ATTACHMENTS PROVIDED UNDER SEPARATE COVER

ORDINARY MEETING OF COUNCIL

23 February 2026

City of Wagga Wagga

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RE: NOTICE OF RESCISSION – DA25/0067 MOBILE TELECOMMUNICATIONS FACILITY, 20 KAPOOKA ROAD, SAN ISIDORE

We the following Councillors wish to lodge a rescission motion in relation to Resolution No. 26/019 from the 9 February 2026 Ordinary Council Meeting. We request that the following motion be presented to the next available Council Meeting:

That Council:

a rescinds Resolution No. 26/019 from the 9 February 2026 Ordinary Council Meeting, which reads as follows:

That the Council refuse DA25/0067 'Mobile Telecommunications Facility, Including Monopole and Compound' at Lot 2 DP 731292, 20 Kapooka Road, San Isidore for the following reasons. Issues have been raised about contamination of uncontaminated land by PFAS through stormwater flows. With knowledge that stormwater will be displaced by the structure it is not appropriate to approve the structure without the decision makers having the technical information that the environmental impact will be managed in a way that leads to approve the development. Unacceptable visual impact also forms part of the refusal.

b defer determination of DA25/0067 'Mobile Telecommunications Facility, Including Monopole and Compound' at Lot 2 DP 731292, 20 Kapooka Road, San Isidore, pending a site inspection by available councillors.

10/02/2026
Councillor Jenny McKinnon

10/2/26
Councillor Amelia Parkins

10/2/26
Councillor Richard Foley

RP-1 DA25/0067 - MOBILE TELECOMMUNICATIONS FACILITY, INCLUDING MONOPOLE AND COMPOUND

Author: Steven Cook
General Manager: Peter Thompson

Summary:

The report is for a development application and is presented to Council for determination.

Section 1.10 of the Wagga Wagga Development Control Plan 2010 requires any application that is the subject of 10 or more objections be referred to Council for determination.

A full assessment of the development application is provided as an attachment to this report. The assessment has considered and addressed all relevant matters raised in the submissions.

Recommendation

That Council approve DA25/0067 for a 'Mobile Telecommunications Facility, Including Monopole and Compound' at Lot 2 DP 731292, 20 Kapooka Road, San Isidore, subject to the conditions outlined in the s4.15 Assessment Report.

Development Application Details

Applicant	Chris Hayes, Waveconn Operations Pty Ltd Directors: Grant Stevenson, Stanislava Prnjatovic, Helen Wilkes, Kevork Sahagian.
Owner	Justin Paul Foley and Megan Faith Foley
Development Cost	$110,000
Development Description	Mobile Telecommunications Facility, Including Monopole and Compound

Report

Key Issues

- Site selection
- Detrimental visual impact on rural/residential character of the area
- Flooding impacts
- Bushfire impacts
- Radiofrequency Electromagnetic Energy impacts

Assessment

- A full assessment is in the attached Section 4.15 Assessment Report which assesses all relevant matters in detail. The following is a brief summary of the assessment.

- The application is for a 30m high, slimline monopole, and 12m x 12m compound area. Electrical units, and antennae are not proposed under this Development Application.
- The applicant is Waveconn. Waveconn are not a telecommunications carrier, but rather an infrastructure owner. Waveconn seek carriers to locate on their infrastructure. No carriers have been secured at this time and Waveconn have advised the tower will not be constructed until a carrier elects to locate on it.
- Any future installation of antennas would be subject to assessment and approval at the time the works are proposed. Many types of telecommunications equipment may be installed as exempt or complying development under State Environmental Planning Policy (Transport and Infrastructure) 2021.
- Under the provisions of the Wagga Wagga local Environmental Plan 2010 (LEP), the subject site is within the R5 Large Lot Residential zone. The application has been assessed as being consistent with the objectives of the R5 zone and consistent with all relevant clauses under the LEP.
- The development is subject to the provisions of Division 21 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the SEPP) which deals with telecommunications and other communications facilities. Clause 2.143 (subclause (1)) of the SEPP identifies that development for the purposes of telecommunications facilities may be carried out by any person with consent on any land.
- Clause 2.143 (subclause (2)) of the SEPP requires the consent authority to take into consideration the NSW Telecommunications Facilities Guideline, Including Broadband. The application has been considered against all relevant principles.
- The principles under the guideline include site selection principles including the requirement to consider alternate sites and also potential co-location and upgrade opportunities. Alternatives sites were not reasonably available. Colocation and upgrade options were not viable given the distance to existing towers.
- The principles under the guideline include impacts associated with minimising visual impact. An assessment of visual impacts has determined the visual impact of the development is acceptable.
- The principles of the guidelines include consideration of health standards for exposure to radio emissions. No radiating equipment is proposed under this application. There is a requirement for the future equipment to comply with Commonwealth legislation in this regard.
- Having regard to all of the relevant principles under the guideline, no matters have been identified that would warrant refusal of the proposal.
- The application has been assessed as being consistent with the relevant provisions of the Wagga Wagga Development Control Plan 2010 (DCP) including the public notification requirements under section 1.10.
- A total of 19 public submissions were received during the notification period, all in objection to the proposal. 16 of the objections were variations of the same form letter and three were unique letters. All matters raised in submissions have been considered in the assessment of the application.
- The site adjoins bushfire prone land to the south and east. The development has been assessed as being consistent with Planning for Bushfire Protection 2019.
- A Preliminary Site Investigation (PSI) was carried out for the site to investigate potential contamination. The PSI identified that contamination may be present on the site, particularly per- and polyfluoroalkyl substances (PFAS) which may have migrated from the army base. Given the nature of the use, the site is

considered suitable for the proposed development, subject to recommended conditions of consent.

- A comprehensive assessment report completed in accordance with the provisions of Section 4.15(1) of the Environmental Planning and Assessment Act 1979 is provided as an attachment to this report. This assessment addresses all maters

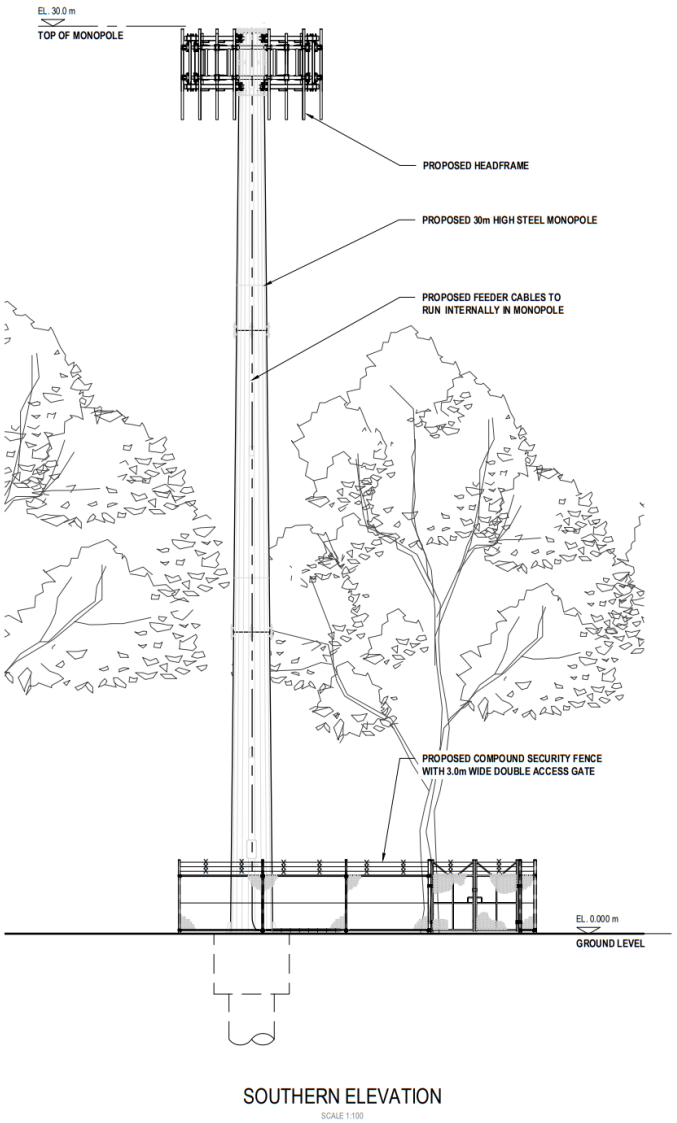

Figure 1 – Tower Elevation

Reasons for Approval

1. The application is compliant with the provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021 including the requirement for consideration against the NSW Telecommunications Facilities Guideline, Including Broadband.
2. The proposed development is consistent with the objectives and provisions of the Wagga Wagga Local Environmental Plan 2010.
3. The proposed development is generally consistent with the objectives and controls of the Wagga Wagga Development Control Plan 2010.
4. The impacts of the proposed development are acceptable subject to the inclusion of recommended conditions of consent.
5. The site is considered suitable for the proposed development and is in the public interest.

Site Location

The site, being Lot 2 DP 731292, 20 Kapooka Road, San Isadore, is located on the western side of Kapooka Road, approximately 2km south of its intersection with the Sturt Highway.

The site of the development is a large lot residential allotment containing a dwelling and, particularly in the vicinity of the proposed development, substantial vegetation. The site also contains a dam and watercourse in proximity to the development site.

The site is immediately to the north of Commonwealth land associated with the Kapooka Military Area, however it is outside the base proper, being the site of the Kapooka Army Training Accident Memorial. To the north and west are large lot residential lots, while to the east is heavily vegetated state government owned land.

The character of the area generally is rural to rural-residential.

Figure 2 - Submitted Site Plan

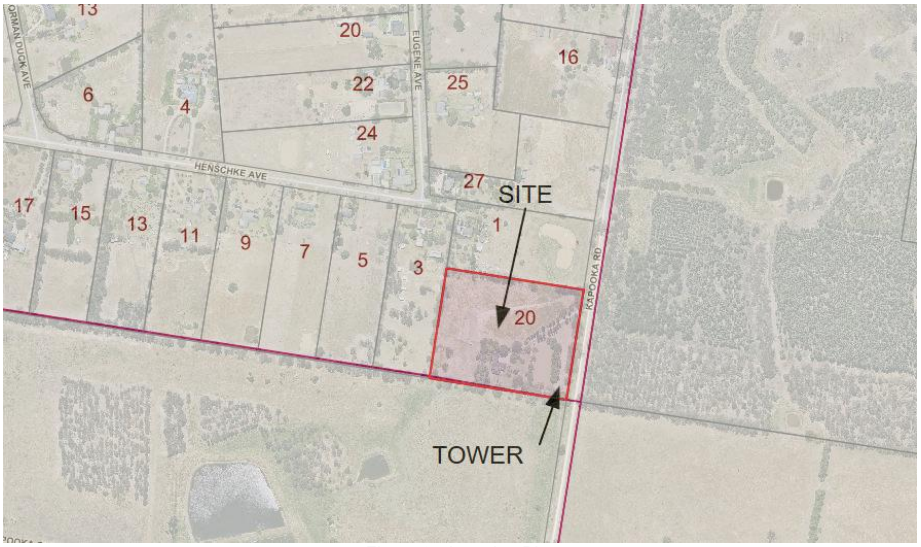

Figure 3 - Location Plan

Financial Implications

N/A

Policy

State Environmental Planning Policy (Transport and Infrastructure) 2021
Wagga Wagga Local Environmental Plan 2010
Wagga Wagga Development Control Plan 2010

Link to Strategic Plan

Sustainable

Sustainable built environment

Balance the built and natural environment in planning decisions.

Risk Management Issues for Council

Approval of the application is not considered to raise risk management issues for Council as the proposed development is consistent with SEPP (Transport and Infrastructure) 2021, LEP and DCP controls.

Internal / External Consultation

Full details of the consultation that was carried out as part of the development application assessment is contained in the attached s4.15 Report.

	Mail			Traditional Media				Community Engagement					Digital			
	Rates notices insert	Direct mail	Letterbox drop	Council news	Media release	Media opportunity	TV/radio advertising	One-on-one meeting(s)	Community meeting(s)	Stakeholder workshop(s)	Drop-in session(s)	Survey/feedback form(s)	Have your Say	Email newsletter	Social media	Website
Inform		☒														☒
Consult		☒														☒
Involve																
Collaborate																
Other methods (please list specific details below)																

Attachments

1. DA25/0067 - Section 4.15 Assessment Report - Provided under separate cover
2. DA25/0067 - Site Plans - Provided under separate cover
3. DA25/0067 - Statement of Environmental Effects and Additional Information - Provided under separate cover
4. DA25/0067 - Photomontage - Provided under separate cover
5. DA25/0067 - Flood Assessment and Additional Information - Provided under separate cover
6. DA25/0067 - Preliminary Site Investigation - Provided under separate cover
7. DA25/0067 - Submissions (Redacted) - Provided under separate cover
8. DA25/0067 - Submissions (Unredacted)

   This matter is considered to be confidential under Section 10A(2) of the Local Government Act 1993, as it deals with: personnel matters concerning particular individuals. - Provided under separate cover

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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APPLICATION DETAILS

Application No.:	DA25/0067
Modification No.:	N/A
Council File No.:	D/2025/0067
Date of Lodgement:	21/02/2025
Applicant:	Waveconn Operations Pty Ltd 33-35 Saunders Street PYRMONT NSW 2009
Proposal:	Mobile Telecommunications Facility, Including Monopole and Compound.
Description of Modification:	N/A
Development Cost:	$110,000
Assessment Officer:	Steven Cook
Determination Body:	Council (WWDCP 2010 - s1.11, more than 10 submissions)
Other Approvals	Approval under Water Management Act 2000 was sought as Integrated Development but not required.
Type of Application:	Development Application
Concurrence Required:	No
Referrals:	Department of Defence, Department of Climate Change, Energy, the Environment and Water, Internal
Adjoining Owners Notification:	21/05/25 - 18/6/25
Advertising:	21/05/25 - 18/6/25
Owner's Consent Provided:	Yes
Location:	Western side of Kapooka Road, approximately 2km south of its intersection with the Sturt Highway.

