

Our Ref: 20 Hely Avenue
Contact: Cameron Collins

6 June 2018

Department of Planning and Environment
PO Box 5475
WOLLONGONG NSW 2520

ATTENTION: GRAHAM JUDGE

Dear Sir/Madam

Re: Application for Site Compatibility Certificate for part Lot 2 DP 1183166, 20 Hely Avenue Wagga Wagga under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Thank you for the opportunity to provide comments with regard to the application for a Site Compatibility Certificate (SCC) for the subject land. Please be advised that Council would not object to the Department issuing a SCC with respect to this site subject to the comments provided below.

I have reviewed the content of the application form and associated checklist and are unable to identify any inconsistencies or concerns with the declarations made by the proponent on that form.

I also note that the proponent has prepared an extensive support document titled "Site Compatibility Statement". Whilst Council has not completed a complete assessment of this document, it is satisfied that the proponent has identified a number of key issues that will be relevant to the site and its use as aged care and seniors housing.

The Site Compatibility Statement also contains detail of conceptual layouts for the development. Council is not supportive at this stage with regard to any of the conceptual layouts provided and cannot form a view on this detail until a thorough assessment of a Development Application has been completed.

From my initial review of the site and documentation, the following matters will potentially influence the final layout and design:

- Stormwater and sewer infrastructure provisions including the on site management of overland flow, the potential requirement for on-site detention and the maintenance of existing proposed service easements.
- Management of potential urban salinity impacts.
- Minimisation of vegetation removal.
- Maintaining suitable areas on site for the retention of significant vegetation to allow for its proper management with respect to safety of residents, staff and visitors.
- Interface with adjoining land uses, particularly the school site.
- Internal management of pedestrian and vehicular traffic.

It is also important to note that the subdivision of the allotment for the purposes of the existing school located on the site is subject to approval of a Development Application that is currently before Council for determination. Issues surrounding the proposed boundary configuration and the suitability of the proposed access handle to this allotment are yet to be determined and may ultimately impact on the final layout and design of the development.

Further to the above matters, the following comments are provided:

Potential Land Use Conflicts – Page 13

The document does not mention potential conflicts between the proposed development and the existing schools that will be adjacent/adjoining to the east and the west. Also, the document does not mention the operation of the existing Wagga Showground site to the north and the potential conflicting uses that occur on this site.

Natural Environment – Page 14

The report correctly highlights the existence of vegetation on site that contribute significantly with regard to the aesthetics of the area and the streetscape. The development will result in a significant change to the environment in which this vegetation will be managed and therefore will place significant pressure on the ability for this vegetation to be retained and managed. The density of the development will have a significant impact on the character of the area which further highlights the importance of the existing vegetation on the site and particularly along the perimeter of the site.

Contaminated Land – Page 17

The site contains existing building stock which will be demolished to make way for the development. The existence of asbestos and other potentially contaminating materials are a noted risk with regard to this site.

Traffic impact assessment

The documentation does not provide information with regard to the potential traffic impacts of the proposal. The development is potentially traffic generating development under the provisions of the Infrastructure SEPP.

Infrastructure

A detailed analysis of the traffic infrastructure that exists around the site and within the wider locality is required to determine its adequacy to cater for the impacts of the development. For example, the usability, the condition and the connectivity of the surrounding public footpath infrastructure will need to meet the demands generated by the development.

Strategic Justification

The proponent has adequately addressed and justified the development with regard to State, regional and local strategies.

Noting that the final development proposal will be subject to assessment by Council and that certain matters raised within this correspondence will guide the final details of any application made on this site, Council remains generally supportive of the concept of aged care and seniors housing on the subject site. For this reason, Council does not object to the Department issuing a Site Compatibility Certificate with respect to this site under the provisions of the relevant SEPP.



If you require further information, please feel free to contact me at any time.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cameron Collins', with a stylized flourish at the end.

Cameron Collins
Development Assessment Coordinator



Graham Judge

From: Collins, Cameron <Collins.Cameron@wagga.nsw.gov.au>
Sent: Thursday, 7 June 2018 2:58 PM
To: Graham Judge
Subject: RE: Application for Site Compatibility Certificate - 20 Hely Avenue, Wagga Wagga
Attachments: 07062018155152-0001.pdf

Graham

Yes, the site is identified as a heritage item. I have attached an extract providing a little more background from the urban heritage study undertaken back in 2000.

I think that the site is primarily listed for its social significance as opposed to particular building stock on the site (with the exception of some potentially important gates which could be retained and incorporated as part of the development).

My initial opinion is that the listing would not preclude the development of the site. However, any proposal would need to include a comprehensive Statement of Environmental Impact by a qualified and experienced heritage consultant so that Council can properly consider the impacts on the significance of the item.

In reviewing my earlier comments to you, I would say that this listing would be another factor which may impinge on the final layout of the development so that potential important elements on the site can be retained and interpreted. These important elements (e.g. the gates) would be highlighted through the applicant's detailed assessment of heritage impact.

Cameron

Cameron Collins
Development Assessment Coordinator

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Save a tree! Consider not printing this email.

