_Valve
- Nodes - Standpipe
- Nodes - Tower
- Nodes - Treatment_Plant
- Pipes - Raw
- Pipes - Abandoned
- Pipes
- Services - Service Connection Pipe

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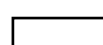


Imagery sourced from Open StreetMaps









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Imagery sourced from Open StreetMaps

LEGEND:

-  Property Boundary
-  Proposed Construction Area
-  Affected DBYD Work Area

-  Nodes - Air_Release_Valve
-  Nodes - Borehole
-  Nodes - Butterfly_Valve
-  Nodes - Check_Valve
-  Nodes - Cleaning_Port
-  Nodes - Closed_Valve
-  Nodes - Endcap
-  Nodes - Gate_Valve
-  Nodes - Hydrant_Single
-  Nodes - Junction
-  Nodes - Meter
- Nodes - Pres_Reducing_Valve
-  Nodes - Pres_Sustain_Valve
-  Nodes - Pump
-  Nodes - Reducer
-  Nodes - Reservoir
-  Nodes - Scour_Valve
-  Nodes - Standpipe
-  Nodes - Tower
-  Nodes - Treatment_Plant
-  Pipes - Raw
-  Pipes - Abandoned
-  Pipes
- Services - Service Connection Pipe

ATTACHMENT 8: COUNCIL MEETING NOTES – 27/03/2018

Subject: South Campus Development Site Compatibility Certificate - meeting with WWCC (SP17099)
Location: Res - Rm Murrumbidgee Meeting [12 Seats]
Organizer: Kell.Tristan@wagga.nsw.gov.au
Start time: Tuesday, 27 March 2018 at 11:30 am
End time: Tuesday, 27 March 2018 at 12:15 pm

Attendees:

Tristan Kell – WWCC
Crystal Golden – WWCC
Garry Salvestro – Salvestro Planning
Stephen Pollock – Signature Care - CFO
Clinton Witnish – Croft Developments – Project Manager
Nafiseh Hamidi – Croft Developments – Architect

Meeting Notes:

- Reviewed updated concept plan.
- Referred to original meeting with Council late 2017 prior to purchase from CSU – WWCC suggested SCC appropriate for site.
- Discussion over tree cover and site history, heritage item noted re entrance gates at College Avenue – more details in CSU Heritage Report (Noel Tompson)
- Council Officers reaffirmed their overall support for the proposed seniors housing development of the former CSU site.
- Noted subdivision to be finalised re St Mary Mackillop College buildings. CSU Archives and Conservatorium of Music to be relocated within 5 years of acquisition of site by Signature Care.
- Signature Care first stage to be Aged Care Facility on northern sections of site. Shortfall of beds at local level. Relatively urgent need for this facility to be established asap. Local issues with addressing need for Dementia care. Noted Signature Care data on local aged care and high/assisted living needs.
- Discussed other comparable facilities in centres such as Kiama, Bronte, Echuca, Albury etc.
- Overall development of site will include Aged Care Facility, High Care Units, Assisted Living Units, Individual Units, Community Clubhouse and extensive open space/landscaping. Commencement asap, subject to statutory processes including approval of SCC. Development to occur over next 8-10 years with significant capital investment inc ongoing construction and operational economic/community benefits.
- Site will be subject to detailed arborist report and recommendations for most appropriate retention/removal considering long-term future of the site. Noted the local community interest in the boundary plantings (ie Sugar Gums planted by Teachers College around 1960).
- Council requested to be included in draft SCC preparation to ensure a positive position is communicated to DPE and that the SCC response/statement is comprehensive and strategically correct in content. Focus on “soft-level” drawings, strategic relevance and conceptual details at this stage, noting detail to be sorted at DA stage.
- Council to provide assistance where appropriate.

GS

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ATTACHMENT 9: INFRASTRUCTURE CONSULTATION

Subject: FW: CSU Sth Campus Site - Signature Care/Croft Developments seniors living proposal (SP17099)
Date: Tuesday, 10 April 2018 at 9:35:23 am Australian Eastern Standard Time
From: MORGAN Maurice W
To: Garry Salvestro
CC: Development South West
Attachments: image001.png, 17099 - Aerial with Subject Land annotation (Source WWCCGIS 2018).jpg, 17099 - Concept Zoning Plan- Wagga Wagga - 28Mar18.pdf

Garry

As per our phone discussion last week due to the scale and type of the proposed development and the need for the site to be rezoned the proposal would be referred to Roads and Maritime Services for consideration. Notwithstanding the scale and type it is understood that the carpark is to provide for in excess of 200 or more motor vehicles and therefore would require referral under the provisions of SEPP (Infrastructure).

The surrounding road network with the exception of Bourke Street is classed as local roads. Roads and Maritime also has a regulatory interest in the traffic signals at the intersection of Fernleigh Road and Bourke Street.

Access points and the standard of access treatments to the site need to consider the capacity within the surrounding network and conflicting land uses that are sensitive to additional traffic generation due to the proposed development. The capacity of the road surrounding network to accommodate the development can be influenced by the scale of the development and therefore its potential traffic generation, the transport facilities provided, the access arrangements to the road network, conflicting surrounding land uses and their traffic demands and the construction of the road network. Some of the surrounding roads will like have better capacity to accommodate the traffic generation due to the development that others. The distribution of the access demands to the site may also be a consideration.

The proposed access to the school on the site to Fernleigh Road will have issues for Fernleigh Road and the potential need for a new or extended school zone. The location of the nearby emergency services facility next to a new school zone should be a consideration. Other options that are available for access to the school should also be considered.

Given the scale of the development a Traffic Impact Assessment should be prepared and submitted with any application for the development to allow for an informed assessment of the development.

Roads and Maritime would be available to further discuss the pending development in the early stages of its planning with the proponent and Council.

Regards

Maurice Morgan

Manager Land Use

Regional & Freight

T 02 6923 6611 M 0428 471 824

www.rms.nsw.gov.au

Every journey matters

Roads and Maritime Services

193-195 Morgan Street, Wagga Wagga NSW 2650

From: Garry Salvestro [<mailto:garry@salvestroplanning.com.au>]

Sent: Wednesday, 28 March 2018 12:16 PM

To: MORGAN Maurice W

Cc: SP Admin

Subject: CSU Sth Campus Site - Signature Care/Croft Developments seniors living proposal (SP17099)

Hi Maurice

Further to our phone call today, attached is image of subject site and preliminary concept layout plan.

