



planning consultants

Concept Plan Report

Prepared for Wakefield Ashurst Developments P/L

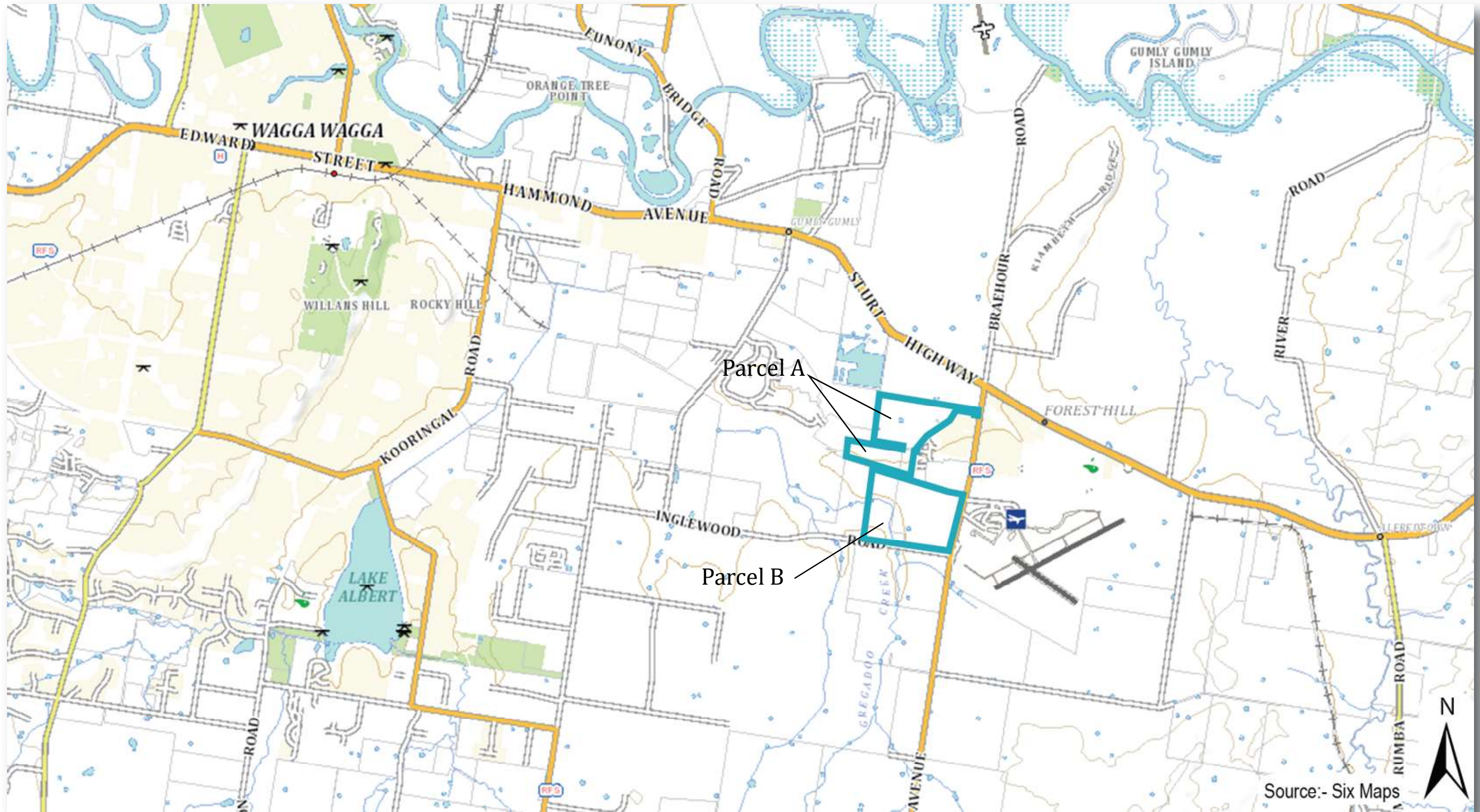
Introduction

The subject site contains four (4) sites, being, 50 Inglewood Road, 146 Inglewood Road, Paperbark Drive and 20 Mangrove Crescent, Forest Hill, as shown in the image below. The proposal consists of Parcel A and B. The site is vacant land with with vegetation and natural waterways.

A disused railway forms a ridge which bisects the northern and southern sections of the site, known as Parcel A and Parcel B. Residential development exists and further residential development is under construction to the east/ north-east of the site. Land to the west is under construction for large lot residential development.



Locality



The site is located approximately 9.5km east of Wagga Wagga Town Centre, with the main route of travel being Sturt Highway. Lake Albert is located approximately 6.8km south west of the site. Wagga Wagga Airport is located on the eastern side of Elizabeth Avenue.

Natural Waterways and Flooding

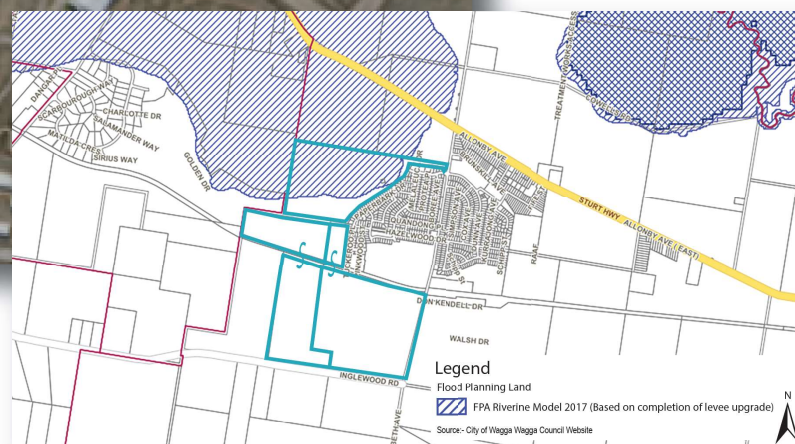


Land on the northern section of Parcel A is affected by 1 in 100 year flood. With the exception of a small section that will need to be engineered (see image below), the flood affected land will remain in the RU1 zoned land with no further development proposed. The small section of flood land to be engineered is proposed to be rezoned to R1 General Residential and forms part of the road network.

Parcel B contains Gregadoo Creek, natural waterways and dams, which will be retained within the proposed RE1 zoned land. Parcel B is not affected by flood.