From: Graham Judge [<mailto:Graham.Judge@planning.nsw.gov.au>]
Sent: Thursday, 7 June 2018 10:42 AM
To: Collins, Cameron <Collins.Cameron@wagga.nsw.gov.au>
Subject: RE: Application for Site Compatibility Certificate - 20 Hely Avenue, Wagga Wagga

Cameron,
I note that the site is identified as a heritage item under Wagga Wagga LEP 2010 (Item I245 on HER_004C), Charles Sturt University Campus. Is this likely to be an issue for permitting a senior housing development on the site?



WAGGA WAGGA CITY CENTRE URBAN HERITAGE STUDY INVENTORY

TURVEY PARK - SOUTH OF URANA STREET

CHARLES STURT UNIVERSITY SOUTH CAMPUS

HISTORICAL BACKGROUND

This site was previously owned by the Murrumbidgee Pastoral and Agricultural Association. In 1942 the No. 1 RAAF Hospital [originally established at Laverton in September 1940] was relocated to the Forest Hill RAAF Base. By October that year it was decided to build a new hospital of 150 beds at Turvey Park and the unit was transferred from Forest Hill to the new hospital in January 1944. The building complex included one 32-bed ward hut, one 38-bed ward hut and four prefabricated portable ward huts each accommodating 20 beds.

A number of new teachers' colleges were established in the post-war period to augment those already in existence at Sydney and Armidale. Teachers' colleges opened at Balmain, Wagga Wagga, Newcastle and Bathurst. The Wagga Wagga college opened in 1947 utilising the buildings of the former No. 1 RAAF Hospital at Turvey Park. More permanent brick structures, mostly residential blocks, were added from the late 1950s and the Blakemore Memorial Library was completed in 1961. The Dame Mary Gilmore Memorial Gates at the teachers college were officially opened October 1956.

In 1971 the teachers' college became the Riverina College of Advanced Education [RCAE], later moving to a new site adjacent to the Wagga Agricultural site. When the Charles Sturt University was established in 1989, this site became an adjunct to the main campus.



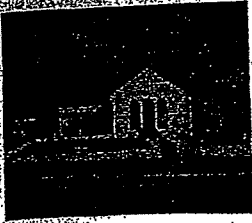
CSU South Campus [Dame Mary Gilmore gates?]



CSU Gatehouse

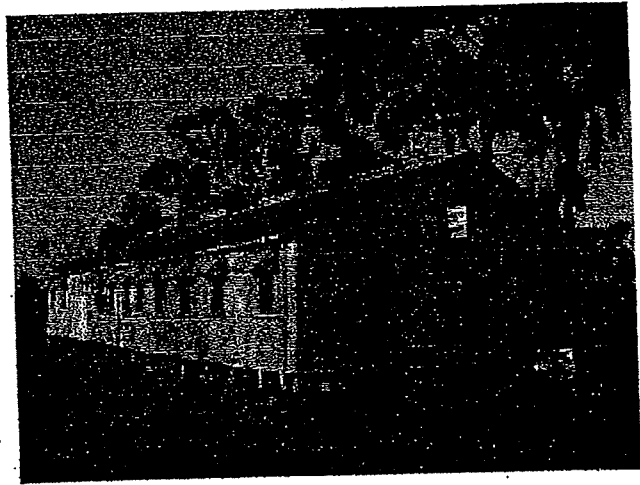
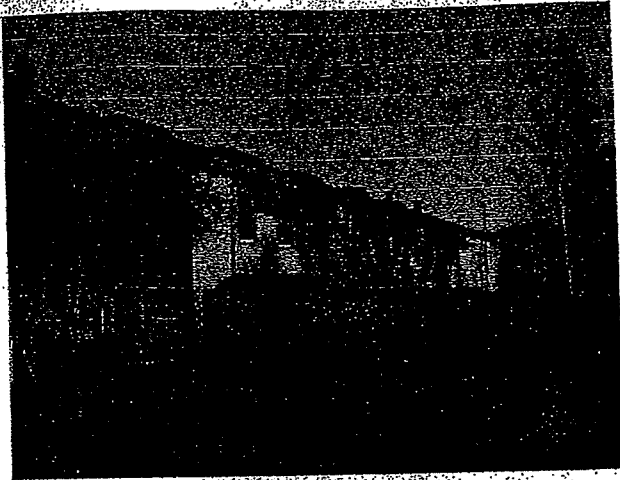
DESCRIPTION

The site comprises a mixture of World War II and more recent buildings. The World War II buildings have been adapted to accommodate the site's current uses. To the northern boundary of the site [on College Street] are a pair of wrought iron gates and nearby a gatehouse.



**WAGGA WAGGA CITY CENTRE
URBAN HERITAGE STUDY
INVENTORY**

TURVEY PARK - SOUTH OF URANA STREET



CSU South Campus, remnant WWII buildings

STATEMENT OF SIGNIFICANCE

To be completed

CURRENT HERITAGE RECOGNITION

None.

TURVEY PARK - SOUTH OF URANA STREET