As per conversation, can you confirm RMS planning involvement with the project including note on the existing road network and road classifications, SEPP provisions etc.

Some preliminary commentary would be appreciated regarding redeveloping the existing CSU site with seniors housing, adequacy of road services/network etc.

The information is required at this stage for pre-planning matters, with further detailed discussion with all infrastructure service providers to occur as the project progresses through the design phase.

Regards

Garry



Transport
Roads & Maritime
Services

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Subject: RE: CSU Sth Campus Site - Signature Care/Croft Developments seniors living proposal (SP17099)
Date: Wednesday, 11 April 2018 at 4:51:53 pm Australian Eastern Standard Time
From: Aran Beckett
To: 'Garry Salvestro'
Attachments: image002.png, image003.png

Hi Garry,

As discussed, the property of 20 Hely Ave, Turvey Park (Lot 2 DP 1183166) is currently serviced by RWCC.

The property is serviced by RWCC water mains on 3 sides, being Urana St, Fernleigh Rd and Hely Ave/College Ave. There is currently additional water supply infrastructure being installed within the residential subdivision to the west.

The water mains that service this location are all part of RWCC's high level system, and thus would give a static pressure in the 50mH – 60mH range (500kpa – 600kpa, static pressure, no demand).

The water mains along Hely Ave/College Ave are 100mm oPVC. The water main in Urana St is a 250mm AC main (on northern side of Urana St) and the water main in Fernleigh Rd is a 100mm oPVC main. There is a water main on the southern side of Urana St (fronting this property), however this main cannot be used for servicing of this development.

Based on the location of the property, I believe water supply to future development of this site could be available, however further details of the proposed development would be required prior to determining the specific water supply requirements of the development.

If you have any preliminary plans or additional information regarding the proposed development, please let me know and I can look over this and provide further comments if possible.

If any further information is required at this stage, please let me know.

Kind Regards



Aran Beckett
Assets Officer

Riverina Water County Council

91 Hammond Ave (PO Box 456), Wagga Wagga NSW 2650

Council: 02 6922 0608

Direct: 02 6922 0628

Fax: 02 6921 2241

Email: abeckett@rwcc.nsw.gov.au

Website: www.rwcc.nsw.gov.au

From: Garry Salvestro [mailto:garry@salvestroplanning.com.au]
Sent: Wednesday, 28 March 2018 10:14 AM
To: Aran Beckett <abeckett@rwcc.nsw.gov.au>
Cc: SP Admin <admin@salvestroplanning.com.au>
Subject: CSU Sth Campus Site - Signature Care/Croft Developments seniors living proposal (SP17099)

Hi Aran

Thanks for return phone call yesterday and information on water services at Urana/Fernleigh Rd site.

As per conversation, can you confirm the extent and level of servicing (pipe sizes etc) available to and surrounding that site. This will add to info from DBYD. Map of subject site is attached for reference.

Some commentary would be appreciated regarding redeveloping the existing CSU site with seniors housing, adequacy of water services etc.

The information is required at this stage for pre-planning matters, with further detailed discussion with all infrastructure service providers to occur as the project progresses through the design phase.

Regards
Garry



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Subject: RE: [EXT]: CSU Sth Campus Site - Signature Care/Croft Developments seniors living proposal (SP17099)
Date: Wednesday, 28 March 2018 at 11:15:50 am Australian Eastern Daylight Time
From: Jenkins, Phil
To: Garry Salvestro
Attachments: image001.png, 16152 GasCertPlan_Stage 2 - Rev E Gas (1).pdf

Hi Gary,

There are a number of options to supplying the CSU site. As of today we have negotiated in the development of stage 2 Collage Estate in Wade Street, a 63mm PE main to be installed through Lot 202 (reserve) (see plan attached) to the eastern end of the block to be used for future development of the CSU site. ie connection for the conservatorium and school. There is also the option to supply off the 110mm PE in Fernleigh Road.

APA doesn't see any supply issues for this development at this stage of planning. More consideration will be required once the final plans are submitted and loads are finalised.

Please contact me if you require any further information.

Kind regards

Phil Jenkins
Technical Officer
Planning and Engineering

APA Group
11A Blaxland Rd
Wagga Wagga NSW 2650

d +61 02 59330822
m +61 0407202713
f +61 02 59330899
e phil.jenkins@apa.com.au
w www.apa.com.au

From: Garry Salvestro [mailto:garry@salvestroplanning.com.au]
Sent: Wednesday, 28 March 2018 10:19 AM
To: Jenkins, Phil
Cc: SP Admin
Subject: [EXT]: CSU Sth Campus Site - Signature Care/Croft Developments seniors living proposal (SP17099)

Hi Phil

Thanks for phone call yesterday and information on gas services at Urana/Fernleigh Rd site. Understand you met with my clients on site as well

As per conversation, can you confirm the extent and level of servicing available to and surrounding that site. This will add to info from DBYD. Map of subject site is attached for reference.

Some commentary would be appreciated regarding redeveloping the existing CSU site with seniors housing, adequacy of services etc.

The information is required at this stage for pre-planning matters, with further detailed discussion with all

infrastructure service providers to occur as the project progresses through the design phase.

Regards
Garry



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CONSTRUCTION NOTES

1. Continue the 63mm PE in Wade Street to supply lots in Stage 2.
2. Continue the 63mm PE spur in Peacock Drive (near lot 224) to supply lots in stage 2.
3. The Lengths of the mains installed is to be clearly noted on the construction plan.
4. Gas mains to be laid to comply with the Wagga Wagga City Council service allocations for gas in Nature strips. This means with a 5.5m Nature Strip gas to be in the 1.8m – 2.3m allocation and a 3.5m Nature Strip gas to be in the 0.6m – 1.1m allocation
5. The developer is responsible for the supply and installation of road crossing conduits. Conduits sizes are as follows 100mm conduit for 40mm, 63mm, 90mm PE. 150mm Conduit for 110mm PE.
6. Road Crossings are not to be installed in front of Padmount Substations.
7. The developer is responsible for having the block boundaries clearly marked out so that the meter set installation can be done.
8. Gas Warning tape is also required to be installed 300mm from the top of the trench. The warning tape is to be installed flat and in a way that it is not rolled up during the rest of the backfilling. Warning tape used must be approved by APA Group Network Operations NSW.
9. Trace Wire to be installed along the gas main, the wire is to be taped to the gas main every 1.5 meters. Trace wire is also required to be brought up to the top of the valve covers as per CEM7090–38. Clause 5.6 Trace Wire Location Points.
10. Main to be installed to have a minimum cover of 750mm.
11. Services to be installed at the boundary of all the standard blocks in accordance with drawing S13–38–1.