Existing dam off Elizabeth Avenue



Council's Flood Map



Area of flood affected land to be re-designed

Ecological

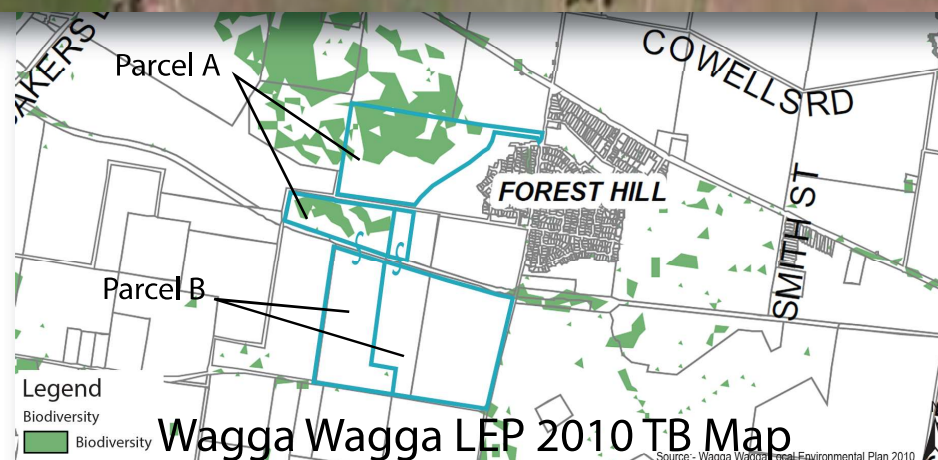


The site contains Plant Community Type (PCT) 277 - Yellow Box - Red River Gum Tall Grassy Riverina Woodland of New South Western Slopes Bioregion and Riverina Bioregion.

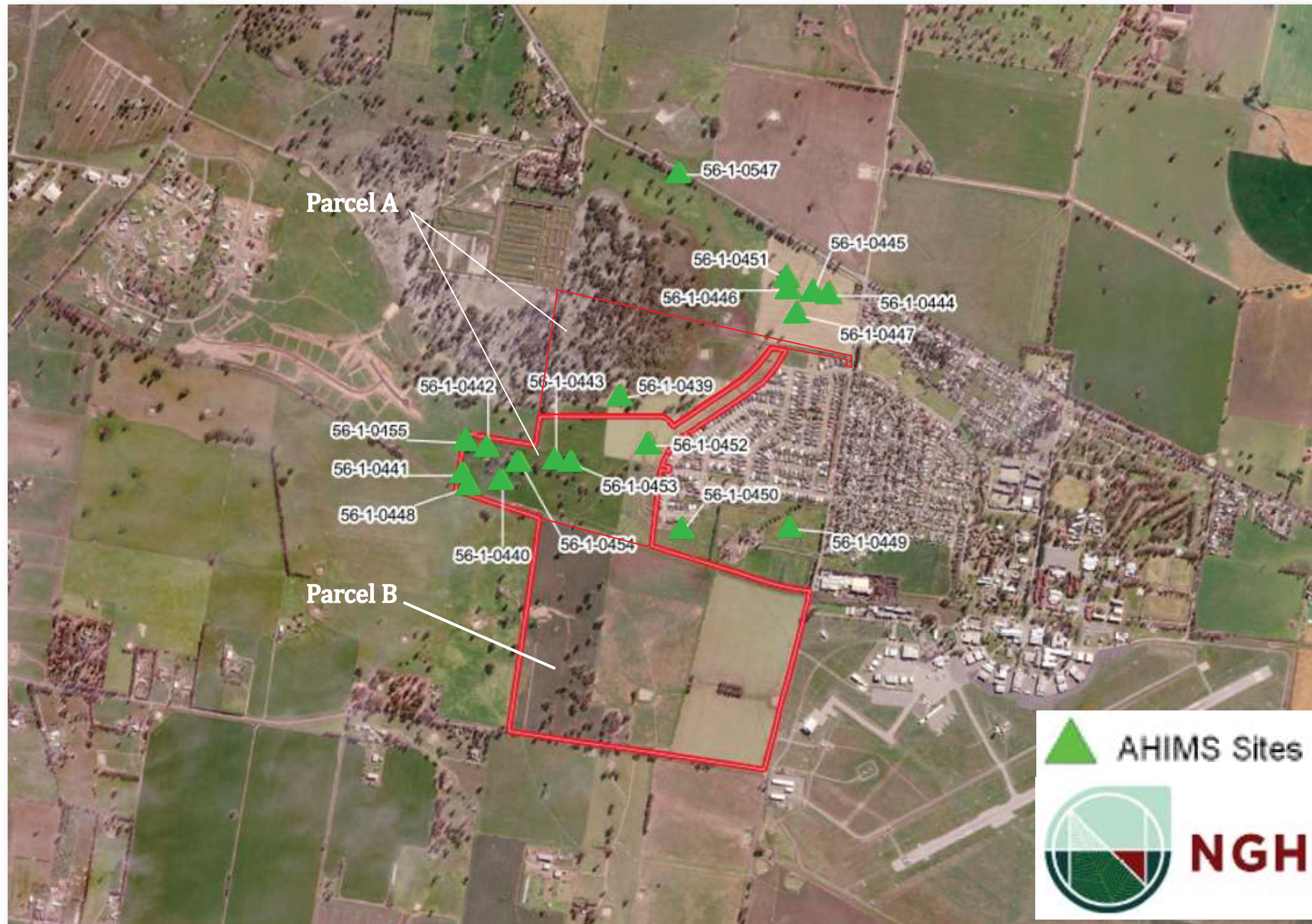
PCT 277 to the north of Parcel A will be retained within the existing RU1 zone. PCT 277 within the remainder of Parcel A and Parcel B will be retained where possible within proposed RE1 zoned land and the open space network.

There is opportunity for additional planting in Parcel A and B at future stages within the future proposed open space network.

A Biodiversity Development Assessment Report (BDAR) will be required for removal of vegetation at future subdivision stage.



