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**The General Manager**

Wagga Wagga City Council  
PO Box 20  
Wagga Wagga NSW 2650

29 August, 2019

**Attention: Mr Paul O'Brien, Manager City Development**

Dear Sir,

**RE: DA18/0154 – Proposed Mixed Use Development – Sturt Street, Wagga Wagga**

We refer to the above proposed Development Application and our presentation to you on Monday 19 August 2019 and our submission over the counter on 30 August 2019.

In consultation with all parties, the application includes the proposed “shared zone” for vehicles and pedestrian access along Cadell Place from Sturt Street to the levee gate. The works proposed for the shared zone are both within and beyond the development site boundary and as such will be partly undertaken on Council land.

As the works cross site boundaries and will need to be complimentary and consistent with road levels and finishes and so that the works are completed at the same time, it is the intention of the Developer to undertake the construction of the shared zone on Council land and is seeking offset against Section 7.11 & 7.12 contributions for construction of public infrastructure and in providing public amenity and public services.

To this end, the Developer proposes to enter into a Voluntary Planning Agreement to carry out such works and provide a completed development including the shared zone along Cadell Place.

It is proposed that subject to approval of the development, the Voluntary Planning Agreement would be executed after the Construction Certificate stage and before completion of the works and would be the subject of meetings and discussions between Developer and Council before concluding the agreement. We therefore ask that such agreement is made a condition of consent.

Yours sincerely

Paul Ludlow; BSc; FAIQS; MRICS.  
Newton Fisher & Associates Pty Ltd.