SITE DETAILS

Subject Land:	20 Kapooka Rd SAN ISIDORE NSW 2650 Lot 2 DP 731292
Owner:	MF Foley & JP Foley

REPORT

DESCRIPTION OF DEVELOPMENT

The proposal is for a Mobile Telecommunications Facility, Including Monopole and Compound.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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Specifically the Development Application proposes:

- The construction of a new 30 metre high slimline monopole;
- A 12m x 12m compound area, to house future electrical equipment units; and

The submitted plans indicate a 2.4m high security fence surrounding the compound.

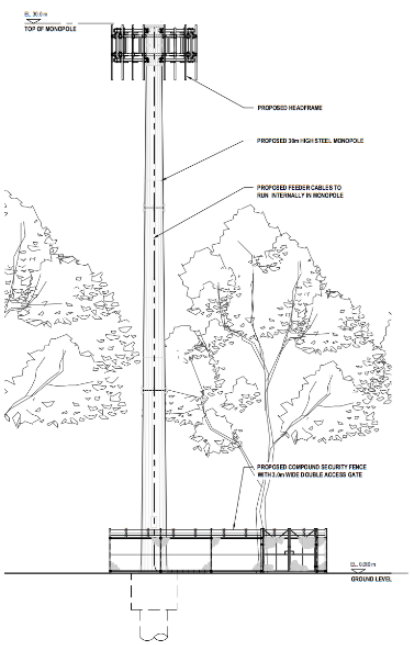
The compound is located 5m from the southern boundary of the site, and on the eastern boundary of the site, adjacent to Kapooka Road. 3.0m wide access gates are proposed to Kapooka Road.

The Statement of Environmental Effects states:

Waveconn is proposing the facility to cater for the existing, and projected future, need by the carriers in this area, and forms part of a larger strategic program across the state…

…It is critical to note that as Waveconn is an infrastructure owner and provider, it will not build the structure until a carrier elects to locate on it – that is, the structure will not be speculatively built in the hope it will be collocated on. As such, there will be no impact – visual or otherwise - from the structure until there is a need for it to be constructed. To that end, Council and the community do not need to be concerned that unnecessary structures will be constructed, regardless of whether there is an approval in place.

Notwithstanding, Waveconn is confident that there will be a demand in time for the proposed structure and seeks an approval on that basis.



SOUTHERN ELEVATION

Figure 1 - Elevations

The Development Application was made as Integrated Development, seeking approval under Section 91(2) of the Water Management Act (WMA) 2000, however the Department of Climate Change, Energy, the Environment and Water advised the land did not meet the definition of waterfront land and therefore an approval under the WMA is not required.

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THE SITE & LOCALITY

The site, being Lot 2 DP 731292, 20 Kapooka Road, San Isadore, is located on the western side of Kapooka Road, approximately 2km south of its intersection with the Sturt Highway.

The site of the development is a large lot residential allotment containing a dwelling and, particularly in the vicinity of the proposed development, substantial vegetation. The site also contains a dam and watercourse in proximity to the development site.

The site is immediately to the north of Commonwealth land associated with the Kapooka Military Area, however it is outside the base proper, being the site of the Kapooka Army Training Accident Memorial. To the north and west are large lot residential lots, while to the east is heavily vegetated state government owned land.

The character of the area generally is rural to rural-residential.

Figure 2 - Submitted Site Plan

Previous Development Applications

DA24/0025 – Telecommunications facility (Mobile Phone Base Station, Including 30m High Monopole and Compound) – Withdrawn prior to determination.
DA23/0515 – Shed

MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1)

For the purpose of determining this development application, the following matters that are of relevance to the development have been taken into consideration pursuant to the provisions of Section 4.15(1) of the Environmental Planning and Assessment Act, 1979.

(a)(i) - The provisions of any environmental planning instrument (EPI)
Local Environmental Plan

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Wagga Wagga Local Environmental Plan 2010
Part 2 Permitted or prohibited development Land Use
Under the provisions of the WWLEP 2010 the site is zoned R5 Large Lot Residential.

The development is characterised as a *telecommunications facility* which means:

(a) any part of the infrastructure of a telecommunications network, or

(b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or

(c) any other thing used in or in connection with a telecommunications network.

Telecommunication facilities are permitted with consent in the R5 zone.

(Note - Irrespective of whether the development is permissible in the zone under the LEP, as discussed later in this report, the proposed telecommunications facility is permissible on any land under the provisions of Clause 2.4.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The SEPP prevails over the LEP.)

(Note - The Telecommunications Act 1997 allows mobile carriers to perform certain maintenance and installation works without needing development consent. The Telecommunications (Low-Impact Facilities) Determination 2018 also allows for certain kinds of 'Low Impact' equipment to be installed without development consent. New towers do not fall within these federal exemptions. Accordingly, this proposal requires consent.)

The objectives of the R5 zone are discussed below:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*

Comment – The development will not provide housing. The telecommunications infrastructure will however support existing and future residential land use within the R5 zoned land in the locality and land use generally within the wider area. The development will have a minor impact on scenic quality of this surrounding area which is discussed in detail later in this report.

- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*

Comment – The development is not for subdivision. This objective is not relevant to the proposal.

- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*

Comment – The development will not detrimentally impact on public services or facilities. The development proposes connection to electrical services.

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

Comment – The construction and operation of the infrastructure has potential to result in land use conflict with existing residential land uses in the area. There are various potential conflicts which are discussed throughout this assessment report. Having regard to the assessment, it is satisfied that conflicts are acceptable. The Development Application was referred to Kapooka Military Area and the Department of Defence. No concerns were raised with regard to potential land use conflict.

- *To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.*

Comment – The development does not propose the removal of any native vegetation.

Having regard to the above comments and the overall assessment and recommendations provided in this report, it is satisfied that the development is consistent with the objectives of the R5 zone.

Part 4 Principal development standards
4.3 Height of buildings
The site is not subject to a maximum building height under this clause. However, consideration is given to the following objectives of this clause which are deemed relevant:

(b) to ensure the height of buildings complements the streetscape and character of the area in which the buildings are located,

(d) to ensure the height of buildings preserves the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy and permits adequate sunlight to key areas of the public domain.

The impact of the tower on streetscape and character of the area is examined in detail later in this assessment report. Impact on the amenity of neighbouring properties with respect to the matters identified in (d) above is also examined in this report.

There are no other principal development standards under Part 4 relevant to this application.

Part 5 Miscellaneous provisions
5.10 Heritage conservation
The site in not located in the heritage conservation area and there are no listed items of environmental heritage on the site or within the surrounding locality.

The area is not identified as an Aboriginal place of heritage significance. There is no further evidence to suggest that the development will result in the disturbance or excavation of an Aboriginal object. Despite this, a condition of consent has been recommended requiring all works to cease immediately and for reporting of the find to occur in the event that any Aboriginal object, historic relic or human remains are discovered.

5.21 Flood planning
This clause applies to land within the Flood Planning Area (FPA).

The site is not mapped as being within the FPA for either riverine or overland flooding. Notwithstanding, there is historical evidence the site is subject to flooding from the adjacent creek, and a flood assessment was prepared by the applicant for the site. In addition, Council is now in possession of data from the Department of Defence in relation to flooding on the site.

Therefore, to ensure a comprehensive assessment, the development will be assessed against this clause.

The key flood event of interest for infrastructure of this kind is the probable maximum flood (PMF). This is the largest flood that can conceivably occur at a location and is much larger than a 1% flood against which most planning decisions are made. This is because the relevant planning controls for a development of this kind primarily relate to PMF events.

The assessment carried out by the applicant identified the PMF level at the site of the development as being 219.4m AHD, which results in a flood depth of approximately 1.8 metres on the site. Council carried out its own assessment using data available from the Department of Defence and it indicates a flood level of 219.5m AHD. Therefore both models modelled the PMF event within 100mm of one another.

The application does not include any associated equipment at this stage, however, it notes that "any future outdoor electrical units associated with a telecommunications facility" will be constructed on "a steel platform around 2m in height would be utilised to ensure all equipment is above the PMF level".

Having regard to this information, the development has been assessed against the matters identified under subclauses (2) and (3) of the clause below.

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development-

(a) is compatible with the flood function and behaviour on the land, and

Comment - The tower itself will occupy a footprint with a diameter of approximately 1.5 metres. The remainder of the development will comprise open fencing around the compound and an elevated equipment platform. The nature of the structures forming the development will have negligible impact on the movement of stormwater through the site and will therefore be compatible as it will have minimal effect on the existing flood function and behaviour on the land.

(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

Comment - for reasons outlined in (a) above, it is satisfied that the development will not adversely affect flood behaviour including impacts on other developments or properties.

(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

Comment - the facility will operate unoccupied and will therefore not create safety or evacuation issues during flooding events. The development will also not affect the capacity of evacuation routes.

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and

Comment - the facility will operate unoccupied and will therefore not require any additional provisions to manage risk to life with respect to operational staff.

(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

Upon re-establishment of the site following construction, it is satisfied that the structure and its surrounds will not pose a threat in relation to erosion and siltation or on the nearby watercourse and associated vegetation.

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters-

(a) the impact of the development on projected changes to flood behaviour as a result of climate change,
(b) the intended design and scale of buildings resulting from the development,
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.

All maters identified under subclause (3) have been considered. In regard to these matters the following comments are made:

- The PMF flood event has been considered in modelling which, due to the scale of the flood event it considers, adequately accounts for variation in flood waters including that caused by climate change.
- The design and nature of the structures will have negligible impact on flood waters moving across the site.
- The nature of the development does not necessitate the need for safe evacuation.
- The facility has been designed to remain in place and to remain operational during flood events that inundate the site.

As such, the development is considered to be consistent with the provisions of Clause 5.21.

5.22 Special flood considerations
In accordance with clause 5.22(2) this clause applies to:

(2) This clause applies to—
(a) for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and
(b) for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may—
(i) cause a particular risk to life, and
(ii) require the evacuation of people or other safety considerations.

"Sensitive and hazardous development" is defined in the clause and does not include telecommunications facilities.

Having regard to the nature of the development as discussed above, the land land itself is not considered to be land that causes a particular risk to life and that requires the evacuation of people or other safety considerations. Therefore, the clause does not apply.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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There are no other miscellaneous provisions under Part 5 relevant to this application.

The facility remains, however, critical infrastructure that will provide important communication services during emergency events such as flooding. To ensure ongoing operation during flood events, the applicant has designed the facility so that all sensitive electrical equipment is located above flood levels. This is achieved through the use of an elevated platform providing a freeboard of between 100 mm and 200 mm (depending on the equipment model) above the Probable Maximum Flood (PMF) level. Accordingly, and subject to any loss of power resulting from broader electrical network impacts, the facility has the potential to remain operational during all flood events up to and including the PMF.

Part 6 Urban Release Areas
The site is not in an urban release area. There are no relevant provisions under this part.

Part 7 Additional Local Provisions
7.1A Earthworks
Before granting development consent for earthworks, the consent authority must consider the following matters:

(a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*

Comment – The development will be located in an area of the site subject to overland flow flooding. The earthworks proposed will have negligible impact on exiting ground levels and therefore are unlikely to impact on drainage patterns in the area. The extent of earthworks required is unlikely to affect soil stability.

(b) *the effect of the proposed development on the likely future use or redevelopment of the land,*

Comment – the siting of the infrastructure compound and its limited footprint will not affect the continued residential use of the land or and is unlikely to affect any future development of the land based on the potential land uses permissible under the current zoning.

(c) *the quality of the fill or the soil to be excavated, or both,*

Comment – No fill is required to enable the development. Excavated material during construction may be generated. Appropriate conditions of consent have been recommended with regard to the disposal of any fill to be removed (addressed in condition for required CEMP).

(d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*

Comment – Earthworks proposed will not impact on the amenity of adjoining properties. Amenity impacts resulting from the proposed infrastructure are not relevant to this clause and are addressed elsewhere in this assessment report.

(e) *the source of any fill material and the destination of any excavated material,*

Comment – No fill is required to enable the development. Excavated material during construction may be generated. Appropriate conditions of consent have been recommended

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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with regard to the disposal of any fill to be removed (addressed in condition for required Construction Environmental Management Plan).

(f) the likelihood of disturbing relics,

Relic is defined in the *Heritage Act 1977* and

means any deposit, artefact, object or material evidence that—
(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
(b) is of State or local heritage significance.

There are no known relics on the site, and the likelihood of them being present is not considered to be significant.

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Comment – Proposed earthworks will not impact on any drinking water catchment or environmentally sensitive area. The earthworks will not encroach on the primary channel crossing the site.

7.3 Biodiversity
Part of the site is identified as "Biodiversity" on the Terrestrial Biodiversity Map of the WWLEP 2010 and therefore the clause applies. Under this clause the consent authority must consider the following matters:

(a) any potential adverse impact of the proposed development on any of the following—
(i) a native vegetation community,
(ii) the habitat of any threatened species, population or ecological community,
(iii) a regionally significant species of plant, animal or habitat,
(iv) a habitat corridor,
(v) a wetland,
(vi) the biodiversity values within a reserve, including a road reserve or a stock route,

Comment – No native vegetation is proposed to be removed and minimal disturbance of the site is proposed. Therefore the construction of the tower and compound is considered unlikely to impact on these matters. The operation of a mobile phone is not considered to impact on the matters listed.

(b) any proposed measures to be undertaken to ameliorate any such potential adverse impact.

Comment – As noted above, impacts are not considered likely.

The clause requires that development consent not be granted unless the consent authority is s satisfied the development is consistent with the objectives of the clause:

(a) protecting biological diversity of native flora and fauna, and

(b) protecting the ecological processes necessary for their continued existence, and
(c) encouraging the recovery of threatened species, communities or populations and their habitats.