Aboriginal Cultural Heritage

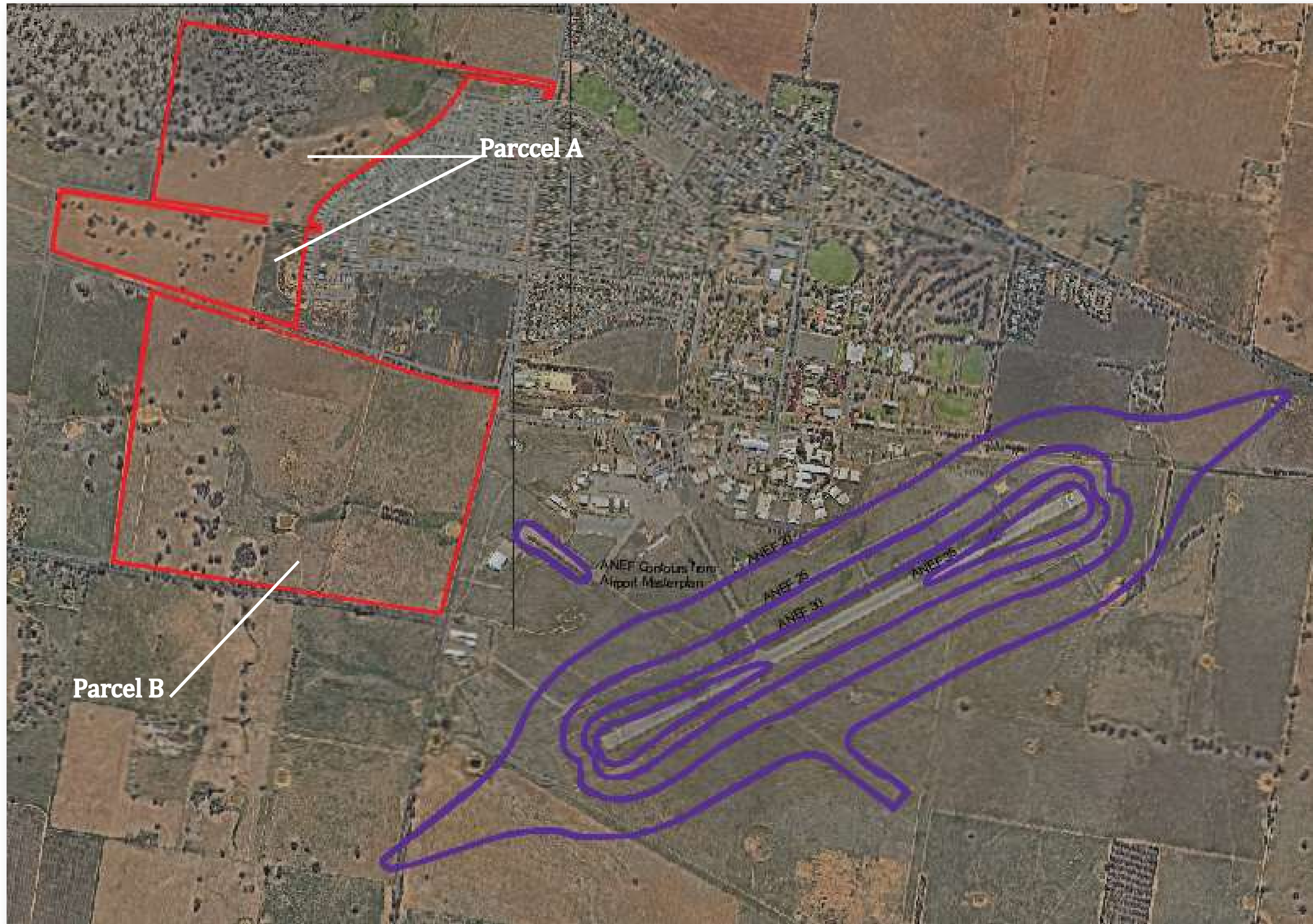


Nine (9) previously recorded Aboriginal sites with stone artefacts were identified within Parcel A through an AHIMS search undertaken by NGH.

Future development with ground disturbance works are likely to impact on Aboriginal objects and would require further archaeological investigation and assessment at that stage. An Aboriginal Cultural Heritage Impact Assessment Report will be required for future Development applications to support an Aboriginal Heritage Impact Permit (AHIP).

No recorded Aboriginal sites were noted for Parcel B.

ANEF Contours

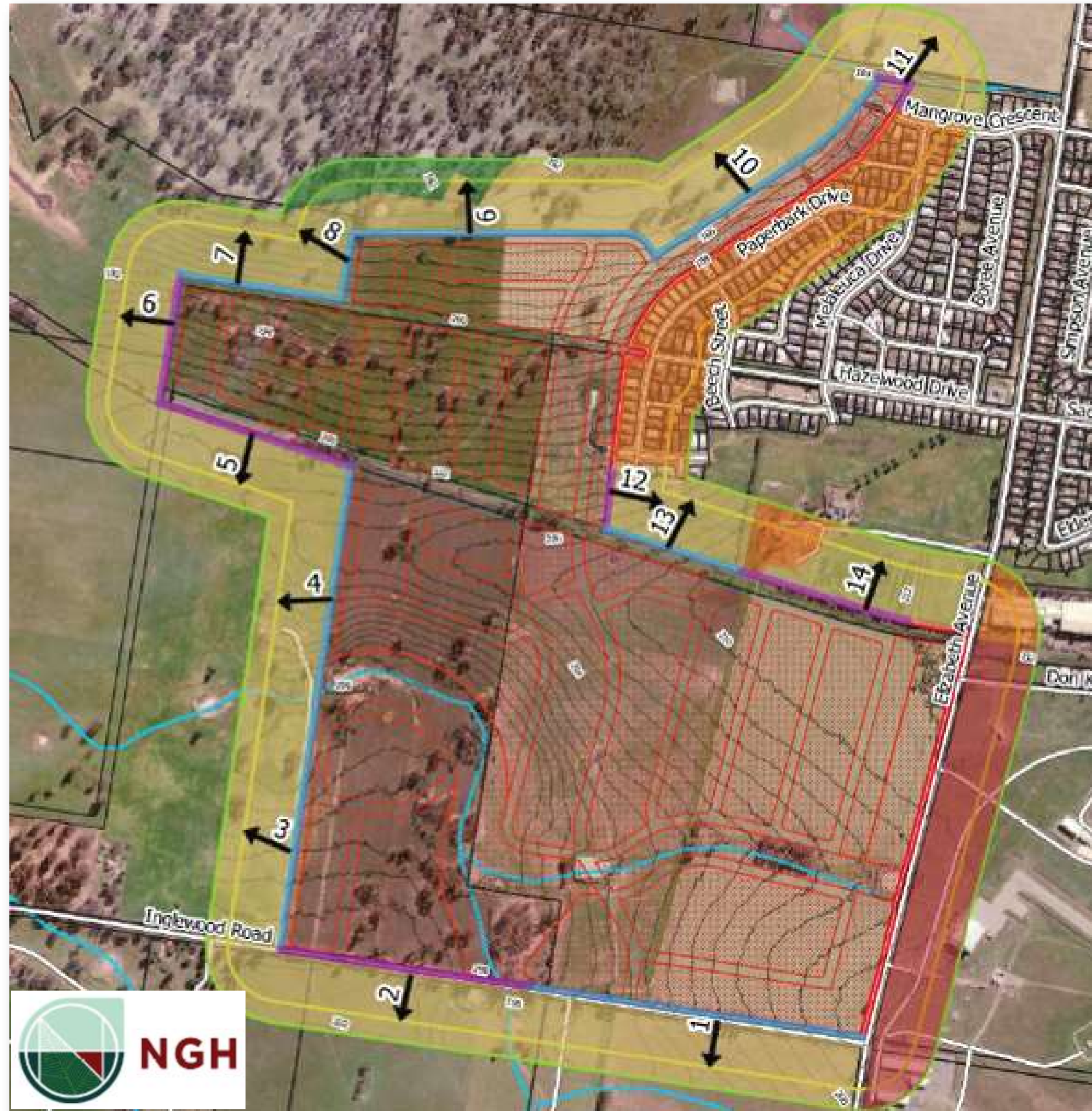


The site is not affected by current ANEF contours.