Riser and Marker Post Installation on the Front Boundary.

Exception to this is corner blocks where there is to be a 20mm PE lead-in installed on both boundaries with no meter set installed, also blocks which have the capability of having units are to have a main installed along the complete length of the front boundary. Plastic Warning Hard Cover is to be installed on these Lead-Ins along with a marker post.

Meter sets will be installed upon a service application for these blocks by APA Group.

12. Construction plans are to show where 200mm Water Mains are to be installed. Then the installation of the gas mains can be done to avoid conflict with the water mains upon their installation.
13. Blocks where a Padmount Substation is to be installed will have their gas meter set installed on the opposite boundary to the padmount.
14. Padmount Substations are to be drawn on the gas construction plan for certification.
15. All road crossing conduits are to be installed to comply with minimum separation from other services and horizontal. (NOT on top of each other)
16. All road crossing conduits are to be sealed with expanding foam after the main has been installed.
17. All work to be inspected by APA Group Gas Engineering Officers when trenches are open with pipes installed prior to backfilling and on completion of works.
18. For inspection please contact the APA Technical officer on:
Office 02 59330822 Mobile 0407202713
19. All work to be installed to GAS NETWORKS MANAGEMENT PLAN – CEM7090 and APA Group M–001 Gas Mains and Services.
20. All PE pipe installed is to be Class SDR11 PE100 for PE and Class 400 for Nylon.
21. The Accredited Construction Company is required to produce an electronic material manifest at the completion of construction to APA Group Planning & Engineering Dept.

PLEASE NOTE

A 24Hr electronic pressure test of the installation is to be carried out.

The test pressure is to be 700Kpa.

As constructed (Laid) plan showing the accurate installation of the mains, line valves and any changes to the design, along with the 24Hr pressure test results are to be submitted to APA Group Quality Auditor or Gas Asset Manager.

Approval for connection to the network will be given once all Quality Assessments have been achieved. The Certificate of Acceptance will not be issued until the As Laid plan has been submitted to APA Group Networks and a Final Audit completed.

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE UNDER THE CLEAN WATERS ACT.

ONLY THOSE TREES & SHRUBS THAT INTERSECT WITH CONSTRUCTION WORKS ARE TO BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.



- LEGEND
- 20mm CONNECTION
 - PROP 63 DIA PE GAS MAIN
 - PROP 110 DIA PE GAS MAIN
 - EXISTING GAS MAIN
 - NEW 63 DIA GAS VALVE
 - NEW 110 DIA GAS VALVE
 - METER LOCATION
 - RC 150 150 DIA ROAD CONDUIT
 - RC 100 100 DIA ROAD CONDUIT



Cert No. : WGA-1356

Signed : P.JENKINS

Date :

SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 Macauley Street, Albury
p: (02) 6021–1322

64 Hammond Avenue, Wagga
Wagga
p: (02) 6921–3312

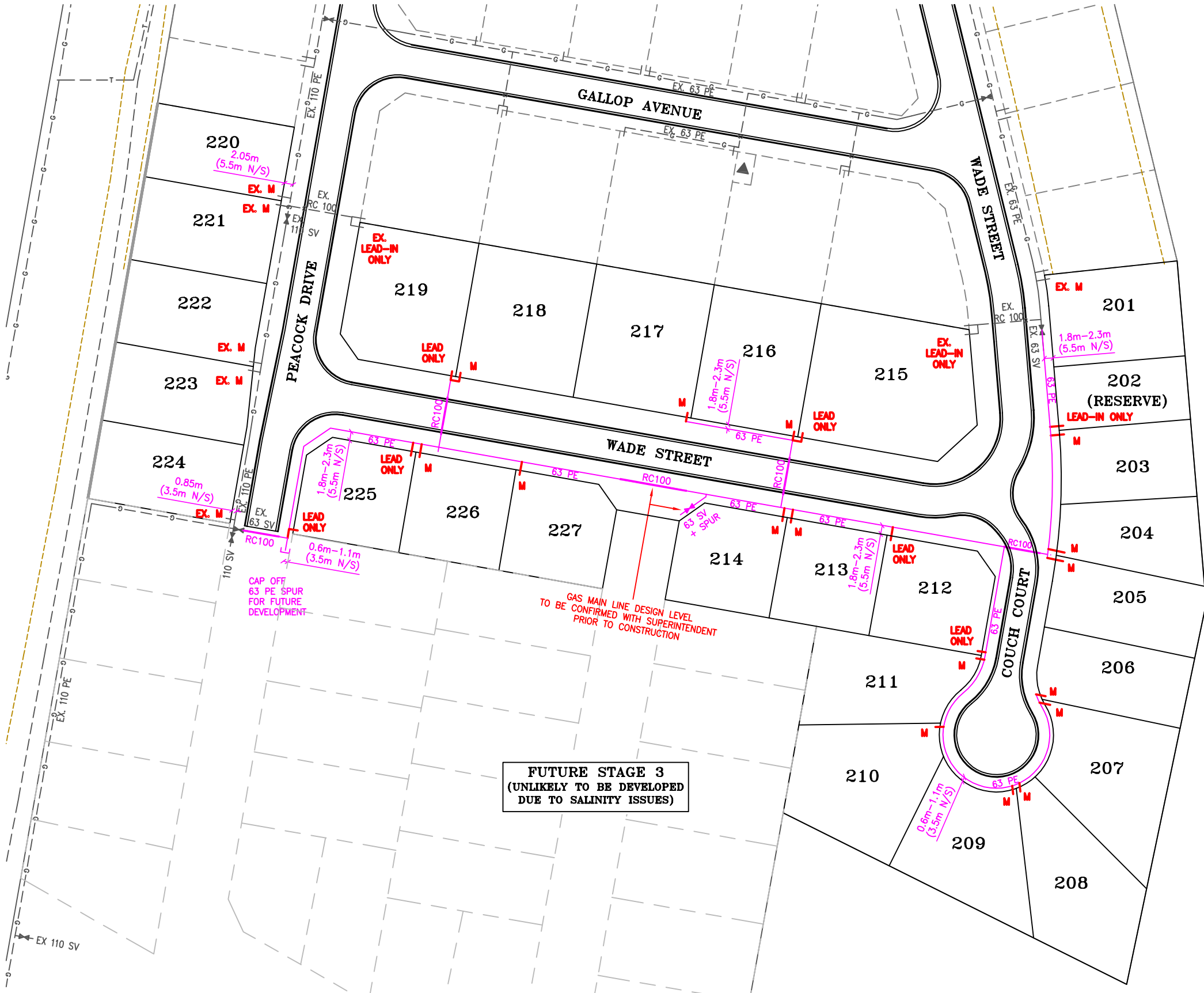
31 Baker Street,
Wangaratta
p: (03) 5721–5688
f: (02) 6021–8563
w: www.eslers.com.au
e: engineering@eslers.com.au