Comment – As noted above, impacts are not considered likely. Therefore the objectives of the clause are considered satisfied.

The clause also requires the consent authority to be satisfied of the following matters:

(a) the development is designed, sited and managed to avoid any potential adverse environmental impact, or
(b) if a potential adverse impact cannot be avoided, the development—
(i) is designed and sited so as to have minimum adverse impact, and
(ii) incorporates effective measures so as to have minimal adverse impact, and
(iii) mitigates any residual adverse impact through the restoration of any existing disturbed or modified area on the site.

Comment – the development has been designed and sited to avoid the removal of significant vegetation and therefore impacts are minimised and avoided. It is considered these matters have been satisfied.

7.9 Primacy of Zone E2
The purpose of the development is to provide telecommunication services to the surrounding locality. The development will have no impact in the primacy of the E2 commercial centre.

There are no other additional local provisions under Part 7 relevant to this application.

State Environmental Planning Policies
State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 4 of SEPP (Resilience and Hazards) 2021 contains the provisions of the former SEPP 55 – Remediation of Land. Clause 4.6 of SEPP (Resilience and Hazards) 2021 requires that:
(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the

preliminary investigation warrant such an investigation.

(4) The land concerned is:
(a) land that is within an investigation area,
(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital-land:
(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

With respect to this a Preliminary Site Investigation was submitted with the Development Application. The PSI identified the following potential contamination sources:

On-Site / on the property:
- *Anthropogenic materials in the central portion of the property surrounding the shed, and southern boundary.*
- *Potential asbestos containing materials (ACM) in structures and soil at the property and off-site.Burnt ground, evident in the southwestern corner of the property.*
- *Cut and fill activities, with stockpiled material placed in the northwestern corner of the property.*

Off-Site:
- *The base to the south having underground fuel storage tanks.*
- *Potential unexploded ordnances at the base.*
- *Fire station located at the base, and associated infrastructure including a fire training pad and former firefighting training areas.*
- *A former quarry at the base*
- *Buried waste at the base.*
- *Surface water run-off from surrounding agricultural land.*
- *Surface water run-off from surrounding roads.*

The PSI identified that contamination may be present on the site, particularly per- and polyfluoroalkyl substances (PFAS) which may have migrated from the army base. The PSI further states:

The risks associated with this site are mostly related to the construction stage; and once the structure is assembled with concrete footing, minimal risk of exposure to contaminated soil or groundwater is expected.

The PSI recommended the following:

The following recommendations are made for consideration however, not required before the site is occupied by Waveconn;

- *A targeted assessment of the soils within the investigation area at the southeastern corner of the site to assess against human health.*

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- *Should soils require removal from site as a part of future construction works, a waste classification of excavated soils is required.*

In the circumstances, the key issue is not whether the site can be occupied, as the structure is a mobile phone tower, but rather, can any contaminated soils be appropriately managed during the construction process. Therefore, given the nature of the use, the proposed works, and the potential contaminates of concern, it is considered the site will be suitable for the proposed development, subject to the testing recommended in the PSI being carried out prior to the release of the Construction Certificate, and waste classification regime being established, to enable the appropriate management of soil to be disturbed. The proposed land use is a very low risk land use, with no permanent occupation on site, and in the circumstances, this approach is considered acceptable and enables Council to satisfy itself the site is suitable for the proposed development.

The PSI also notes the following:

LIR-4036 ESR indicates that the site falls under an unexploded ordnance area (UXO) due to being a defence controlled area and a part of the national unexploded ordnance program (NUXOP). There is a potential presence of UXO as well as future radiation from the telecommunications monopole; and as such, diligence should be undertaken when conducting site works inclusive of investigation into all agency, defence, council, EPA and SES requirements prior to site works.

It is recommended that a condition of consent be imposed requiring the development of a management plan for the investigation and management of unexploded ordinances, including consultation with the listed agencies, prior to the release of the Construction Certificate.

State Environmental Planning Policy (Transport and Infrastructure) 2021
Division 21 of the SEPP deals with telecommunications and other communications facilities.

Under clause 2.140 (Definitions), the development is characterised as a telecommunications facility which means:

a) *any part of the infrastructure of a telecommunications network, or*

b) *any line, cable, optical fibre, fibre access node, interconnect point, equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or*

c) *any other thing used in or in connection with a telecommunications network.*

This is the same definition as the WWLEP 2010 as referenced earlier in this report.

Clause 2.141 of the SEPP states that Development for the purposes of telecommunications facilities may be carried out by a public authority without consent on any land. The proposed development is not being carried out by a public authority, therefore consent is required.

Clause 2.144 identifies development that is exempt development. The construction of new towers is not exempt development for the purpose of this clause.

Clause 2.143 (subclause (1)) of the SEPP states that development for the purposes of telecommunications facilities, other than development in section 2.141(see above) or development that is exempt development under section 2.144 (see above), may be carried

out by any person with consent on any land.

(Note - The Telecommunications Act 1997 allows mobile carriers to perform certain maintenance and installation works without needing development consent. The Telecommunications (Low-Impact Facilities) Determination 2018 also allows for certain kinds of 'Low Impact' equipment to be installed without development consent. New towers do not fall within these federal exemptions. Accordingly, this proposal requires consent.)

The development is therefore permissible with consent under the provisions of the Infrastructure SEPP.

Clause 2.143 (subclause (2)) of the SEPP requires the consent authority to take into consideration any guidelines concerning site selection, design, construction or operating principles for telecommunications facilities that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.

The current guidelines are the NSW Telecommunications Facilities Guideline, Including Broadband (October 2022). The guideline has been considered below.

NSW Telecommunications Facilities Guideline, Including Broadband
The NSW Telecommunications Guideline Including Broadband (the Guideline) is designed to support the roll out of broadband in NSW and aims to ensure that both wireline and wireless telecommunications infrastructure, including for broadband, can be provided in an efficient and cost-effective manner to meet the community needs for telecommunications services.

The Guideline includes principles for the design, siting, construction, and operation of telecommunications facilities, and aims to minimize impacts of facilities and meet the requirements of the Telecommunications Act 1997.

Part 3 of the Guideline sets out principles to guide the preparation and assessment of proposals for telecommunications facilities. The matters to be considered under the principles are reproduced in the table below.

Consideration of NSW Telecommunications Facilities Guideline, Including Broadband		
Principle 1: Design and site telecommunications facilities to minimise visual impact.		
Principle	**Applicant Comment**	**Comment**
a. As far as practical, integrate a telecommunications facility that is mounted on an existing building or structure with the design and appearance of the building or structure.	(a) to (c) These principles relate to facilities that are located on an existing building or structure and are not directly applicable to new freestanding structure elements such as those proposed in this instance. As such, these elements are not applicable.	Not applicable.
b. Minimise the visual impact of telecommunications facilities, reduce visual clutter (particularly on tops of buildings) and ensure physical	(a) to (c) These principles relate to facilities that are located on an existing building or structure and are not directly applicable to	The applicant's comments are not agreed to. The principle applies. The physical dimensions are acceptable, and the scale is

dimensions (including support mounts) are sympathetic to the scale and height of the building to which it is to be attached and to adjacent buildings.	new freestanding structure elements such as those proposed in this instance. As such, these elements are not applicable.	acceptable in the context. The visual impact is acceptable - refer to visual impact assessment in 4.15 assessment report.
c. If a telecommunications facility protrudes from a building or structure and is predominantly seen against the sky, either match the prevailing colour of the host building or structure or use a neutral colour such as pale grey.	(a) to (c) These principles relate to facilities that are located on an existing building or structure and are not directly applicable to new freestanding structure elements such as those proposed in this instance. As such, these elements are not applicable.	The applicant's comments are not agreed to. The principle applies. The use of a neutral colour scheme will be satisfactory. A condition of consent is recommended for final approval of the proposed colour scheme.
d. Where possible and practical, screen or house ancillary facilities using the same colour as the prevailing background and consider using existing vegetation or new landscaping.	(d) The associated equipment will be housed in an equipment shelter near the base of the pole. This equipment is proposed to be painted green to blend with the surrounding environment.	This is considered acceptable. A condition of consent is recommended for final approval of the proposed colour scheme.
e. Locate and design a telecommunications facility in a way that responds to its setting (rural, residential, industrial or commercial)	(e) The use of a slimline, low-height pole, is considered appropriate to service the surrounding areas. The location is considered an acceptable position for such a facility.	The visual impact is acceptable and will be significantly screened by existing vegetation - refer to visual impact assessment in this assessment report.
f. Site and design a telecommunications facility located on or adjacent to a listed heritage item or within a heritage conservation area with external colours, finishes and scale sympathetic to the heritage item or conservation area.	(f) The proposed site location is not located on or nearby a heritage item or heritage conservation area.	Not applicable.
g. Locate telecommunications facilities to minimise or avoid obstructing significant views of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.	(g) While the proposed facility is located on a local high point, it is not considered an uncommon location for such a facility to be house, in a rural area. The use of a slim-line monopole will ensure visual impact is mitigated as much as possible.	Significant views are not considered obstructed - refer to visual impact assessment in the this assessment report.

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h. Consult with relevant council when proposing pruning, lopping or removing any tree or vegetation. Obtain a tree preservation order, permit or development consent if required.	(h) The proposed facility will utilise an existing unused space on the property, and no vegetation removal is proposed. While some vegetation may be prune	Acceptable.
i. Remove redundant telecommunications facilities and restore the site to the condition it was in prior to the facility's construction.	(i) This aspect could be implemented by a condition of consent if the Council considers it appropriate.	Noted. A condition of consent has been recommended with regard to the possibility of the facility becoming redundant in the future and the site being appropriately rehabilitated.
j. Remove redundant components of existing facilities after upgrades	No comment	Not applicable.
k. Where possible, consolidate telecommunications facilities to reduce visual clutter and work with other users on co-location sites to minimise cumulative visual impact.	No comment	Consolidation is not proposed. The applicant provides the following statement elsewhere: *There are no mobile phone base stations within approximately 1.5 kilometres of the proposed site location, with the nearest facility unable to provide sufficient coverage to the area due to terrain limitations. The closest facility to the north is approximately 3km away, with no sites to the immediate south or west of the proposed site location.* The tower will be owned by a "neutral host" and is designed to allow for collocation of at least two or three carriers to occur.
l. Accord with all relevant industry design guides when siting and designing telecommunications facilities.	(j) The design and siting approach is discussed in detail in Section 7. It is considered an appropriate design proposal for the proposed site location.	Noted.

m. Assess potential visual impact in alternative site assessments.	No comment	Practical alternate sites are unlikely to provide the level of screening afforded by the subject site.
Principle 2: Co-locate telecommunications facilities wherever practical		
Principle	**Applicant Comment**	**Comment**
a. As far as practical, locate telecommunications lines underground or within an existing underground conduit or duct.	(a) N/A – The proposal does not involve the installation of new telecommunications lines.	Noted.
b. Where practical, co-locate or attach overhead lines, antennas and ancillary telecommunications facilities to existing buildings, public utility structures, poles, towers or other radiocommunications equipment to minimise clutter	(b)(c)(d) There are currently no existing carrier telecommunications facilities located in the vicinity, with the required position and/or height and/or structural suitability that are potentially capable of providing the wireless radio services to the locality on which the proposed equipment can be co-located. Collocation was not a viable option in this area. (Refer to Section 7).	It is satisfied that there are no other co-location opportunities in the area. Refer to further discussion under Principle 5 below.
c. Consider extending an existing tower as a practical co-location solution to new towers.	(b)(c)(d) There are currently no existing carrier telecommunications facilities located in the vicinity, with the required position and/or height and/or structural suitability that are potentially capable of providing the wireless radio services to the locality on which the proposed equipment can be co-located. Collocation was not a viable option in this area. (Refer to Section 7).	It is satisfied that there are no other co-location opportunities in the area. Refer to further discussion under Principle 5 below.
d. Demonstrate that co-location is not practicable if choosing not to co-locate a facility.	(b)(c)(d) There are currently no existing carrier telecommunications facilities located in the vicinity, with the required position and/or height and/or structural suitability that are potentially capable of providing the wireless radio services to the locality on which the proposed equipment can be	It is satisfied that there are no other co-location opportunities in the area. Refer to further discussion under Principle 5 below.

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	co-located. Collocation was not a viable option in this area. (Refer to Section 7).	
e. If choosing to co-locate, design, install and operate a telecommunications facility so that resultant cumulative levels of radio frequency emissions are within the maximum human exposure levels set out in RPS S-1.	The proposal is not for co-location.	Not applicable.
Principle 3: Meet health standards for exposure to radio emissions		
Principle	**Applicant Comment**	**Comment**
a. Design, install and operate a telecommunications facility so that maximum human exposure levels to radiofrequency emission comply with RPS S-1 (see Appendix C).	(a) The proposed installation will comply with Australian Communications and Media Authority (ACMA) regulatory arrangements with respect to electromagnetic radiation exposure levels.	No radiating equipment is proposed under this application. There is a requirement for the future equipment to comply with Commonwealth legislation in this regard. It is recommended these requirements be reinforced by condition of consent, requiring the submission of relevant reports to Council's satisfaction.
b. Using the format required by ARPANSA, report on predicted levels of EME surrounding any development covered by the Industry Code C564:2020 Mobile Phone Base Station Deployment, and how the development will comply with ACMA safety limits and RPS S-1.	(b) While no radiating equipment will be installed initially on this proposed facility, once operational, an Environmental EME Report, as required by the ARPANSA, will be produced and provided to Council. Please also refer to Section 9.4	No radiating equipment is proposed under this application. There is a requirement for the future equipment to comply with Commonwealth legislation in this regard. It is recommended these requirements be reinforced by condition of consent, requiring the submission of relevant reports to Council's satisfaction.
Principle 4: Minimise disturbance and risk, and maximise compliance		
Principle	**Applicant Comment**	**Comment**
a. Ensure the siting and height of a telecommunications facility complies with the of the Commonwealth Civil Aviation Regulations 1998 and Airports (Protection of Airspace) Regulations 1996. Avoid penetrating any obstacle	(a) The proposed facility is not located within the boundaries of any Obstacle Limitation Surface from an aerodrome within the area.	Complies. There is no Obstacle Limitation Surface over the site.