It is understood that a Draft Airport Masterplan is being prepared and as a result the ANEF contours may change, however, impacts, if any would only be likely to affect Parcel B. ANEF contours are unlikely to affect Parcel A.

The impact of ANEF contours will be reviewed once the Draft Airport Masterplan is completed, however to mitigate any potential issues, IN1 Light Industrial land is proposed along Elizabeth Avenue and R5 Large lot Residential is proposed On Parcel B.

Bushfire



Vegetation within 140m of the proposed residential areas has been determined by NGH as:

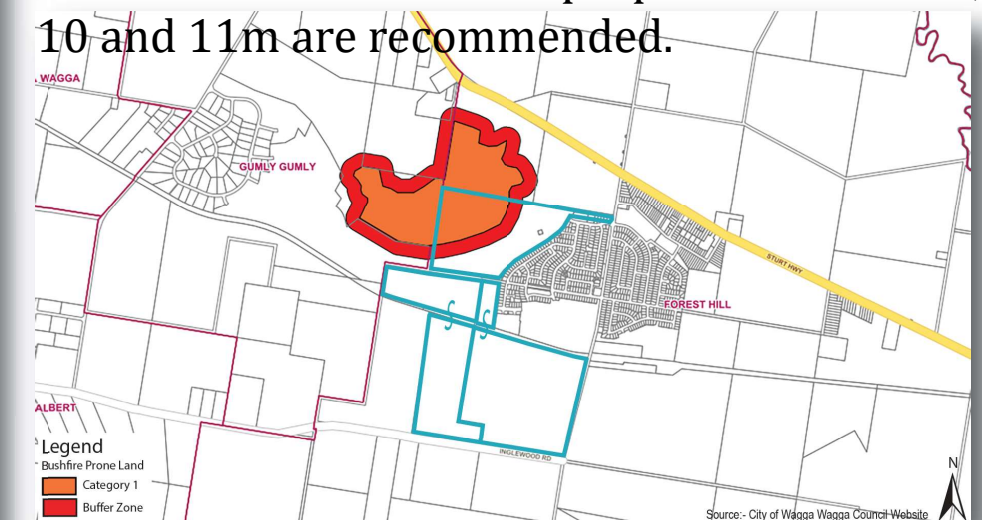
Hazard Vegetation

- * Parcel A (North) - Flood Plain Transition Woodlands
- * Remaining areas Parcel A and B - Grassland Vegetation

Non-hazard vegetation - Future

- * Riparian areas
- * Road verges
- * Open space and recreationa areas

Based on the current and proposed future use, APZs of 10 and 11m are recommended.



Combined constraints



The combined constraints demonstrate that majority of the Parcel A and Parcel B (with the exclusion of the flood prone land, which is also affected by PFAS in Parcel A) is suitable for future development.

A Biodiversity Development Assessment Report will be required at future development stages for removal of PCT 277 that cannot be retained as part of the concept plan.

Eight (8) of the nine (9) AHIMS identified sites in Parcel A will be affected and as such will require an Aboriginal Impact Permit (AHIP) at future development stage.

Refer to Concept Plan page of this report for natural constraints proposed for retention.

Legend



PCT 277



Natural Waterways



AHIMS Sites



Flood affected land

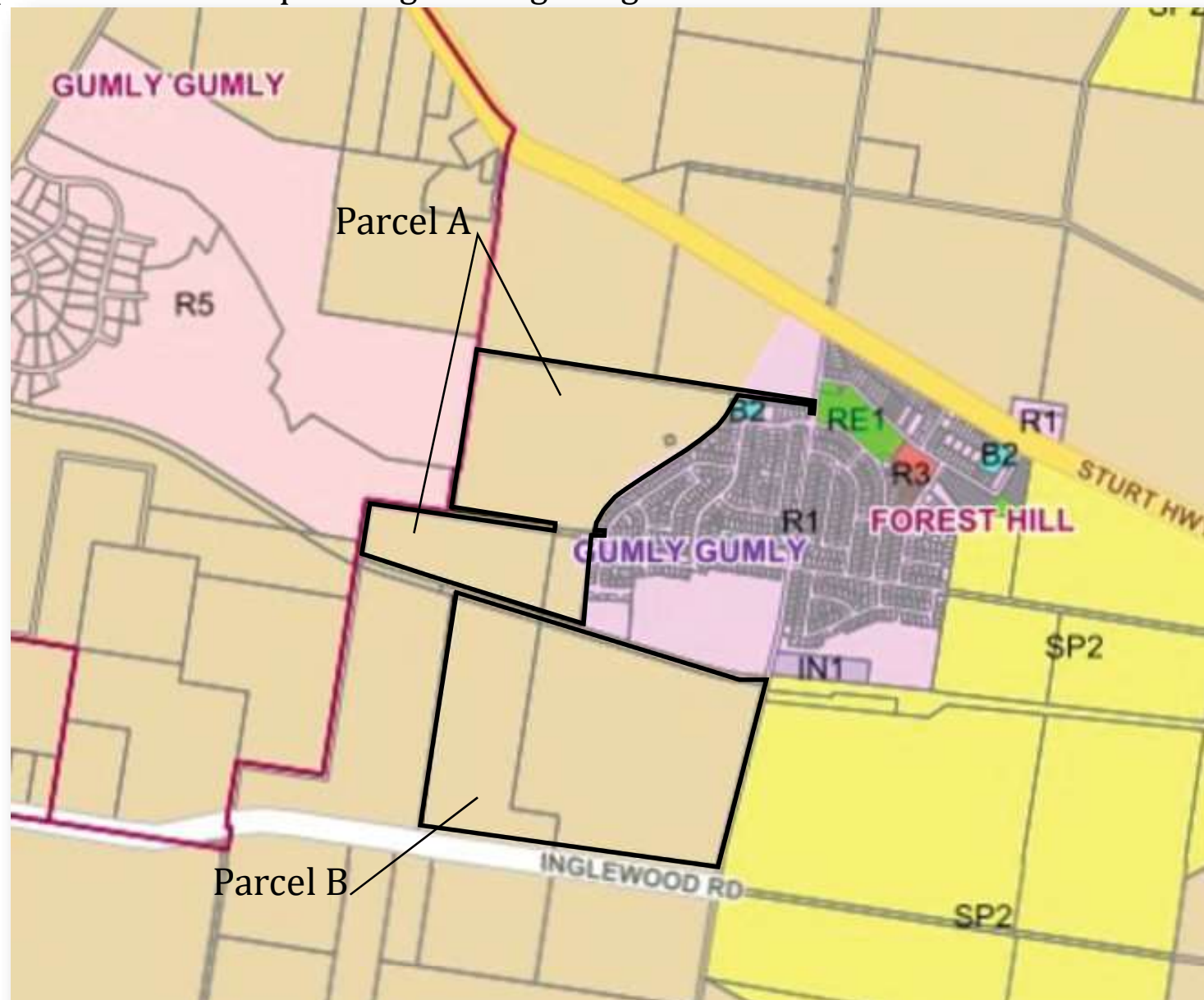
Land zoning

Parcel A aligns with the existing surrounding zones to the east, west and north, which encompass:

- * R1 - General Residential
- * RE1 - Public Recreation
- * RU1 - Primary Production

Proposed R1 to the west of existing Brunslea Park creates a continuous band of residential zoned land, connecting with R5 zoned land to the west.