CHECKED:–	
APPROVED:–	
DESIGNER: TR	REFERENCE NO. FILE 16152 Gas Stage 2–Rev E.dwg GEOM ENG
REVISION: B	SHEET 1 OF 1 A1

PROPOSED GAS MAIN RETICULATION

COLLEGE ESTATE, STAGE 2 WADE STREET, NSW



Subject: FYI
Date: Tuesday, 17 April 2018 at 10:56:11 am Australian Eastern Standard Time
From: Harwood, Jamie
To: Garry Salvestro
Attachments: 12042018163419-0001.pdf, 17042018102613-0001.pdf

Hello Garry,

The site looks to have multiple sewer and stormwater connection that are currently serving the subject site, the site looks to drain through Stg 1 of college estate and currently under construction Stg 2. I am unaware of any connection points to service the site from Fernleigh Road. The site area that is fronting Fernleigh Road has no Sewer or stormwater across the site frontage.

The capabilities of current infrastructure to service a senior housing would need to be investigated further, the current infrastructure has the capability of catering for the existing site. I would recommend you contact Eslers for further design information in relation to site capacities of sewer and stormwater if the site is to be further developed. Eslers would be able to discuss what has been allowed for in the design phase, I would suggest you contact them as they have carried out all the design work.

Attached a couple of plans they may be of assistance with new connection points.

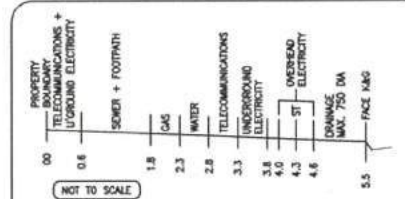
Thanks

Attention:

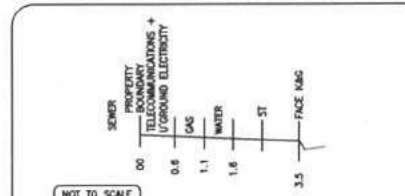
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ROAD LONG SECTION:
 SCALES: H 1 in 500
 V 1 in 100



PROPOSED SERVICE ALLOCATIONS
 5.5m NATURE STRIP
 FROM WAGGA COUNCIL STD DWG 1.1



PROPOSED SERVICE ALLOCATIONS
 3.5m NATURE STRIP
 FROM WAGGA COUNCIL STD DWG 1.1

I HEREBY CERTIFY THAT ENGINEERING WORKS
 SHOWN ON THIS PLAN ARE WORKS-AS-EXECUTED
 AND HAVE BEEN CONSTRUCTED GENERALLY IN
 ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
 APPROVED BY THE DIRECTOR.

SIGNATURE: *Michael Carne*
 NAME: MICHAEL CARNE BEng (CIVIL) CPEng
 CAPACITY: DIRECTOR ESLE & ASSOCIATES
 DATE: 30/03/2016

EXISTING SERVICES

- S — EXISTING DRAINAGE
- SRM — EXISTING SEWER RISING MAIN
- W — EXISTING WATER
- G — EXISTING GAS
- T — EXISTING TELSTRA
- E — EXISTING POWER
- OHE — EXISTING OVERHEAD POWER
- UGE — EXISTING UNDERGROUND POWER
- X — EXISTING TREE TO BE REMOVED.
- H — HOLES TO BACKFILL AND COMPACTED TO 95% STD & COMPACTION TESTING

PROPOSED SERVICES

- — PROPOSED DRAINAGE
- SRM — PROPOSED SEWER RISING MAIN
- W — PROPOSED WATER
- G — PROPOSED GAS
- T — PROPOSED TELSTRA
- E + T — PROPOSED POWER & TELSTRA
- SSD — PROPOSED SUBSOIL DRAIN