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limitation surface (OLS) shown on a relevant OLS plan for an aerodrome or airport (as reported to the Civil Aviation Safety Authority) within 30 km of the proposed development.		
b. Ensure no adverse radio frequency interference with any airport, port or Commonwealth defence navigational or communications equipment, including the Morundah Communication Facility, Riverina	(b) The base station is designed to create no electrical interference problems with other radio based systems and complies with the requirements of relevant Australian standards in this regard. It is, indeed, the intent of this facility to distance itself from the existing communications tower in the area.	Noted.
c. Carry out the telecommunications facility and ancillary facilities in accordance with any manufacturer's installation specifications.	(c) The base station facilities are designed and will be installed in accordance with any relevant manufacturer specifications. The proposal will comply with the requirements of all relevant Australian Standards.	Noted.
d. Protect the structural integrity of any building or structure on which a telecommunications facility is erected.	(d) The facility (monopole) is not being erected on any existing building or structure.	Not applicable.
e. Erect the telecommunications facility wholly within the boundaries of a property as approved by the relevant landowner.	(e) The location and layout of the facilities reflect discussions with the private landowner of 20 Kapooka Road, San Isidore.	Noted.
f. Ensure all construction of a telecommunications facility accords with Managing Urban Stormwater: Soils and Construction - Volume 1 (Landcom 2004), or its replacement.	(f) (h) (i) (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant.	Noted. Relevant condition of consent recommended.
g. Mitigate obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction	(g) The proposed facility is to be sited on a private lot and is secured by a fenced gate area to avoid access to the public. The proposal is therefore unlikely to put	A condition of consent has been recommended requiring the preparation and approval of a Construction Environmental Management Plan (CEMP)

	pedestrians or vehicles at risk.	which will include traffic and pedestrian management requirements.
h. Where practical, carry out work at times that minimise disruption to adjoining properties and public access and restrict hours of work to 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	(h) Work will be carried out in accordance with the standard hours of work as recommended by council.	Noted. Standard conditions of consent regarding construction hours are recommended.
i. Employ traffic control measures during construction in accordance with Australian Standard AS1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.	(f) (h) (i) (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant.	Noted.
j. Guard open trenching in accordance with Australian Standard Section 93.080 - Road Engineering AS1165 - 1982 - Traffic hazard warning lamps.	(f) (h) (i) (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant.	Noted.
k. Minimise disturbance to flora and fauna and restore land to a condition similar to its condition before the work was carried out	(k)(l) No disturbance to flora and fauna has been achieved by siting the proposed facility on an area of land that is clear of vegetation. Some minor vegetation trimming may be necessary, however this does not require a permit.	Noted. Refer to relevant discussion under this assessment report, including 7.3 of the LEP.
l. Identify any potential impacts on threatened species and communities in consultation with relevant authorities and avoid disturbance to identified species and communities where possible.	(k)(l) No disturbance to flora and fauna has been achieved by siting the proposed facility on an area of land that is clear of vegetation. Some minor vegetation trimming may be necessary, however this does not require a permit.	Noted. Refer to relevant discussion under this assessment report, including 7.3 of the LEP.
m. Identify the likelihood of harming an Aboriginal place and/or Aboriginal object and obtain approval from the Department of Premier and Cabinet if the impact is likely,	(m) As the proposed site location has been previously disturbed, it is expected the likelihood of harming an Aboriginal place or object is low. Should any item of Aboriginal significance be	Refer to discussion under Clause 5.10 of the LEP in the this assessment report.

or Aboriginal objects are found.	discovered during the excavation or construction works, all works on site would cease and appropriate measures taken.	
n. Reinstate, at your expense, street furniture, paving or other facilities removed or damaged during construction to at least the same condition as that prior to installation.	(n) This is unlikely to occur given the nature of the works.	No impacts are anticipated with regard to infrastructure within Kapooka Road.
Principle 5: Undertake an alternative site assessment for new mobile phone base stations		
Principle	**Applicant Comment**	**Comment**
a. Include adequate numbers of alternative sites in the alternative site assessment as a demonstration of good faith.	A number of properties in the surrounding area were investigated as potential sites to house a telecommunications facility. Approaches were made to properties on the Olympic Highway, Eugene Avenue, Kapooka Road, Cummins Road and Henschke Avenue. A number of land owners did not respond to the approach, or were not in a position to progress with a proposal. Two landowners requested a letter of offer; one on Cummins Drive, who did not wish to proceed with a proposal, and one on Kapooka Road, being the subject property. Following an onsite meeting which included Dr Joe McGirr MP, it was confirmed that properties on the eastern side of Kapooka Road were also investigated, however no response or feedback was received, and the site option at 20 Kapooka Road was progressed.	It is satisfied that other sites were explored. As there were no alternate sites that progressed it is not possible to carry out alternative site assessments. As it has been demonstrated that a number of sites were pursued this is considered acceptable.
b. In addition to the new site selection matters in Section 4 of the Industry Code	The most appropriate site, with appropriate interest, availability of space, and proximity to the areas	In accordance with the principles, the assessment should "only include sites that meet coverage

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C564:2020 Mobile Phone Base Station Deployment: • *only include sites that meet coverage objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land* • *if the preferred site is a site owned by the Carrier, undertake a full assessment of the site* • *indicate the weight placed on selection criteria* • *undertake an assessment of each site before any site is dismissed.*	requiring coverage improvements, has been progressed. As is often the case when investigating new telecommunications facility locations, options – and interest - can be limited.	objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land". As no alternate signs were available it is considered acceptable that no further assessment was carried out.

The Guidelines have been considered in full. The development is considered to be acceptable noting the comments set out above.

(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.

(a)(iii) - Any development control plan
Section 1 – General
1.10 Notification of a Development Application
The development application was notified to adjoining landowners and advertised for the period commencing on 21/05/2025 and ending on 18/06/2025.

During the notification period, a total of 19 public submissions were received, all in objection to the development application. The submissions fell into two broad categories,

- 3 were unique written submissions,
- 16 were a type of form letter, where objectors selected from pre-written statements, in order to identify the subject of their objection.

The content of all submissions received have been considered later in this report.

Section 2 – Controls that apply to all development
2.1 Vehicle access and movements; and
2.2 Off-street parking
The site directly adjoins Kapooka Road and a 3.0m wide access to the compound is proposed.

Construction traffic can be accommodated on site (including all loading and unloading) with suitable access directly off Kapooka Road available. Construction access will be required to

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be detailed in the CEMP.

Once constructed, the facility will operate without any requirement for permanent operational staff. Access by staff will only be periodic for routine maintenance visits and is estimated by the Applicant to be 4 times annually. This may increase slightly as a result of Council's landscaping management conditions, but not significantly. Traffic generated by the development therefore will be negligible within the context of residential and through traffic occurring in the area.

Sufficient area will be available in the compound for the parking of maintenance vehicles and all associated maintenance vehicles will be able to manoeuvre on site to allow egress to Kapooka Road in a forward direction.

Having regard to this assessment, it is satisfied that the development meets the requirements of sections 2.1 and 2.2 of the DCP.

2.3 Landscaping
Extensive landscaping exists across the site and will be maintained as part of the development as there is no proposal for the removal of any vegetation with the exception of grasses and groundcover within the extent of the proposed compound.

As discussed later in this report, the assessment of visual impacts recommends the reinstatement of vegetation along the existing internal driveway to the site dwelling, and the establishment of further landscaping along the northern property boundary for screening purposes. A detailed landscape plan will be required as a condition of consent for the approval of Council prior to the commencement works. This plan shall include an establishment maintenance program to ensure the intent of the landscaping is realised. All landscaping will also need to be appropriately established in accordance with the plan prior to commissioning of the telecommunication infrastructure.

Subject to these requirements, it is satisfied that the development will be consistent with the objectives of this section of the DCP.

2.4 Signage
No signage is proposed as part of the development.

2.5 Safety and security
The infrastructure will be secured within a fenced compound. Access to the site will be monitored via passive surveillance from the existing dwelling and residential use of the site. No significant safety or security concerns are anticipated.

2.6 Erosion and Sediment Control Principles
Recommended conditions of consent will require appropriate measures to be in place to minimise impact of potential sedimentation and erosion during site works. Also Refer to discussion under Clause 7.1A (Earthworks) of the LEP 2010 above.

Section 4 - Environmental Hazards and Management
4.1 Bushfire
The development is proposed adjacent to bushfire prone land, in a mapped buffer area. Land to the south of the site, which is upslope from the site, is a grassland, while land to the east, also upslope, is a forest.

Planning for Bush Fire Protection 2019 applies to all development applications on land

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classified as bushfire prone. In this instance the development would be classed as 'other development'. Section 8 of the PBP2019 is therefore relevant:

8.1 Introduction
…In order to comply with PBP the following conditions must be met:
- *satisfy the aim and objectives of PBP outlined in Chapter 1;*
- *consider any issues listed for the specific purpose for the development set out in this chapter; and*
- *propose an appropriate combination of BPMs…*

The aim and objectives are as follows:

The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment. More specifically, the objectives are to:
- *afford buildings and their occupants protection from exposure to a bush fire;*
- *provide for a defendable space to be located around buildings;*
- *provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;*
- *ensure that appropriate operational access and egress for emergency service personnel and occupants is available;*
- *provide for ongoing management and maintenance of BPMs; and*
- *ensure that utility services are adequate to meet the needs of firefighters.*

The structure is on managed land, which continues for considerable distance to the north and west. The structure is setback 5m from the southern boundary with bushfire prone land, and is separated from the bushfire prone land by the 20m wide Kapooka Road reserve to the east, providing adequate defendable space for a non-habitable development of this kind. Driveways and roads provide clear access and egress to the site as required for emergency service personnel. The site is serviced by mains water supply, however this is located considerable distance from the site of the development. Alternatively, a large dam is located adjacent to the structure. In any case, for an uninhabited structure such as this, a dedicated water supply is not considered necessary. The objectives of PBP are considered to have been met and satisfied.

8.3.2 Class 10 Structures
While the structure is a class 10 structure, there is a specific section in PBP 2019 for "telecommunications towers".

8.3.7 Telecommunications towers
8.3.7 recommends that the NSW RFS should be consulted regarding telecommunications towers. To this end, the RFS was contacted, and the application discussed. The NSW RFS advised a formal referral was not required.

8.3.7 states that:

There should be a minimum APZ around the tower/ buildings/associated infrastructure which will increase based on the assessed level of risk and criticality.
…
The APZ is only concerned with the underlying infrastructure required to support

telecommunication services. These are predominately structures and buildings. Infrastructure requiring APZs does not include:

- *road access to the site;*
- *power to the site; and*
- *associated fencing.*

The APZ must be managed to the standard of an IPA. The IPA must be free from surface fuel and elevated fuel with minimum canopy cover.

The RFS advised that a "minimum" APZ is an APZ sufficient to ensure the infrastructure is not impacted by direct flame contact. To achieve this, an APZ to achieve a BAL-40 is needed.

In the case of the grassland to the south, the compound is setback 5m from the hazard, with the infrastructure proper scaled off the plans at approximately 7-8 metres. In accordance with Table A1.12.6, for upslope and flat land, a 7m APZ is needed to achieve BAL-40. It is recommended that a condition of consent be imposed requiring this to the south.

To the east is a forest hazard. Again, the hazard is upslope. In this case Kapooka Road provides a buffer to the hazard, with the road reserve being 20m wide. To achieve BAL-40 in a forest, a 15m APZ is needed. While an APZ cannot be provided offsite, the 20m road reserve ensures the hazard is setback the required distance from the proposed tower.

8.3.7 also states:

Telecommunication towers should be constructed from non-combustible materials, and designed to mitigate the risk of flame damage, ember attack and radiant heat.

The tower is proposed to be steel. This is considered to be a non-combustible material. It is recommended that a condition of consent be imposed requiring all associated infrastructure to be housed in non-combustible housing.

Finally, 8.3.7 states:

An access strategy should be prepared that details the access arrangements for firefighting and APZ maintenance.

It is recommended that such a strategy be conditioned.

It is noted that PBP 2019 states that:

Generally, critical telecommunications infrastructure will be identified in a Bush Fire Risk Management Plan. Other operational planning should be undertaken for critical infrastructure associated with telecommunications.

A tower in San Isidore is not identified in the Bush Fire Risk Management Plan.

4.2 Flooding
The only relevant control under this section is Control C2 contained within the general controls for flood liable land. All other controls relate to other areas of the local government area that

are not relevant to the subject property.

> *C2 Critical utilities are to be located on land above the PMF level in all precincts. For the purposes of this Section critical utilities include:*
> - *…*
> - *Telecommunications facilities and networks.*

Whilst the site is not located within any of the precincts identified under this section of the DCP, and it is not on mapped flood prone land, as set out in assessment under 5.21 of the LEP, regard has been given to the intent of the clause, as the land is understood to flood, and to ensure that telecommunication facilities and networks remain operational as they are necessary to provide critical communication services during flood events.

The flood assessment submitted with the Development Application established a PMF level on the site of 219.4m AHD, with a flood depth of 1.8 meters. The SEE outlines that future outdoor electrical units will be sited on a steel platform around 2m in height above the PMF level. It is recommended that this be conditioned, as the electrical units to support the tower are not proposed at this time.

Subject to this requirement, it is satisfied that the development meets the intent of the clause as the facility will be able to maintain critical services during larger flood events approaching the PMF, despite its location on flood prone land.

There are no other relevant provisions under the remaining sections (Sections 5 to 15) of the DCP 2010.

(a)(iiia) - any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
No planning agreements has been entered into and no draft planning agreement has been offered to enter into.