A portion of land to the north is proposed to remain RU1 as this contains 1 in 100 year flood land and is not suitable for development. A small area of flood prone land will require engineering design for vehicular access.

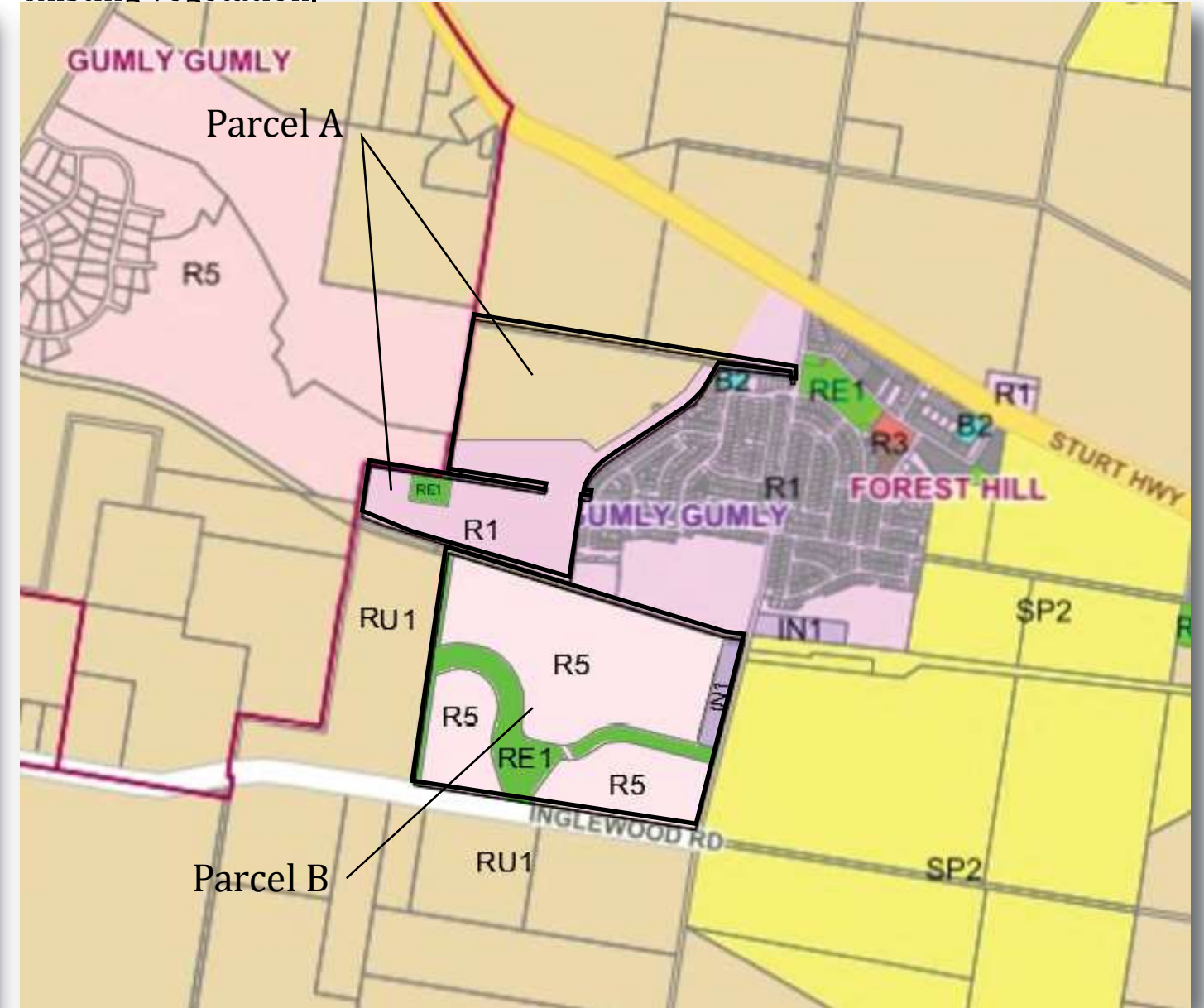


Current Zoning Plan

Parcel B proposes transition land from residential to rural with large lot residential which encompass:

- * R5 Large Lot Residential
- * RE1 Public Recreation
- * IN1 General Industrial

Proposed R5 land to the south proposes two minimum lot sizes, with minimum 2,000sqm lots proposed north of the RE1 zoned land and 4,000sqm lots proposed south of the RE1 zoned land to provide a suitable transition to existing RU1 zoned land to the south. Proposed RE1 zoned land will retain natural waterways and existing vegetation.



Proposed Zoning Plan

Minimum Lot Size

The site currently has a minimum lot size of 200ha. The existing minimum lot size corresponds with existing rural properties, however, does not consider newly constructed residential properties to the east of Parcel A or the R5 land to the west of the Parcel A with a minimum lot size of 4,000sqm.