FUTURE SERVICES

- FD — FUTURE DRAINAGE
- FS — FUTURE SEWER
- FW — FUTURE WATER
- FG — FUTURE GAS
- FE — FUTURE POWER

CONDUITS AS LOCATED COMPLY WITH
 TELSTRA/BNB AUSTRALIAN REQUIREMENT

SUPERVISING ENGINEER RIVERINA SECTION

CONDUITS AS LOCATED COMPLY WITH
 WATER SUPPLY REQUIREMENTS OF
 RIVERINA WATER COUNTY COUNCIL

CHIEF WATER SUPPLY ENGINEER

CONDUITS AS LOCATED COMPLY WITH
 ELECTRICAL SUPPLY REQUIREMENTS OF
 ESSENTIAL ENERGY

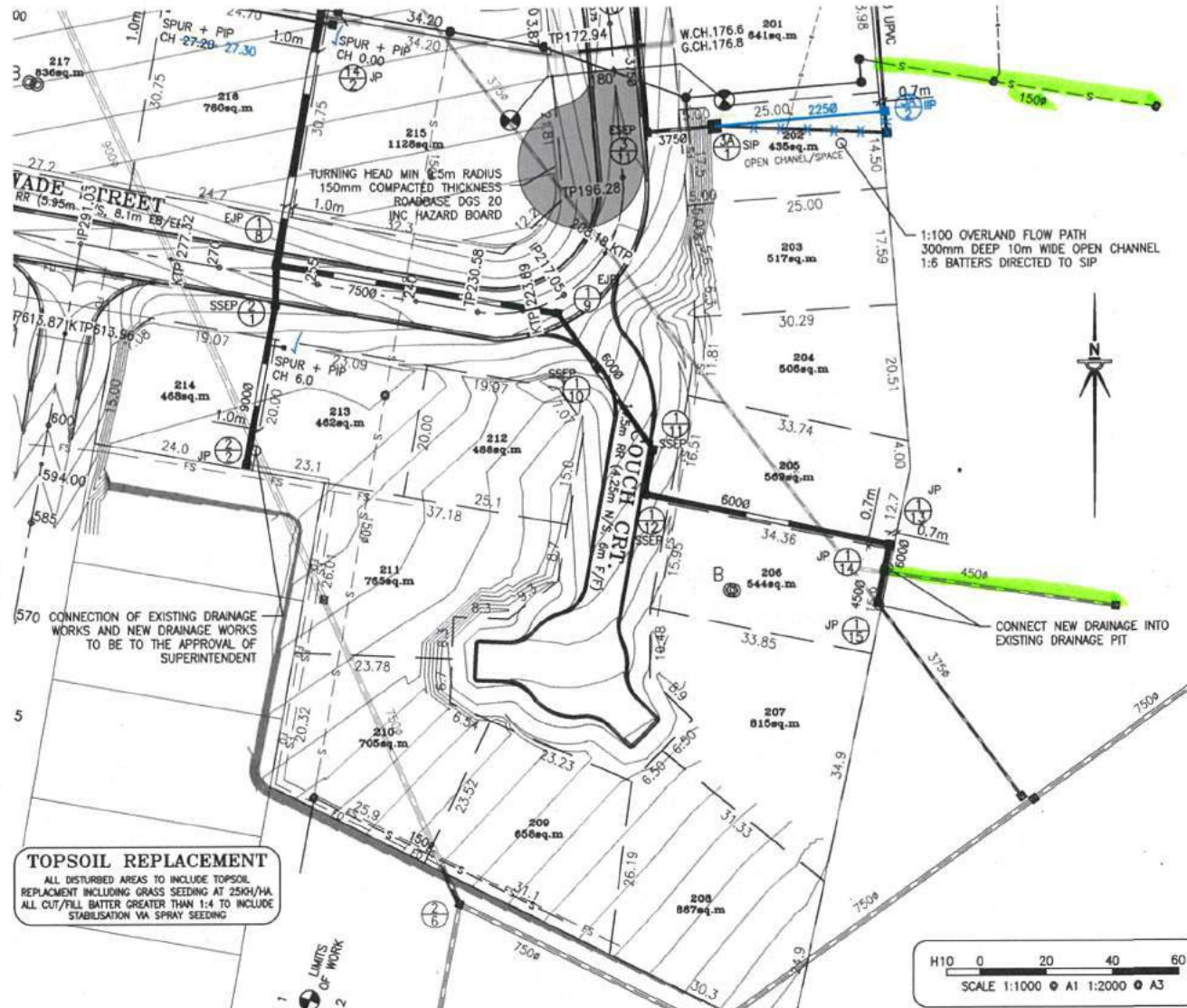
CHIEF ELECTRICAL SUPPLY ENGINEER

THIS DRAWING HAS BEEN SIGHTED BY APA
 GROUP GAS DEPARTMENT

CHIEF GAS ENGINEER

ALL EXCESS SOIL SHALL BE DISPOSED OF AT A
 WAGGA WAGGA CITY COUNCIL OR EPA LICENSED
 WASTE DISPOSAL FACILITY. TO DEPOSIT
 ELSEWHERE IS A BREACH OF ENVIRONMENTAL
 LEGISLATION

SHOULD GROUND WATER INTRUDE, SEEP OR
 ENTER ANY OF THE EXCAVATIONS 2.5M BELOW
 FINISHED GROUND LEVEL THE CONTRACTOR IS TO
 CEASE WORKS AND NOTIFY COUNCIL &
 SUPERINTENDENT IMMEDIATELY



TOPSOIL REPLACEMENT
 ALL DISTURBED AREAS TO INCLUDE TOPSOIL
 REPLACEMENT INCLUDING GRASS SEEDING AT 250g/Ha.
 ALL CUT/FILL BATTER GREATER THAN 1:4 TO INCLUDE
 STABILISATION VIA SPRAY SEEDING

H10 0 20 40 60
 SCALE 1:1000 @ A1 1:2000 @ A3

STATION	DESIGN LEVELS	EXISTING LEVELS	CHAINAGE
0+00	193.252	193.252	CIP
0+30	192.998	192.998	KTP
0+60	192.704	193.089	KTP
0+90	192.703	193.089	KTP
1+20	192.361	193.027	KTP
1+50	192.047	193.117	KTP
1+80	191.869	193.170	KTP
2+10	191.722	193.217	KTP
2+40	191.721	193.217	KTP
2+70	191.700	193.209	KTP
3+00	191.696	193.239	KTP
3+30	191.717	193.245	KTP
3+60	191.795	193.303	KTP
3+90	191.813	193.195	KTP
4+20	191.834	193.219	KTP
4+50	191.909	193.306	KTP
4+80	191.970	193.305	KTP
5+10	192.076	193.334	KTP
5+40	192.121	193.419	KTP
5+70	192.201	193.573	KTP
6+00	192.249	193.536	KTP
6+30	192.284	193.482	KTP
6+60	192.365	193.389	KTP
6+90	192.364	193.355	KTP
7+20	192.419	193.236	KTP
7+50	192.442	193.156	KTP
7+80	192.451	193.167	KTP
8+10	192.451	193.053	KTP
8+40	192.451	193.043	KTP
8+70	192.437	192.861	KTP
9+00	192.382	192.277	KTP
9+30	192.354	192.151	KTP
9+60	192.294	192.011	KTP
9+90	192.250	191.926	KTP
10+20	192.168	191.802	KTP
10+50	192.085	191.626	KTP