(a)(iv) - the regulations (to the extent that they prescribe matters for the purposes of this paragraph)
Relevant matters under the Regulations have been considered.

(b) - the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Impact	Satisfactory	Not Satisfactory	Not Relevant	Comment
Context & Setting	X			Refer to visual impact assessment below.
Streetscape	X			Refer to visual impact assessment below.
Traffic, access and parking	X			Refer to assessment under Section 2.1 and 2.2 of DCP above.

Public Domain	X			No public domain impacts are anticipated. Visual impact on the public domain is addressed below. Construction impacts will be addressed via recommended conditions of consent.
Utilities	X			Utilities are available on the site.
Heritage	X			Heritage impacts are discussed under Clause 5.10 of the LEP above.
Other land resources	X			There are no land resource issues identified with regard to the subject site.
Water Quality & Stormwater	X			No water quality impacts are anticipated. Stormwater and flooding impacts are addressed under Clause 5.21 of the LEP and Section 4.2 of the DCP above. Construction impacts will be addressed via recommended conditions of consent.
Soils, soil erosion	X			No soil or soil erosion impacts are anticipated. Refer to assessment under Clauses 7.1A and 5.21 of the LEP above. Construction impacts will be addressed via recommended conditions of consent.
Air and microclimate	X			No air quality impacts are anticipated. Construction impacts will be addressed via recommended conditions of consent.
Flora and Fauna	X			No native vegetation is proposed to be removed from the site to allow for the development with the exception of a mown grass for the 12m x 12m compound. No threatened species impacts are anticipated and the development will not trigger the Biodiversity Offset Scheme - see comments under Part 7 of the Biodiversity Conservation Act 2016 later in this report.
Waste	X			No operational waste issues are anticipated. Construction waste will be addressed via recommended conditions of consent.
Noise & vibration	X			The applicant has confirmed that the equipment shelter will emit only minimal noise from the air conditioning units associated with the equipment shelter. The operation of the air conditioning units produces noise comparable to a domestic air conditioner. It is satisfied that the operation of the air conditioning units as described will not result in adverse noise impact given the separation distance of approximately 260 metres to the nearest non-associated adjoining residence. Construction impacts will be addressed via recommended conditions of consent.

Hours of operation	X			The facility will operate at all times. Construction hours will be restricted by recommended conditions of consent.
Natural hazards - Flooding - Bushfire Prone Area map	X			Refer to assessment of bushfire and flooding impacts Clause 5.21 of the LEP and Section 4.2 of the DCP above.
Technological Hazards	X			Contamination matters are discussed under State Environmental Planning Policy (Resilience and Hazards) 2021 above. Refer to assessment of Radiofrequency Electromagnetic Energy impacts below.
Safety, security and crime prevention	X			Refer to comments under Section 2.5 of DCP above.
Social impact in locality	X			The facility will provide improved wireless telecommunication services within the locality which will lead to positive social impacts.
Economic Impact in Locality	X			The facility will provide improved wireless telecommunication services within the locality which will lead to positive economic impacts.
Overlooking - overshadowing	X			The development will not result in any overlooking issues. Overshadowing impacts from the tower are deemed negligible.
Landscaping	X			Refer to discussion under Section 2.3 Of the DCP including recommended conditions of consent.
Construction	X			Construction impacts will be addressed by recommended conditions of consent. This will include the requirement for a comprehensive Construction Environmental Management Plan (CEMP) to be provided for Council's approval.
Private open space	X			The development does not require private open space and will have negligible impact on the existing private open space on the subject site or adjoining properties.
Disabled access			X	N/A
Signage			X	No signage proposed.
Setbacks, Building Envelopes	X			There are no building envelopes identified on the subject property. Setbacks have been discussed in the visual impact assessment below.

Visual Impact
In assessing the visual impact of the proposed development an evaluation of impact on existing views must be undertaken. A judgement must be made in relation to the visibility of the structure, balanced against the visual quality of the locality and feasible measures available to reduce visual impact. The development should not significantly obstruct or detract from high quality views, such as views to water bodies, iconic features or landmarks, significant natural and cultural landscapes and heritage areas.

The applicant states in the SEE that:

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The subject property is typical of other properties in the greater surrounding area, being large-lot residential, most of these comprise a residential dwelling, outbuildings, sheds etc, often with a rural agricultural use or production use.

The density of residential dwellings in the immediate vicinity is low, with approximately 11 residences within the surrounding 500m radius of the proposed site location.

It is accepted that some of the properties on higher elevations will have vision of the proposed facility, however it is expected that the facility will be seen with a backdrop of distant vegetation. The undulating terrain in the near and distant environment plays an important role in both the requirement for a new facility in this area, and also in helping to mitigate visual impact to some degree. The proposed facility is sited in an area that provides some distance separation from dwellings, and is considered to be an appropriate location for a utility use such as this.

It is acknowledged that due to the nature of a telecommunications facility, it may be seen to varying degrees in the surrounding area. However, due to the terrain in the surrounding area, and the significant amount of vegetation surrounding, views of the proposed facility will be minimised as much as is possible.

Given the character and topography of the area as described above, identifying a location for a tower in this area that will not result in any visual impact is unlikely. The infrastructure will extend above existing buildings and vegetation, and hence be somewhat visible within the landscape, more so when viewed from closer viewing distances.

However, the inherent visual impact of this infrastructure must also be balanced against the requirement for improved telecommunication services to the broader community. In rural residential areas such as this, it is difficult to site these towers away from residential properties, and in locations where they are completely screened.

It is important to note visual impact assessment involves a degree of subjectivity in what is attractive or visually obtrusive, particularly in relation to matters of built form and that personal taste and individual preference should be given little weight in an objective visual impact assessment. An objective assessment must have regard to the visual character, qualities, and physical setting of the location. Where visual character is of high quality or significance, the visual impact of a development will be of particular importance. In settings where visual character is of lower quality and significance, visual impact would be given a much lower weighting. A visually prominent structure, such as a mobile phone tower, may be acceptable in areas with low to moderate visual amenity, but would be entirely inappropriate in an area of high visual quality and amenity.

Expectation and “visual familiarity” play a part in visual assessment. For example, light and electricity poles are common throughout urban and rural landscapes, and despite this, they are generally not consciously noticed. Likewise, telecommunications facilities have become relatively common in recent decades and are now generally a more visually acceptable element in the landscape.

Based on this discussion, the following assessment of the visual impacts is noted.

<u>*Visual quality or area*</u>
The development is proposed in a rural residential area. Topography is undulating, with land rising to the east and west, but remaining relatively flat to the north. There are stands of vegetation on the subject site, on adjoining properties, and along Kapooka Road. Land to the

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east of the site has been heavily re-vegetated.

To the south of the site, the landscape is much flatter and more cleared, and 300 metres to the south of the site is the Kapooka Army Training Accident Memorial.

The subject land is not within a scenic protection area or heritage conservation area and is not located adjacent or near any identified heritage item.

Taking into account the character of the area and the surrounding locality, while the area is an attractive rural residential setting and is clearly of importance to local residents, it does not exhibit a unique or exceptional scenic landscape character. The locality is not considered to be of high visual quality or to possess a high level of visual interest. Overall, it is assessed as having moderate visual quality.

Visual sensitivity is somewhat elevated in the vicinity of the Kapooka Memorial, due to its role as a place of contemplation and remembrance and the significance of the event it commemorates within the local community. Accordingly, consideration of appropriate visual mitigation measures is warranted in this context.

The inherent visual impact of the proposed infrastructure must be balanced against the requirement for improved telecommunications services for the broader community.

On balance, it is considered that the merits of the proposal can be appropriately assessed having regard to the need for enhanced telecommunications services, together with the recognition that the locality is not identified as being of high visual quality or visual interest. The acceptability of the visual impact of the development on both the wider locality and the immediate site is discussed below.

Effect of topography and distance on visual impact
Viewing distance is a significant factor with respect to the visual impact of telecommunications facilities. Any material visual impact is typically limited to viewing distances of less than 300m, particularly in relation to flat areas containing existing visual obstructions such as vegetation and buildings, which significantly reduces visual impact within the landscape.

One dwelling (not associated with the development) is within this 300m catchment (at approximately 260m), and one is on the fringe. By comparison, Council recently approved a 30-metre telecommunications facility in Sycamore Road where dwellings were located approximately 150 metres from the tower, and six dwellings were located within 300 metres.

The visual mitigation effect of increased viewing distance is illustrated below. The photograph is taken from Sycamore Road at a distance of approximately 160 metres from the recently constructed 30-metre-high tower with the existing Vincent Road tower in the background, located approximately 520 metres away. The photograph was taken at 1x zoom on an iPhone camera.

In comparison with the Sycamore Road area, the subject site and its surrounding locality contain a greater degree of vegetative screening.

Figure 3 - Existing Sycamore Rd Telecommunication Facility (foreground – approximately 160m) and existing Vincent Rd Telecommunication Facility (background – approximately 520m) taken at 1x zoom, 23rd January 2026

Towers at greater distances generally become visible in areas where more expansive views of the landscape are available. This is particularly the case where towers are positioned in elevated positions such as those that exist along the Willans Hill ridgeline and the ridgelines in the Lloyd area for example. While these towers become visible at different locations around the city, because of the distance and expanse of these views, their scale becomes significantly diminished. Other towers located in lower/flatter areas of the city become even more difficult to observe particularly at street or road level where vegetation and buildings block wider views of the landscape.

It is satisfied that the visual impact of the tower when viewed from the wider locality (i.e. beyond 300m from the site) will not pose any significant or determinant impact on the existing visual landscape. Photomontages have been provided which illustrate this:

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Figure 4 - Photomontage - Kapooka Rd, 170m north of site

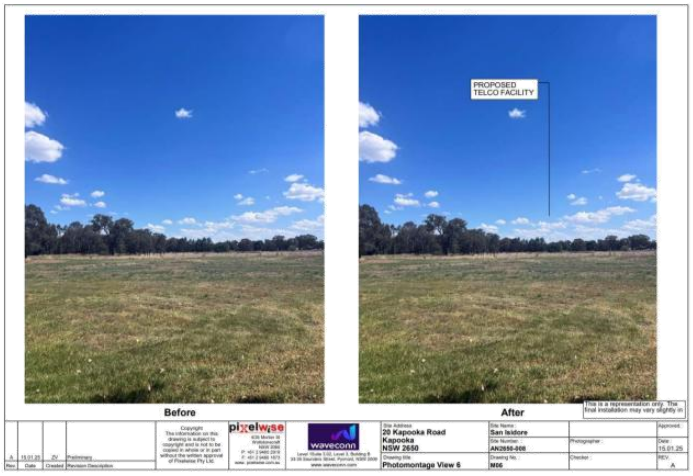

Figure 5 - Photomontage - Private Property, Approx 450m north of site

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Visual impact in Kapooka Road, Henschke Ave and from Kapooka Memorial (Public Domain)
The proposed tower is not proposed to be setback from Kapooka Road. However the substantial roadside vegetation in the vicinity of the site will substantially screen the tower until road users are in close proximity to the site.

In addition to this, Kapooka Road is a low traffic road, and the tower, particularly where it would be more significantly visible, is south of all residential driveways. The only traffic passing the site are vehicles travelling to or from the Kapooka Memorial, or to the Kapooka Military Area. Kapooka road constitutes a secondary and less direct route to the military area from the main population areas of the city.

Henschke is a low traffic volume, rural residential street. Topography and existing vegetation is expected to effectively screen the tower from Henschke Avenue, with any views fleeting and restricted to the very top of the tower.

Simply sighting a mobile phone tower is not an unacceptable impact, and given the relatively fleeting views, to a small number of passing vehicles, the visual impact on Kapooka Road and Henschke Avenue is considered acceptable.

The setback, and existing site screening, makes the tower minimally intrusive to the Kapooka Memorial. Other unrelated existing structures, such as high voltage powerlines crossing the Defence land, will be more visually obtrusive that the telecommunications tower. As such, it is considered the significance or reverence of the memorial site will not be compromised by the proposed development.

Therefore, the impact of the development on the public domain is considered acceptable.

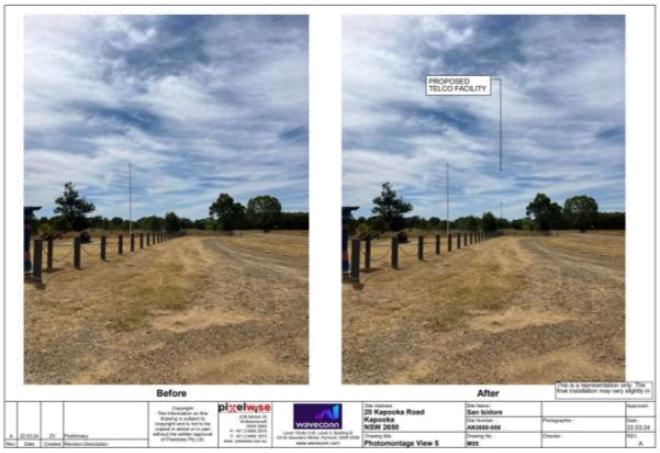

Figure 6 - Photomontage - View from Kapooka Memorial

Visual impact on surrounding residential properties
There are views to the proposed development from nearby dwellings to the north and north-west

These views could not be described as high-quality views towards iconic or landmark features, water bodies or natural and cultural landscapes of high visual quality. The most potentially impacted properties are considered below.

1 Henschke Avenue
The closest dwelling is located at 1 Henschke Avenue, approximately 260m north-west. The downward slope to the site, and existing vegetation in the foreground, middle ground and distance will likely screen much of the tower from view from the dwelling on this property, and the distance to the tower (260m) will reduce the impact of any views of the tower. It is recommended that a condition of consent be imposed requiring the provision of additional landscaping on the development site's northern property boundary, as well as the reinstatement of landscaping along the access driveway, to improve screening. Visual impacts on 1 Henschke Avenue are considered acceptable.