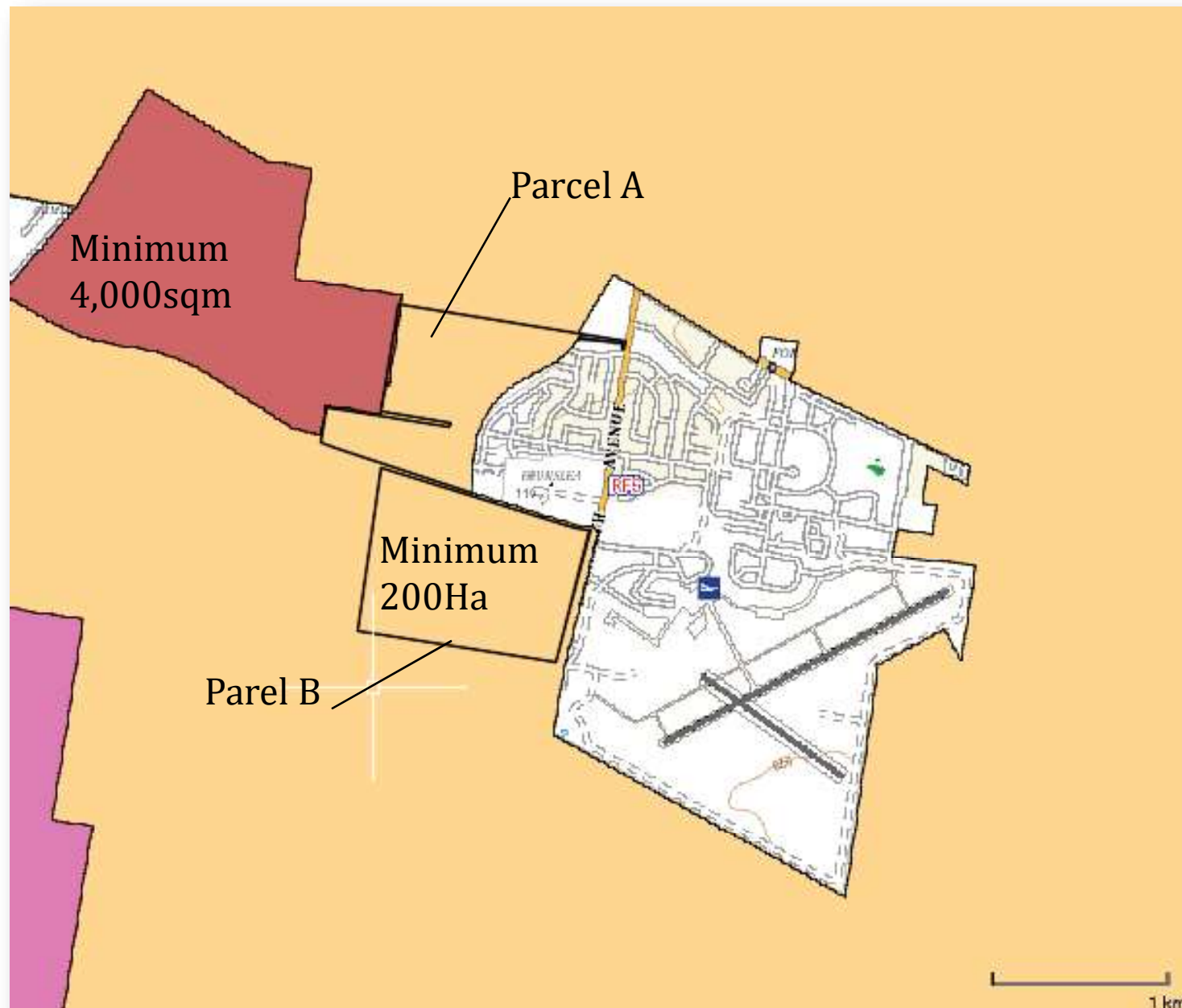
The minimum 200ha lot size requirement divides residential development to the east and west of the site.

Three (3) minimum lot sizes are proposed, being:

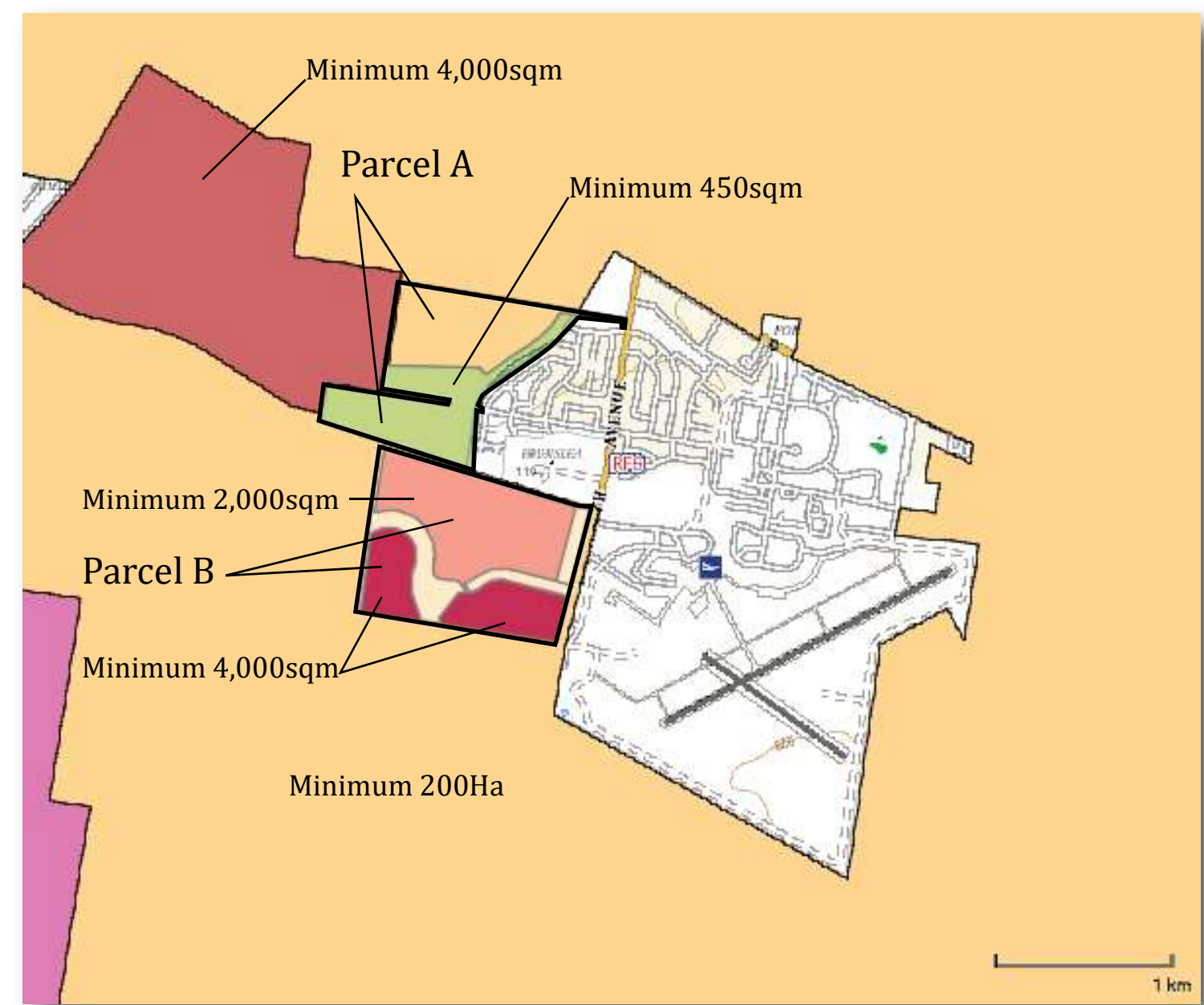
Parcel A - 450sqm,

Parcel B - 2,000sqm and 4,000sqm.

Whilst adjoining residential properties do not have a minimum lot size, a minimum of 450sqm is proposed to Parcel A to provide a variety of lot sizes and affordability. 2,000sqm and 4,000sqm minimum lot sizes are proposed on Parcel B to transition from residential to existing rural lots.