ROAD LONG SECTION: WAIDE STREET
 SCALES: H 1 in 500
 V 1 in 100

COLLEGE ESTATE
 STAGE 1
 URANA ST. WAGGA WAGGA

WADE STREET
 ROAD LONG SECTIONS

esler
 & ASSOCIATES

SURVEYORS CIVIL ENGINEERS
 DEVELOPMENT CONSULTANTS

598 Macaulay Street, Albury
 p: (02) 6021-1322
 64 Hammond Avenue, Wagga Wagga
 p: (02) 6921-3312
 31 Baker St, Wangaratta
 p: (03) 5721-5688
 f: (02) 6021-8563
 w: www.eslers.com.au
 e: engineering@eslers.com.au

AMENDMENTS/ACTIONS:-	DATE:
1. TENDER ISSUE	09/10/14
2. WWCC FOR APPROVAL	16/10/14
3. WWCC FOR APPROVAL v2	22/10/14
4. WWCC FOR APPROVAL v3	25/11/14
5. WWCC CC-14/0498	04/12/14
6. UPDATE PAVEMENT DETAIL	16/12/14
7. DRAINAGE OUTFALL AMENDMENT	20/02/15
8. DRAINAGE/SEWER AMENDMENT	14/05/15
9. DRAINAGE AMENDMENT 14/1-14/2	14/05/15
10. WORK AS EXECUTED	30/03/16

PLEASE NOTE :

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 OTHER SAFETY REQUIREMENTS OF RELEVANT
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 FROM THE APPROVED SOIL & WATER
 MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE
 MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS
 ARE TO BE RESTORED WITH A MINIMUM OF
 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT
 LOCATIONS ARE TO BE MARKED WITH A
 NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
 -LOCAL WATER AUTHORITY 48HRS
 PRIOR TO COMMENCEMENT.
 -MUNICIPAL AUTHORITY 1WEEK PRIOR
 TO COMMENCEMENT.
 -SUPERINTENDENT 1WEEK PRIOR TO
 COMMENCEMENT.

ONLY SPECIFIC PLANS TO BE USED FOR
 CONSTRUCTION OF SPECIFIC SERVICES.



ESLER CHECKED: DSJ 14/10/14
 WAGGA WAGGA: C1934
 AUTHORITY APPROVED:
 WWCC CC 14/0498 04/14/2014

DATUM: A.H.D. DRAWN: DJ/IB/TR DATE: JULY-2014

PROJECT No: 00016152 REV: A.5

SHEET 2 OF 32 A1

DRAINAGE LONG SECTION:
 SCALES: H 1 in 500
 V 1 in 100



4% PLANT MIXED STABILISED SAND
 COMPACTED IN 300mm LAYERS TO SUBGRADE
 LEVEL (TYPICAL)



CLEAN RIVER SAND BACKFILL COMPACTED
 WITH A MECHANICAL COMPACTOR ON LAYERS
 NOT EXCEEDING 300mm THICK TO SUBGRADE
 LEVEL (TYPICAL)

* NOTE - ALL CONCRETE PIPES TO BE RRJ

" I HEREBY CERTIFY THAT ENGINEERING WORKS
 SHOWN ON THIS PLAN ARE WORKS-AS-EXECUTED
 AND HAVE BEEN CONSTRUCTED GENERALLY IN
 ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
 APPROVED BY THE DIRECTOR "

SIGNATURE: *Michael Carne*
 NAME: MICHAEL CARNE BEng (CIVIL) CPEng
 CAPACITY: DIRECTOR ESLES & ASSOCIATES
 DATE: 30/03/2016

COLLEGE ESTATE
 STAGE 1
 URANA ST. WAGGA WAGGA

DRAIN LONG SECTIONS
 LINE 2



SURVEYORS CIVIL ENGINEERS
 DEVELOPMENT CONSULTANTS

598 Macauley Street, Albury
 p: (02) 6021-1322
 64 Hammond Avenue, Wagga Wagga
 p: (02) 6921-3312
 31 Baker St, Wangaratta
 p: (03) 5721-5688
 f: (02) 6021-8563
 w: www.eslers.com.au
 e: engineering@eslers.com.au



PS520879

AMENDMENTS/ACTIONS:-	DATE:
1. TENDER ISSUE	09/10/14
2. WWCC FOR APPROVAL	16/10/14
3. WWCC FOR APPROVAL v2	22/10/14
4. WWCC FOR APPROVAL v3	25/11/14
5. WWCC CC-14/0498	04/12/14
6. UPDATE PAVEMENT DETAIL	16/12/14
7. DRAINAGE OUTFALL AMENDMENT	20/02/15
8. DRAINAGE/SEWER AMENDMENT	14/05/15
9. DRAINAGE AMENDMENT 14/1-14/2	14/05/15
10. WORK AS EXECUTED	30/03/16

