



ATTACHMENTS PROVIDED UNDER SEPARATE COVER

ORDINARY MEETING OF COUNCIL

24 June 2024

Contents

RP-1 - DA23/0673 - 3 x SINGLE STOREY ATTACHED DWELLINGS AND 4 LOT COMMUNITY TITLE SUBDIVISION, 16 KENNEALLY ST KOORINGAL, LOT 4 DP 847576

(1)	DA23/0673 - s4.15 Assessment Report.....	2
(2)	DA23/0673 - Plan Set.....	17
(3)	DA23/0673 - Statement of Environmental Effects.....	51

RP-2 - INTEGRATED PLANNING AND REPORTING (IP&R) - ADOPTION OF DOCUMENTS

(1)	Operational Plan 2024/2025.....	75
(2)	Fees and Charges 2024/25.....	141
(3)	Long Term Financial Plan 2024/25.....	257
(4)	Public Submissions.....	341

RP-3 - ADDITIONAL 2% SECTION 7.12 CONTRIBUTIONS IN THE WAGGA WAGGA SPECIAL ACTIVATION PRECINCT FOR LOCAL INFRASTRUTURE

(1)	Draft Wagga Wagga Local Infrastructure Contributions Plan 2019 - 2034 Appendix G.	352
-----	---	-----

RP-11 - RESOLUTIONS AND NOTICES OF MOTIONS REGISTERS

(1)	Active Resolution Register - June 2024.....	370
(2)	Active Notice of Motions Resolution Register - June 2024.....	417
(3)	Completed Resolution Register - June 2024.....	423

Description of Development

The Development Application seeks consent to construct a multi-dwelling development comprising three single storey two bedroom units. The units are attached and separated by fire-rated walls.

The proposed development is face brick construction with a Colourbond roof, and each unit has single garage access from the proposed shared driveway. Each unit will have two bedrooms, ensuite, bathroom, laundry, open plan kitchen, dining and family room and an alfresco.

The proposed development includes community title subdivision.

The Site and Locality

The subject land, 16 Kenneally Street, is legally identified as Lot 4 DP 847576 and is located on the western side of Kennelly Street, approximately 98m north of the intersection with Sherwood Avenue. The site measures 895.70m² and has a rise and fall across the site of approximately 1m.

The site is located within the established medium density residential precinct in Koorringal. The adjoining lots to the south, north and west are already developed with single dwellings and multi-units.

The surrounding locality comprises various housing types, including single dwellings, dual occupancies, and multi-units. Single driveways and 3m-6m front setbacks and front garages dominate the streetscape.

The assessing officer inspected the site on the 5 March 2024.

Easements and Covenants

The subject land is encumbered by a 2m wide sewage easement running across the property parallel western boundary. A 5m wide stormwater easement running parallel to the western boundary and a 2m wide stormwater easement running parallel to the southern boundary.

Council's subdivision engineer assessed the application as there will be a driveway located over the easement, relevant conditions have been imposed and will be part of the consent conditions.

Previous Development Consents

DA11/0423 – Dual Occupancy to be Strata Subdivided (2x3 Bedroom)

MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1)

Section 4.15(a)(i) - The provisions of any environmental planning instrument (EPI)

WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

Under the provisions of the WWLEP2010, the subject site is within the R3 Medium Density Residential Zone.

The proposal is for the construction of single storey multi dwelling housing comprises of three units and defined in WWLEP 2010 as follows.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development is permissible with consent in R3 zone.

Part 2 Permitted or prohibited development Land Use

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide for a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

The proposed development satisfies these objectives by providing for the housing needs of the community and by providing medium density housing that presents well to the street.

Part 5 Miscellaneous Provisions

5.21 Flood planning

Whilst the subject site is not identified as land affected by riverine flooding under the current flood model, it is within the flood planning area as identified on the Wagga Wagga Major Overland Flow Floodplain Risk Management Study and Plan 2021 and is susceptible to inundation in a 1:100 year stormwater event.

The maximum water depth flowing across the site varies from 190mm to 490mm. The flooding is deepest at the rear of the site. The application was referred to Council's subdivision engineer, who have recommended minimum finished floor levels of 300mm above the design for a 1:100 year flood event. As such, the proposal is considered suitable and will have negligible impact on flood behaviour and is not expected to result in unsustainable social and economic costs to the community as a result of overland flooding.

A general condition of consent will ensure the proposed earthworks, filling, building, driveways are designed and constructed in accordance with the relevant standards and not ponding to adjoining allotments.

Part 7 Additional Local Provisions

7.3 Biodiversity

As the application site falls within this zone as identified as Biodiversity on the Terrestrial Biodiversity Map, the proposal would be subject to assessment under this clause. As no vegetation removal is proposed the clause is satisfied.

7.6 Groundwater Vulnerability

The subject site is identified as "groundwater" on the Water Resources Map. The proposed development is not specified for the purposes of this clause therefore assessment under this clause is not required.

7.9 - Primacy of Zone E2 Commercial Centre

The objectives of this clause are to maintain the primacy of Zone E2 Commercial Centre as the principal business, office and retail hub of the Wagga Wagga city centre and to ensure that development does not conflict with the hierarchy of commercial centres and to strengthen Wagga Wagga's position as an eminent regional centre by creating employment opportunities for tourism, commerce, education, health care, culture and the arts. The proposed development is for two residential dwellings and will not impact the primacy of the Commercial Centre.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

SEPP (Resilience and Hazards) 2021

Clause 4.6 – Contamination and remediation to be considered in determining development application.

Clause 4.6 of SEPP (Resilience and Hazards) 2021 requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land. Should the land be contaminated, Council must be satisfied that the land is suitable in a contaminated state for the proposed use. A site visit and desk top analysis identified no indication of any specific contamination of this lot. Furthermore, the land is not identified on Councils register of contaminated sites. Accordingly, it is not considered necessary to request any investigation reports on the subject site. The site is suitable for the use.

SEPP (Building Sustainability Index: BASIX) 2004

Three compliant BASIX Certificates (certificate no. 1426417S_02 for unit 1 and Certificate No.1426524S_02 for unit 2 and Certificate No.1426578S for unit 3) have been lodged with the application for each unit.

Section 4.15(1)(a)(ii) - The provisions of any proposed instrument that is or has

been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

No relevant planning instrument under this clause is currently the subject of public exhibition or comment.

Section 4.15(1)(a)(iii) - The provisions of any development control plan

WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

Proposed development complies with the development standards of the Wagga Wagga Development Control Plan 2010 as follows:

Section 1 - General

1.10 Notification of a Development Application

The development application has been notified in accordance with the procedures and requirements under Section 1.10 of Wagga Wagga Development Control Plan (DCP) 2010. The application was notified to the adjoining neighbours from 5 March to 19 March 2024.

No public submissions were received.

1.11 Complying with the DCP 2010

Where an application involves the variation of one or more controls within the DCP Council staff have delegation to approve variations but limited to the following circumstances:

- Where adequate justification is provided by the applicant for the number of controls being varied and,
- Any development, other than development that is for multi dwelling housing, where a variation any numerical control by greater than 10% is proposed, and
- Where no objections have been received in relation to any numerical control that is being varied by greater than 10%, and
- Where the number of submissions in the form of objections received in response to an advertised or notified development application, is less than 10.

The application proposes variations to C4 to 9.2.2 Streetscape, 9.3.3 – R3 Zones Minimum Frontage. The applicant has provided justification for the proposed variations and will be discussed under relevant sections of this report.

Section 2 - Controls that Apply to All Development

2.1 Vehicle Access and Movements

Access is provided from shared driveway from Kennelly Street and will be designed in