Current Minimum Lot Size Plan



Proposed Minimum Lot Size Plan

Concept Plan



The concept plan proposes an expansion to the west of Brunslea Park Estate in Parcel A. A portion of RU1 land will be retained to the north of Parcel A which will retain the 1 in 100 year flood affected land, where no future development is proposed.

Large lot residential properties are proposed in Parcel B, to provide a transition from the proposed general residential area (existing and Parcel A) to the existing rural properties, south of Parcel B.

Access to the Parcel A is from Mangrove Road and Lacebark Drive, whilst access to Parcel B is via Inglewood Road. A proposed north/south road will connect Parcel A and Parcel B.

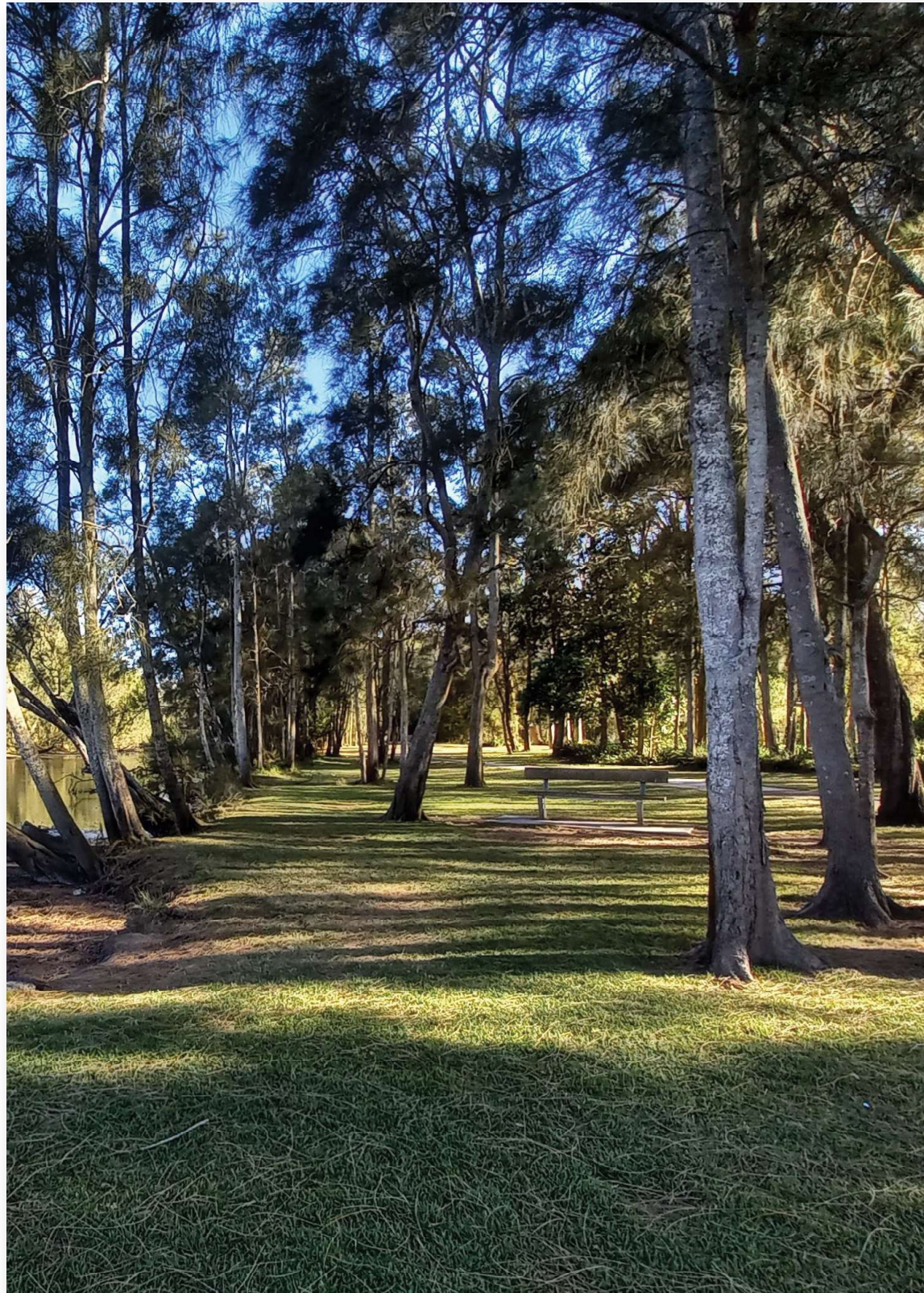
Parcel A retains PCT 277 in Recreational land.

Parcel B retains natural waterways and PCT 277 within recreational land, with additional PCT 277 able to be retained within large lot residential areas.

An active travel link meanders through the site and recreational land in both Parcel A and Parcel B.

Future bus routes can be accommodated within the central spine road in a north south direction from Mangrove Crescent to Inglewood Road, however also has the ability to return to Elizabeth Avenue through Lacebark Drive.