3 Henschke Avenue
The next closest dwelling is located at 3 Henschke Avenue, approximately 300m north-west. Similar to 1 Henschke Avenue, the downward slope to the site, and existing vegetation in the foreground (more dense than exists for 1 Henschke Avenue), middle ground and distance will likely screen much of the tower from view from the dwelling on this property, and the distance to the tower (300m) will reduce the impact of any views of the tower. The condition of consent requiring the additional landscaping on the northern property boundary, as well as the reinstatement of landscaping along the access driveway, will likely assist with screening for 3 Henschke Avenue too. Visual impacts on 3 Henschke Avenue are considered acceptable.

24 and 27 Eugene Avenue and 5 Henschke Avenue
The dwellings on these properties are located approximately 370m, 330m and 390m from the proposed tower respectively. All are outside the distance you would ordinarily expect to be visually impacted by a tower. Like 1 and 3 Henschke Avenue, slope, vegetation in the foreground, middle ground and distance, as well as the distance to the structure is considered to significantly mitigate the visual impacts of the tower. Views of the tower are likely to be limited, and when visible, the structure will be insignificant in scale in the landscape. Visual impacts on 24 and 27 Eugene Avenue and 5 Henschke Avenue are considered acceptable are considered acceptable.

25 Eugene Avenue
The dwelling on 25 Eugene Avenue is approximately 430m from the proposed tower. This is a slightly closer distance than the distance to the Vincent Road tower in the image in Figure 3.

This property has less vegetation in the foreground than others, however, the considerable distance, combined with vegetation on the development site, will significantly limit visual impacts on 25 Eugene Avenue, with the tower only likely visible just beyond the top of existing vegetation and at a very small scale in the landscape.

The additional plantings discussed above will further assist. Visual impacts on 27 Eugene Avenue are considered acceptable.

16 Kapooka Road

The dwelling on 16 Kapooka Road is approximately 500m from the proposed tower. This is a similar distance than the distance to the Vincent Road tower in the image in Figure 3.

The topography from this property to the subject site is relatively flat, and the property does not have the advantage of significant vegetation in the foreground and middle ground. However, significant vegetation on the development site will screen much of the structure. The distance between the dwelling and the tower is considerable and is considered to substantially mitigate the impacts, and when combined with the screening of existing vegetation will mean the structure will not be significant in the landscape when viewed from this location. Visual impacts on 16 Kapooka Road are considered acceptable.

Mobile phone towers are an essential and common element of the 21st century landscape. They rarely contribute positively to the landscape, and as such it is not possible to provide the phone and internet services the community relies on without some visual impact. However, in the case of the subject development, overall, the visual impacts of the proposed development are not considered to be significant or unreasonable, particularly when balance against the public interest in providing improved telecommunications services to the area.

Radiofrequency Electromagnetic Energy (EME) impacts

Standards for limiting exposure to radiofrequency electromagnetic energy (RF EME) are set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). The ARPANSA RF Standard establishes limits for human exposure to RF electromagnetic radiation (RF EMR) in the frequency range 100 kHz to 300 GHz. These limits are intended to provide protection for people of all ages and medical conditions when exposed continuously (24 hours per day, 7 days per week).

ARPANSA states that *"health authorities around the world, including ARPANSA and the World Health Organization, have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME from mobile phone base station antennas".*

No radiating equipment is proposed to be installed under this Development Application, which seeks approval for the monopole only. No future tenants have been secured at this time. Any future installation of antennas would be subject to assessment and approval at the time the works are proposed. Many types of telecommunications equipment may be installed as exempt or complying development under State Environmental Planning Policy (Transport and Infrastructure) 2021.

Where works are carried out as exempt or complying development, the SEPP requires compliance with the *Mobile Phone Base Station Deployment Code C564:2020* published by Communications Alliance Ltd (the Mobile Phone Base Station Code) and the *Maximum Exposure Levels to Radiofrequency Fields—3 kHz to 300 GHz* (Radiation Protection Series No. 3, republished 2016) published by ARPANSA (the Radiation Protection Standard).

It is noted that the SEPP references the 2020 Code, however, a revised 2025 Code is now in effect. The Interpretation Act 1987 and relevant Commonwealth legislation are likely to require consideration of the most current Code at the time works are carried out. To ensure this occurs, it is recommended that a condition of consent be imposed requiring compliance with the applicable version of the Code. The Code requires the provision of specified information as part of the consultation process with councils and affected stakeholders where facilities are installed outside a development application.

The applicant has committed, in the Statement of Environmental Effects, to providing an Environmental EME Report demonstrating compliance with the Code and the ARPANSA Standard, in the format prescribed by ARPANSA, prior to the installation of any future antennas. It is recommended that this commitment be secured by condition.

It is therefore satisfied that, having regard to the applicable legislation, standards and codes, the proposed monopole will not result in unacceptable EME impacts in the locality, including in the event of future antenna installations undertaken in accordance with the relevant approval pathways.

(c) – The suitability of the site for the development
The assessment identifies that the proposed development will result in some visual impact, however, these impacts are considered acceptable in the context of the locality and the nature of telecommunications infrastructure. It is acknowledged that mobile phone towers, by their nature, will have some degree of visual presence, and it is unlikely that a site could be identified that would entirely avoid such impacts.

The assessment has considered the visual impacts of the proposed tower in conjunction with the operational need for the telecommunications services it is intended to provide. Having regard to this assessment, the site is considered suitable for the proposed development.

Potential impacts relating to natural hazards, including flooding and bushfire, have also been assessed and are considered acceptable. Accordingly, the physical characteristics of the site are suitable for the proposed development.

(d) - any submissions made in accordance with this Act or the Regulations
Referrals
The Development Application was referred to the Commonwealth Department of Defence externally, as well as internally to Council's Building and Subdivisions Sections as well as to Council's Contributions Coordinator.

The Development Application was also referred to Department of Climate Change, Energy, the Environment and Water as Integrated Development requiring approval under Section 91(2) of the Water Management Act (WMA) 2000, however the Department advised the land did not meet the definition of waterfront land and therefore an approval under the WMA is not required.

Notification and Advertising
The development application was notified to adjoining landowners and advertised for the period commencing on 21/05/2025 and ending on 18/06/2025.

Public Submissions and those from public authorities
During the notification period, a total of 19 public submissions were received, all in objection to the development application. The submissions fell into two broad categories,

- 3 were unique written submissions,
- 16 were a type of form letter, where objectors selected from pre-written statements, in order to identify the subject of their objection.

The content of all submissions received have been considered later in this report.

Submissions from Public Authorities
Comments from Department of Climate Change, Energy, the Environment and Water are discussed above.

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Telephone contact was received from Kapooka Military Area. The details of the application were discussed but no submission was forthcoming.

No other submissions were received from public authorities.

Public Submissions
The primary matters raised in public submissions are summarised and discussed below. All submissions have been considered in full in carrying out this assessment.

Submission	Comment
Development that will financially benefit one resident should not be permitted	This is not a relevant planning matter.
"The visual impact of the tower will negatively impact my home environment. It will negatively impact the natural environment which brings peace and enjoyment to me and my family".	The visual impacts of the development, and the context and setting within which they occur, are assessed in detail in part (b) of this assessment report. Impacts are considered acceptable.
Reduction in property values	Property values been held by the Court to not be a relevant matter for consideration. Impacts that could lead to a reduction in property values are relevant, and these impacts have been considered throughout this report.
The development is proposed in a water flow path in an area known to flood and become inaccessible. The fenced compound will catch debris and alter flow paths and introduce PFAS contamination in new areas.	Flooding is considered in detail throughout this assessment report and the site is considered suitable in this regard. The compound will be fenced with open fencing which will allow water to pass through the compound and as such it is considered changes to flood behaviour and affectation will not be significant.
"A mobile phone tower presents a significant bushfire hazard if struck by lightning. The proposed site is across the road from a forest and a threat to flora, fauna and homes".	The comments are not agreed to. Mobile phone towers do not generate or increase the frequency of lightning strikes. While tall structures may intercept lightning that would otherwise discharge to nearby trees or ground, such strikes would occur in the vicinity regardless of the presence of the tower. The proposed tower is constructed primarily of steel and other non-combustible materials and will be required to be designed in accordance with relevant Australian Standards for lightning protection and earthing (this can be reinforced by condition of consent). The risk of bushfire ignition as a result of lightning strike to the tower is therefore

	considered to be low, and no greater than the existing background risk of lightning strike within the locality. Accordingly, the proposal is not considered to pose an unacceptable bushfire hazard to surrounding flora, fauna or nearby dwellings.
There are no current issues with phone or internet service and there are alternate ways to connect that do not involve towers.	The tower will only be constructed if a tenant for the tower is secured. The applicant has stated coverage is "poor" and there are no base stations within 1.5km. Different networks have differing levels of coverage and it would be unreasonable to deny an alternate provider to provide coverage simply on the basis that an existing providers coverage is adequate.
"It is known that frequencies emitted from wireless telecommunications do impact human health. I am concerned about how my health and my family's health will be impacted and for that reason would not wish to have a mobile phone tower near my home. There is risk to human health that cannot be ignored."	As noted in the assessment report no radiating equipment is proposed to be installed under this Development Application, which seeks approval for the monopole only. ARPANSA states that *"health authorities around the world, including ARPANSA and the World Health Organization, have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME from mobile phone base station antennas"*. Future installations will be required to comply with relevant standards and limits for RF EME. This is discussed in detail in part (b) of the assessment report.
Claims in Development Application regarding coverage, images etc, require further investigation	No fundamental concerns exist in relation to the documentation submitted.
"A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety."	The development was referred to Department of Defence and locally to the Kapooka Military Area. The consent of the application was discussed with a representative from the Australian Army, with no concerns raised and no submission made.
Concerns about previous works on the site.	These matters are not relevant to the subject Development Application.
Applicant should be required to seal Kapooka Road to manage dust during construction.	The impacts from construction traffic using the unsealed section of Kapooka Road is unlikely to be significant. A condition of consent will be imposed requiring

	construction traffic to access the site from the north to reduce the length of unsealed roadway this traffic will be required to traverse, with the sealed section extending to just north of the site.
Concerns there will be requests to seal the road, thus increasing traffic.	There is no proposal to require the sealing of Kapooka Road.
Fencing will endanger wildlife.	The total fenced area is not significant and is unlikely to impact wildlife.
Images provided in the SEE do not correctly represent the tower.	Independent of any photomontages, the visual impacts of the development, and the context and setting within which they occur, are assessed in detail in part (b) of this assessment report. Impacts are considered acceptable.
Noise emissions	Noise is not likely to be significant nor is it likely to impact on any dwellings not associated with the development site.

(e) - the public interest
The public interest is a broad consideration relating to many issues. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment 1979 (as discussed within this report) it is considered that approval of the application is the public interest.

Access to high quality telecommunications services is vitally important to the community as a result advances in technologies and also for public safety requirements. The purpose of the project is to provide telecommunications the opportunity to improve mobile telecommunications services, including coverage and network capacity, in the area. The development is in the public interest.

Other Legislative Requirements
Section 1.7 and Part 7 of the *Biodiversity Conservation Act 2016* (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats)
In accordance with the above listed legislation there are a number of tests to determine whether the proposed development results in the need of offsets.

Firstly, the test to determine whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats (7.3). Given no native vegetation is proposed to be removed, as well as the absence of any recorded endangered flora or fauna on site, there is not anticipated to be any adverse impacts upon ecological communities or habitats of threatened species.

Secondly whether the proposed removal of native vegetation exceeds the biodiversity offsets scheme threshold (7.4). The subject has a minimum lot size of 2ha and in accordance with the legislation the threshold of native vegetation that can be removed is 0.5ha. No native vegetation is proposed to be removed. Therefore, the threshold will not be exceeded.

Thirdly whether the development is within a declared area of outstanding biodiversity value. The published biodiversity values map does not include any declared areas at the subject site.

Based on the above assessment the application does not fall within the biodiversity offset scheme.

Relevant matters under the Biodiversity Conservation Act 2016 have been considered.

Council Policies
There are no other Council policies relevant to this Development Application.

Comments by Council's Officers
Council's other relevant officers have reviewed the application in accordance with Council's processing procedures. Relevant comments are available on the file.

Development Contributions - Section 7.11/7.12 & Section 64 Local Government Act, 1993 and Section 306 Water Management Act, 2000
Section 7.12
As there is no additional GFA, Section 7.12 contributions are not required.

Section 64 Sewer and Stormwater
As the development is outside of the DSP areas, Section 64 contributions are not required.

Other Approvals
No other approvals have been sought.

Conclusion
The application has been assessed in accordance with section 4.15 of the Environmental Planning and Assessment Act 1979. Having regard to this assessment, the application is recommended for approval for the following reasons:

- The application is compliant with the provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021 including the requirement for consideration against the NSW Telecommunications Facilities Guideline, Including Broadband.
- The proposed development is consistent with the and objectives provisions of the Wagga Wagga Local Environmental Plan 2010.
- The proposed development is generally consistent with the objectives and controls of the Wagga Wagga Development Control Plan 2010.
- The impacts of the proposed development are acceptable subject to the inclusion of recommended conditions of consent.
- The site is considered suitable for the proposed development and is in the public interest.

RECOMMENDATION

It is recommended that application number DA25/0067 for Mobile Telecommunications Facility, Including Monopole and Compound. be approved, subject to the following conditions:-

City of Wagga Wagga

Notice of Determination
Development Application No. DA25/0067

CONDITIONS OF CONSENT FOR APPLICATION NO. DA25/0067

Right click & select OR delete if NO deferred commencement consents

A. SCHEDULE A – Reasons for Conditions

The conditions of this consent have been imposed for the following reasons:

A.1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979 and Regulation 2000.

A.2 Having regard to Council's duties of consideration under Section 4.15 and 4.17 of the Act.

A.3 To ensure an appropriate level of provision of amenities and services occurs within the City and to occupants of sites.