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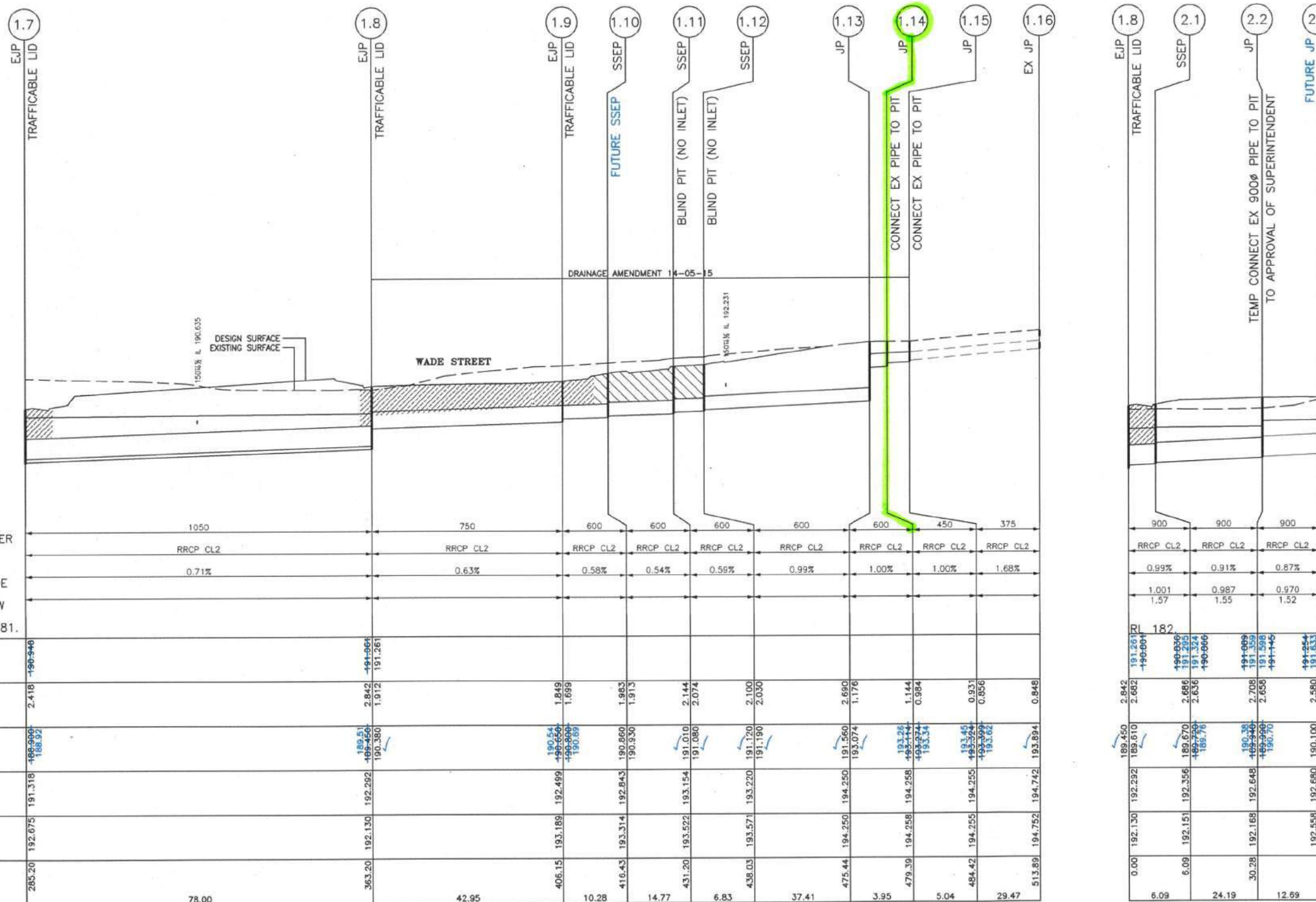


ESLER CHECKED: DSJ 14/10/14
 WAGGA WAGGA: C1934
 AUTHORITY APPROVED:
 WWCC CC 14/0498 04/14/2014

DATUM: A.H.D. DRAWN: DJ/IB/TR DATE: JULY-2014

PROJECT No: 00016152 REV: A.5

SHEET 16 OF 32 A1



LINE-1
 SCALES: H 1:500 V 1:100

LINE-2
 SCALES: H 1:500 V 1:100

UPON COMPLETION AND ACCEPTANCE OF NEW SEWER OUTFALL WORKS THE EX 150mm TO BE MADE REDUNDANT IS TO BE FLUSHED AND CAPPED AT UPSTREAM AND DOWNSTREAM END TO COUNCIL APPROVAL

CAUTION UNDERGROUND SERVICES TO BE CONFIRMED ONSITE PRIOR TO COMMENCEMENT OF WORKS

AREA OF CONFLICT LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS

FUTURE SERVICES

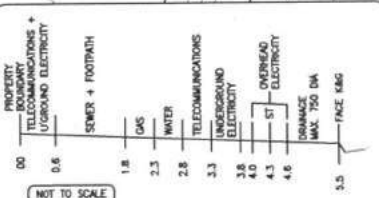
FD — FUTURE DRAINAGE
FS — FUTURE SEWER
FW — FUTURE WATER
FG — FUTURE GAS
FE — FUTURE POWER

PROPOSED SERVICES

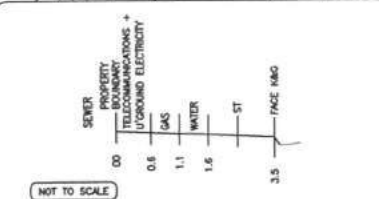
SRM — PROPOSED SEWER RISING MAIN
SRW — PROPOSED WATER
SG — PROPOSED GAS
SE — PROPOSED TELSTRA
SP — PROPOSED POWER
SSD — PROPOSED SUBSOIL DRAIN

EXISTING SERVICES

S — EXISTING DRAINAGE
SRM — EXISTING SEWER RISING MAIN
SRW — EXISTING WATER
SG — EXISTING GAS
SE — EXISTING TELSTRA
SP — EXISTING POWER
OHE — EXISTING OVERHEAD POWER
UG — EXISTING UNDERGROUND POWER
EXISTING TREE TO BE REMOVED. HOLES TO BACKFILL AND COMPACTED TO 95% STD & COMPACTION TESTING



PROPOSED SERVICE ALLOCATIONS
5.5m NATURE STRIP
FROM WAGGA COUNCIL STD DWG 1.1



PROPOSED SERVICE ALLOCATIONS
3.5m NATURE STRIP
FROM WAGGA COUNCIL STD DWG 1.1

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DESIGN APPROVED FOR CONSTRUCTION

WAGGA WAGGA CITY COUNCIL DATE

I HEREBY CERTIFY THAT ENGINEERING WORKS SHOWN ON THIS PLAN ARE WORKS-AS-EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR.

SIGNATURE: *Michael Carre*
NAME: MICHAEL CARRE BEING (CIVIL) CPEng
CAPACITY: DIRECTOR ESLE & ASSOCIATES
DATE: 30/03/2016

DESCRIPTION	DESIGNED	CHECKED
1. LAYOUT IN ACCORDANCE WITH COUNCIL STRATEGY.		
2. ALL BLOCKS FULLY SERVICED.		
3. ALL PUBLIC UTILITIES LOCATED AND DEPTHED.		
4. DESIGN COMPLETED TO P.W.D. AND COUNCIL REQUIREMENTS.		
5. VARIATIONS FROM STANDARD DESIGN LIMIT.		