Open Space



Example of Open Space



Example of Open Space

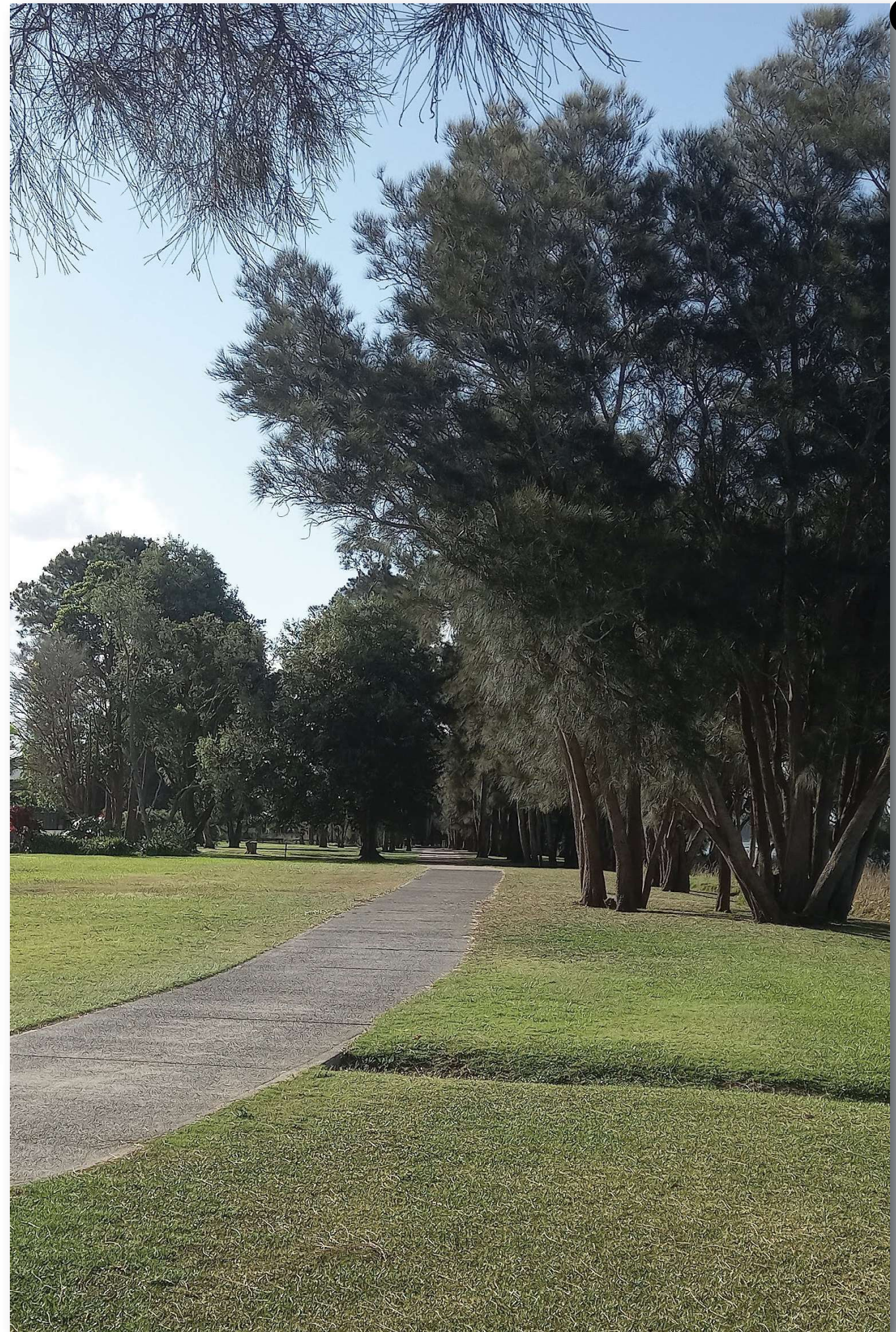


Example of Open Space

Active Travel Link

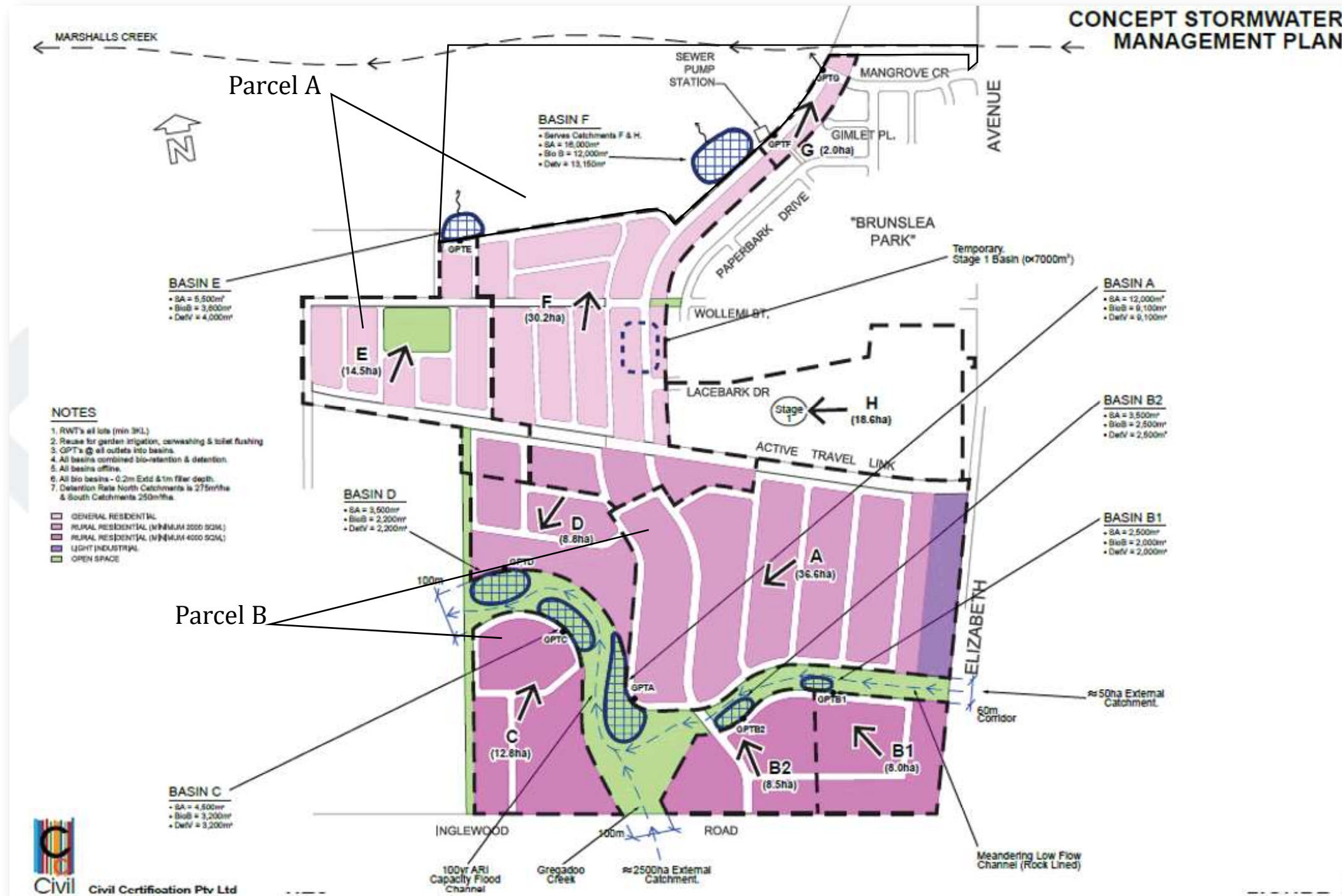


Example of Active Travel Link



Example of Active Travel Link

Stormwater Management



Two large bioretention basins in Parcel A and five large bioretention basins in Parcel B will be incorporated into future development to act as both water quality treatment and stormwater detention facilities and will contain landscaping of native grasses and shrubs underlain by an infiltration zone and associated under drain.

Future riparian corridors will contain a meandering low flow channel that is rock lined and incorporate a series of natural pools and riffles. Overbanks will be wide and flat to maximise flood conveyance and be planted with native vegetation.

The site consists Parcel A and Parcel B, divided by a ridge running east-west. Each parcel contains their own catchment area being:

- Parcel A – drains to north and joins Marshalls Creek which runs to the west.
- Parcel B – drains south and joins Gregadoo Creek which runs to the west

Housing



Example of general residential housing



Example of large lot housing



Example of large lot housing



Example of large lot housing