A.4 To improve the amenity, safety and environmental quality of the locality.

A.5 Having regard to environmental quality, the circumstances of the case and the public interest.

A.6 Having regard to the Wagga Wagga Development Control Plan 2010.

A.7 To help retain and enhance streetscape quality.

A.8 Ensure compatibility with adjoining and neighbouring land uses and built form.

A.9 To protect public interest, the environment and existing amenity of the locality.

A.10 To minimise health risk to neighbouring residents and workers.

B. SCHEDULE B – Deferred Commencement Conditions

N/A

C. SCHEDULE C – Conditions

Approved Plans and Documentation

C.1 The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/Doc Title	Prepared by	Issue	Date
Site Plan	Waveconn	D-P	15/3/24
Draft Site Layout	Waveconn	D-P	15/3/24
Draft Site Elevations	Waveconn	D-P	15/3/24
Photomontage View 4	Waveconn	A	22/3/24
Photomontage View 5	Waveconn	A	22/3/24
Photomontage View 6	Waveconn	A	22/3/24
Statement of Environmental Effects	Waveconn		February 2025
Letter	Waveconn		9/12/25
Flood Assessment Letter	GRC Hydro		8/4/25
Flooding Additional Information Letter	Waveconn		14/4/25
Preliminary Site Investigation	ADE Consulting Group	V1F	12/4/25

The Development Application has been determined by the granting of consent

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subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

Requirements before a Construction Certificate can be issued

C.2 Prior to the issue of the Construction Certificate,

i) plan details of the driveway access from Kapooka Road to the property boundary in accordance with Wagga Wagga City Council's Engineering Guidlelines shall be submitted to Council for approval.

ii) written confirmation, on letter head, from the Council approved concreter installing the driveway is to be provided to Council or the Certifying authority. A list of Council approved concreters who hold a 138 permit can be found on Council's website.

C.3 Prior to the release of the Construction Certificate, the targeted assessment of soils within the investigation area recommended within the Preliminary Site Investigation shall be carried out, to the satisfaction of the General Manager or delegate.

Should soils require removal from the site as part of the construction works, a waste classification of soils to be excavated shall be carried out, to the satisfaction of the General Manager or delegate.

C.4 Prior to the release of the Construction Certificate, a management plan for the investigation and management of unexploded ordinances shall be developed by an appropriately qualified person, and shall be submitted to Council, to the satisfaction of the General Manager or delegate.

In preparation of the plan, consultation shall be carried out with the Department of Defence, Council, The NSW EPA and SES.

C.5 A colour scheme shall be provided to Council detailing proposed colours for the tower, fencing, and all other associated infrastructure. The colour scheme shall neutral in colour, and shall be to the satisfaction of the General Manager, or their delegate, prior to the release of the Construction Certificate.

C.6 A revised landscape plan shall be submitted to Council for approval. The plan shall address the following matters:

- Be prepared in accordance with Council's Landscape Guidelines.
- Incorporate a Plant Schedule indicating all plant species, pot sizes, spacings and numbers to be planted within the development. Plant species are to be identified by full botanical name. All plants proposed in the landscape plan are to be detailed in the plant schedule.
- Demonstrate compliance with the requirements for landscaping and Inner Protection Areas as set out in Planning for Bushfire Protection (PBP) 2019, including certification of the plan from an appropriately qualified Bushfire Planning and Design (BPAD) practitioner.
- Incorporate an establishment and maintenance plan, including measures to maintain compliance with PBP 2019.

- Reinstatement of landscaping along the existing internal driveway on the Lot, to provide screening and buffering of the site.
- Establishment of landscaping along the northern boundary of Lot 2 DP 731292, to provide screening and buffering of the site.

The plan shall be to the satisfaction of the General Manager, or their delegate, prior to the release of the construction certificate.

C.7 Prior to the release of the Construction Certificate, an access strategy shall be prepared by an appropriately qualified Bushfire Planning and Design (BPAD) accredited person that details the access arrangements for firefighting and APZ maintenance, and shall be submitted to Council, to the satisfaction of the General Manager or delegate.

C.8 Prior to the release of the Construction Certificate, certification from an appropriately qualified person shall be submitted to Council, to the satisfaction of the General Manager or delegate, certifying the tower has been designed in accordance with relevant Australian Standards for lightning protection and earthing.

C.9 Prior to the issue of a Construction Certificate, engineer's certification shall be submitted to Council, to the satisfaction of the General Manager or delegate.

The certification shall be from a qualified structural/civil engineer stating that the building if constructed in accordance with the plans and specifications to which the Construction Certificate relates, will not sustain structural damage from the force of flowing floodwaters or from impact of debris associated with the floodwaters in a PMF (Probable Maximum Flood) event.

C.10 Prior to the issue of a Construction Certificate, a dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site, including road and table drain condition. A copy of the dilapidation report shall be submitted to and approved by Council.

Requirements before the commencement of any works

C.11 Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

a) a standard flushing toilet connected to a public sewer, or

b) if that is not practicable, an accredited sewage management facility approved by Council, or

c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

C.12 Prior to the commencement of works, a Construction Certificate must be obtained, pursuant to Section 6.7 of the Environmental Planning and Assessment Act 1979, as amended, from Council or an Accredited Certifier.

C.13 Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind blown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at a licenced Waste Management Centre.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: Weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited must be retained. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

C.14 Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-

a) Development Control Plan 2010 (Section 2.6 and Appendix 2)

b) Erosion and Sediment Control Guidelines for Building Sites; and

c) Soils and Construction Volume 1, Managing Urban Stormwater

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

C.15 Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:

- Management of construction traffic
- Noise and vibration management
- Dust management
- Management of stormwater and discharge
- Sediment and erosion control including the management of sediment and other

materials being tracked onto the roadway by vehicles leaving the site
- Construction waste management
- Disposal of excess fill generated during excavations
- Tree protection
- Unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure
- Hours of work
- Construction traffic routes (all traffic shall access the site from the north)
- Contact details of site manager and responsibilities for implementation
- Community consultation and complaints handling

The CEMP shall be submitted to Council and shall be to the satisfaction of the General Manager or their delegate prior to commencement of any works.

Requirements during construction or site works

C.16 No construction materials, plant or equipment relating to work authorised by this consent are to be placed or stored within the road reserve during the period in which work authorised by this consent will be carried out without the prior written approval of the Council.

C.17 At the commencement of building works and in perpetuity the entire compound area, shall be maintained as an inner protection area (IPA) as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document Standards for asset protection zones.

C.18 At the commencement of building works and in perpetuity, an asset protection zone (APZ) of 7 metres to the south of all telecommunications infrastructure shall be established. APZs associated with the development shall be managed as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document Standards for asset protection zones.

C.19 All excavation and backfilling associated with the erection/demolition of the building must be properly guarded and protected to prevent them from being dangerous to life or property.

C.20 The permitted construction hours are Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. All reasonable steps must be taken to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.

C.21 All earthworks, filling, building, driveways or other works, must be designed and constructed (including stormwater drainage if necessary) so that at no time, will any ponding of stormwater occur on adjoining land as a result of this development.

C.22 The tower shall be constructed from non-combustible material and all infrastructure shall be housed in non-combustible housing.

C.23 If any Aboriginal object is discovered and/or harmed in, on or under the land, all work must cease immediately and the area secured so as to avoid further harm to the Aboriginal object. Heritage NSW shall be notified as soon as practicable on 131 555, providing any details of the Aboriginal object and its location, and no work shall recommence at the particular location unless authorised in writing by Heritage NSW.

Requirements prior to issue of an Occupation Certificate or prior to operation

C.24 Prior to the issue of an Occupation Certificate, vehicular access within the road reserve must be constructed to Council standards, at full cost to the developer, by a Council approved concreter. A list of Council approved concreters who hold a 138 permit can be found on Council's website. Driveway design and grades shall comply with AS2890.1: 2004 (or as amended) and Council's Engineering Guidelines for Subdivisions and Developments.

C.25 Prior to the issue of the Occupation Certificate an inspection of the Kapooka Road frontage shall be carried out by Council's Development Engineer with reference to the pre-construction Dilapidation Report to confirm, to the satisfaction of the General Manager or delegate, that no damage has occurred to Council assets as a result of the development.

If damage has occurred, the damage shall be rectified, to the satisfaction of the General Manager or delegate, prior to the release of the Occupation Certificate.

C.26 Prior to the release of the Occupation Certificate, a Restriction as to User, pursuant to Section 88B of the Conveyancing Act 1919, shall be registered on the title, preventing the erection of any future outdoor electrical units on the tower, or any associated equipment platform, at a level less than 300mm above the design PMF event, (i.e. no less than 219.8m AHD).

Prior to the release of the Occupation Certificate, satisfactory evidence shall be submitted to Council, to the satisfaction of the General Manager or delegate, demonstrating compliance with this condition.

C.27 All landscaping identified in the approved landscape plan referred to under condition C.6 of this consent shall be established prior to the release of the Occupation Certificate and prior to operation of the facility.

C.28 An Occupation Certificate, must be obtained pursuant to Section 6.9 of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

In order to obtain this, the "Final Occupation Certificate" form must be completed and submitted to Council with all required attachments - failure to submit the completed Occupation Certificate Application form will result in an inability for Council to book and subsequently undertake Occupation Certificate inspection.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

General requirements

C.29 Upon any future decommissioning of the facility, the tower and all associated infrastructure shall be dismantled and removed from the site. With the exception of established vegetation, the site shall be rehabilitated to its original level and condition to the satisfaction of Council.

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C.30 Any future radiating equipment shall be installed consistent with the requirements 'Industry Code C564:2025 Mobile Phone Base Station Deployment', or any superseding document, including any notification or consultation requirements.

Prior to the installation of any future radiating equipment, a report shall be submitted to Council, to the satisfaction of the General Manager or delegate, demonstrating compliance with the Code and relevant ARPANSA Standards, in the format prescribed by ARPANSA.

C.31 All future associated infrastructure installed on the tower shall be housed in non-combustible housing.

D. SCHEDULE D – Activity Approval Conditions (Section 68)

N/A

E. SCHEDULE E – Prescribed Conditions

Conditions under this schedule are prescribed conditions for the purposes of section 4.17 (11) of the Environmental Planning and assessment Act 1979.

E.1 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 (clause 69 EP&A Reg 2021)

(1) It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.

(2) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.

(3) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with the Building Code of Australia, Volume 1, Part B1 and NSW Part I5.

(4) In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the relevant date.

(5) In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.

(6) This section does not apply-

(a) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or

(b) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

(7) In this section -

relevant date has the same meaning as in the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, section 19.

E.2 Erection of signs (clause 70 EP&A Reg 2021)

(1) This section applies to a development consent for development involving building work, subdivision work or demolition work.

(2) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out-

(a) showing the name, address and telephone number of the principal certifier for the work, and

(b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

(3) The sign must be-

(a) maintained while the building work, subdivision work or demolition work is being carried out, and

(b) removed when the work has been completed.

(4) This section does not apply in relation to-

(a) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

(b) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

E.3 Shoring and adequacy of adjoining property (clause 74 EP&A Reg 2021)

(1) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.

(2) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense-

(a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and

(b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

(3) This section does not apply if-

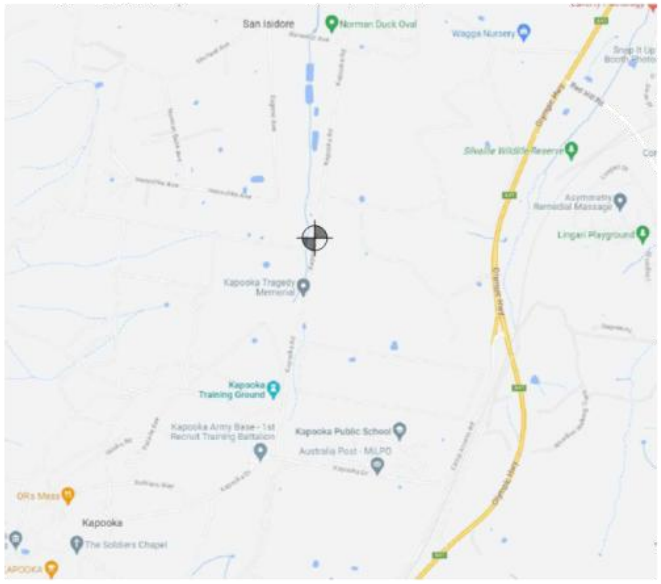
(a) the person having the benefit of the development consent owns the adjoining land, or

(b) the owner of the adjoining land gives written consent to the condition not applying.