SCALE 1:500 @ A1 1:1000 @ A3

AMENDMENTS/ACTIONS:-	DATE:
4. WAGGA WAGGA FOR APPROVAL v3	25/11/14
5. WAGGA WAGGA CC14/0498	04/12/14
6. SEWER OUTFALL FOR COMMENT	09/04/15
7. SEWER OUTFALL FOR COMMENT v2	22/04/15
8. SEWER DESIGN FOR COMMENT (REV A.5)	14/05/15
9. WORK AS EXECUTED	30/03/16



SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS
598 Macarody Street, Albury
64 Hammond Avenue, Wagga Wagga
31 Baker Street, Wangaratta
ph: 02 6021 1322
ph: 02 6921 3312
ph: 03 5721 5668
fax: 02 6021 8563
web: www.eslers.com.au
email: engineering@eslers.com.au

DATE: JAN-2014
DRAWN: DSJ
ESLER & ASSOC

SCALE: A.H.D.

APPROVED: MANGER OF DESIGN SERVICES
DATE:



WAGGA WAGGA CITY COUNCIL
ENGINEERING AND TECHNICAL SERVICES

**COLLEGE ESTATE - URANA ST
STAGE 1 - WAGGA WAGGA
SEWER ENGINEERING LAYOUT PLAN**

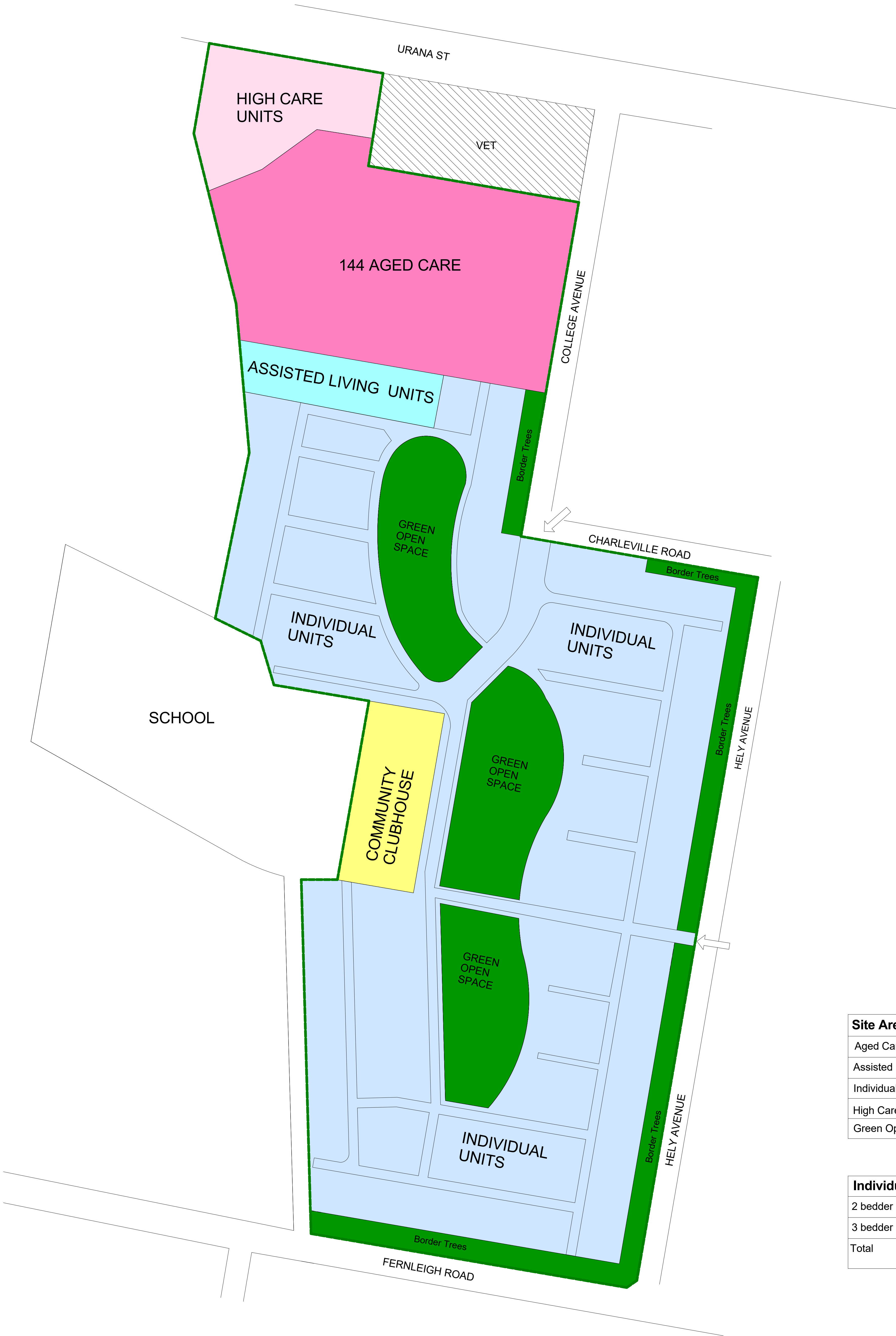
SHEET SIZE: (A1)
PLOT SCALE:

SHEET No. 01 OF 04 SHEETS ADMT:
DRAWER: DSJ
NUMBER: K1563
COMPUTER FILE NAMES:
FILE 16152_Eng.dwg
GEOM
ENG

FILE PATH:- P:\00016152\Engineering Drawings\Work As Executed\16152 Eng Stage 1_WAE.dwg

DATE SHEET PRINTED:- (Wednesday, March 30, 2016)

ATTACHMENT 10: CONCEPT DEVELOPMENT PLAN





Site Area Breakdown (sqm)		
Aged Care Facility	18,190 sqm	144 Bed
Assisted Living	2,850 sqm	20 Units
Individual Units	63,400 sqm	150 Units
High Care Units	4,700 sqm	
Green Open Space	14,000 sqm	

Individual Units		
2 bedder	55	%37
3 bedder	95	%63
Total	150	

1 Concept Zoning Plan
1 : 1000

PRELIMINARY

No.	Revision	Date	PROJECT wagga wagga 20 hely avenue wagga wagga nsw	CLIENT CROFT	SCALE (A1 sheet) 1 : 1000	JOB No	 CROFT DEVELOPMENTS PTY LTD 59 Wangara Road Cheltenham VIC 3192 Tel: (03) 9581 0100 Fax: (03) 9585 6383
					DATE Issue Date	DRAWN Author	
					TITLE Concept Zoning Plan	 DRAWING No A102 REV	