F. SCHEDULE F – General Terms of Approval (Integrated Development)

N/A

DATE OF ISSUE		25.05.2023	13.11.2023	19.01.2024	15.03.2024
DRAWING PACKAGE VERSION		1	2	3	4
GENERAL DRAWINGS					
AN2650-008-P1	DRAFT SITE PLAN	A	B	C	D-P
AN2650-008-P2	DRAFT SITE SETOUT PLAN	A	B	C	D-P
AN2650-008-P3	DRAFT SITE ELEVATION	A	B	C	D-P



LOCALITY PLAN
NOT TO SCALE

SAN ISIDORE

20 KAPOOKA ROAD,
KAPOOKA,
NSW 2650

SITE ID: AN2650-008

waveconn

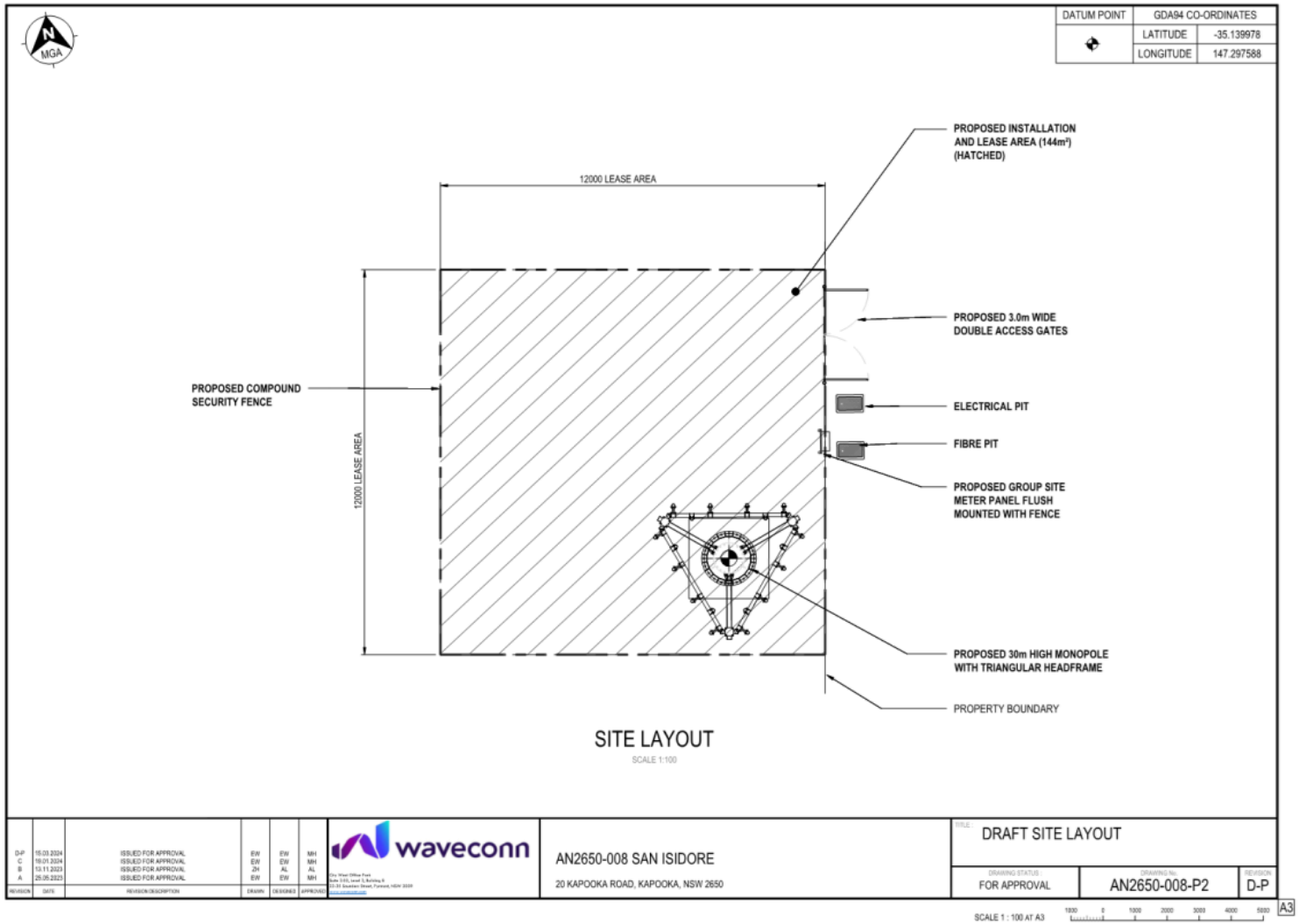
City West Office Park
Suite 3.02, Level 3, Building B
33-35 Saunders Street, Pyrmont, NSW 2009
www.waveconn.com

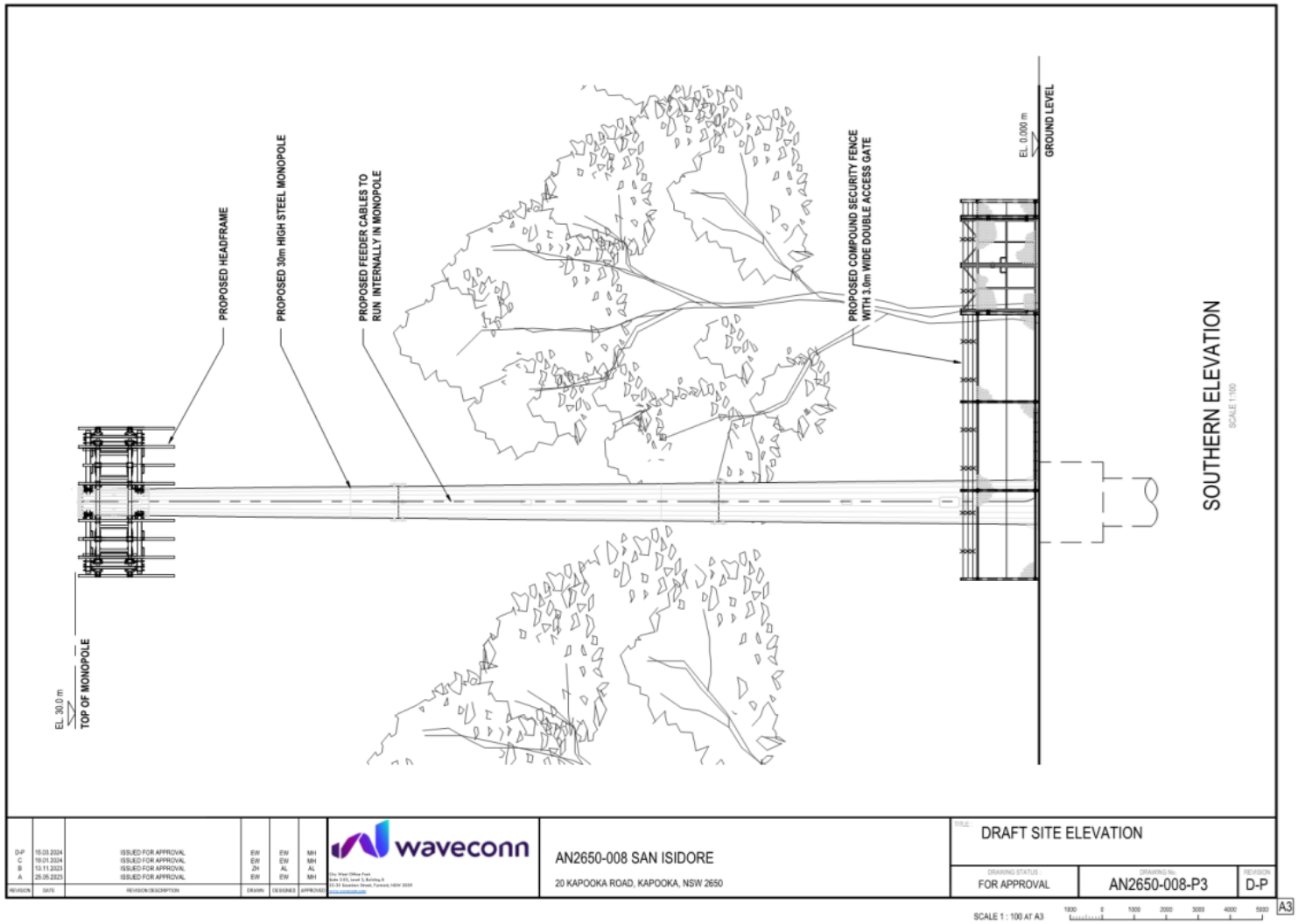
FOR APPROVAL

AN2650-008 - 00

A3

N
MGA
EXISTING ACCESS TRACK
EXISTING TREE
EXISTING RESIDENTIAL BUILDING
KAPOOKA ROAD
PROPOSED INSTALLATION AND LEASE AREA (HATCHED)
ACCESS GATES
SITE PLAN
SCALE 1:750
waveconn
AN2650-008 SAN ISIDORE
20 KAPOOKA ROAD, KAPOOKA, NSW 2650
DRAFT SITE PLAN
FOR APPROVAL
AN2650-008-P1
D-P
SCALE 1 : 750 AT A3
A3


DATUM POINT
GDA94 CO-ORDINATES
LATITUDE -35.139978
LONGITUDE 147.297588
MGA
PROPOSED INSTALLATION AND LEASE AREA (144m²) (HATCHED)
12000 LEASE AREA
PROPOSED 3.0m WIDE DOUBLE ACCESS GATES
PROPOSED COMPOUND SECURITY FENCE
ELECTRICAL PIT
FIBRE PIT
12000 LEASE AREA
PROPOSED GROUP SITE METER PANEL FLUSH MOUNTED WITH FENCE
PROPOSED 30m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
PROPERTY BOUNDARY
SITE LAYOUT
SCALE 1:100
waveconn
AN2650-008 SAN ISIDORE
20 KAPOOKA ROAD, KAPOOKA, NSW 2650
DRAFT SITE LAYOUT
FOR APPROVAL
AN2650-008-P2
D-P
A3
SCALE 1 : 100 AT A3


PROPOSED HEADFRAME
PROPOSED 30m HIGH STEEL MONOPOLE
PROPOSED FEEDER CABLES TO RUN INTERNALLY IN MONOPOLE
PROPOSED COMPOUND SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATE
EL. 0.000 m
GROUND LEVEL
EL. 30.0 m
TOP OF MONOPOLE
SOUTHERN ELEVATION
SCALE 1:100
waveconn
AN2650-008 SAN ISIDORE
20 KAPOOKA ROAD, KAPOOKA, NSW 2650
DRAFT SITE ELEVATION
FOR APPROVAL
AN2650-008-P3
D-P
A3
SCALE 1 : 100 AT A3

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Waveconn Operations
ABN 87 147 919 122
City West Office Park
Suite 3.02, Level 3, Building B
33-35 Saunders Street
Pyrmont, NSW 2009

Statement of

Environmental Effects

Application for Development Consent

Proposed Telecommunications Facility at

20 Kapooka Road, San Isidore NSW 2650
Lot 2, DP 731292

Prepared by Waveconn

February 2025

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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9	Federal Regulatory Framework
10	State Planning Assessment
11	Local Planning Framework
12	On-site meeting
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Appendix 1	Site Plans
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Appendix 3	Preliminary Site Investigation - PFAS
Appendix 4	AHIMS Search
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1 EXECUTIVE SUMMARY

1.1 Site and Proposal Details

Address of Site	20 Kapooka Road, San Isidore NSW 2650
Legal Property Description	Lot 2, DP 731292
Local Authority	Wagga Wagga City Council
Local Environmental Plan	Wagga Wagga Local Environmental Plan 2010
Zone and Overlay	**Land Zoning** • R5 – Large Lot Residential
Use	Telecommunications Facility

1.2 Applicant Details

Applicant	Waveconn City West Office Park Suite 3.02, Level 3, Building B 33-35 Saunders Street, Pyrmont, NSW 2009
Contact Person	Chris Hayes Phone No: [redacted] Email: [redacted]
Our Reference	San Isidore AN2650-008

2 INTRODUCTION

This report has been prepared by Waveconn for a proposed mobile telecommunications facility. Waveconn holds the Carrier Licence of Stilmark Holdings for the purposes of the *Telecommunications Act 1997 (Cth)* and operates as an infrastructure provider or 'neutral host', whereby new facilities are sited, designed, acquired, built and maintained by Waveconn, but utilised by carriers - such as the mobile carriers - as part of their respective networks. Waveconn structures are purposely designed and constructed to allow for collocation of at least two or three carriers to occur.

Waveconn has identified an area of poor network coverage in the San Isidore area, including the large lot residential properties and home-based businesses, the Olympic Highway heading south out of Wagga Wagga, and the nearby areas such as Kapooka and north towards the Sturt Highway and Moorong. As such, the mobile Carriers will require the installation of a new telecommunications facility in the local area. A new telecommunications facility located off Kapooka Road would address the identified mobile coverage deficiencies in the area, whilst also providing the capacity needed for future use and expansion.

Waveconn submits the following report as supporting information to a Development Application for the installation of a 30 metre high telecommunications facility at 20 Kapooka Road, San Isidore, more formally known as Lot 2 on DP 731292.

This report addresses the merits of the development with regard to the provisions of the Wagga Wagga City Local Environmental Plan 2010, along with the relevant State and Federal planning policies applicable to the site location. The planning principles for telecommunications facilities set out in the NSW Telecommunications Facilities Guideline Including Broadband 2010 have also been taken into account. This SEE also provides a background to mobile networks, electromagnetic energy (EME), the purpose of this particular proposal, the site selection and the site characteristics.

3 THE PROPOSED DEVELOPMENT

The proposed telecommunications facility at 20 Kapooka Road is comprised of the following:

- The construction of a new 30 metre high slimline monopole;
- A 12m x 12m compound area, to house future electrical equipment units; and
- The installation of power to the proposed site compound.

The proposed monopole will be constructed of steel, and be painted a shade of green ('pale eucalypt green') to blend with the surrounding environment. Equipment will be of non-reflective finishes. The future equipment units are proposed to be coloured 'pale eucalypt green' to blend with the surrounding vegetation.

Refer to Site Plans attached at Appendix 1.

4 PURPOSE OF THE PROPOSAL

Waveconn is proposing the facility to cater for the existing, and projected future, need by the carriers in this area, and forms part of a larger strategic program across the state. As such, the proposal represents strategic and practical forward planning based on projected future need - an approach which, for this type of infrastructure, has generally not occurred in the past.

However, it is critical to note that as Waveconn is an infrastructure owner and provider, it will not build the structure until a carrier elects to locate on it – that is, the structure will not be speculatively built in the hope it will be collocated on. As such, there will be no impact – visual or otherwise - from the

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structure until there is a need for it to be constructed. To that end, Council and the community do not need to be concerned that unnecessary structures will be constructed, regardless of whether there is an approval in place. Notwithstanding, Waveconn is confident that there will be a demand in time for the proposed structure and seeks an approval on that basis.

Once the structure is in place, it will also be suitable and available for collocation by a second (or potentially third) carrier. This preference and preparation for collocation will also help to minimise the number of such structures in the council area and give Council an improved basis on which to drive collocation when new facilities (by others) are proposed.

In terms of existing and future requirements, the coverage in the area is generally poor. There are no mobile phone base stations within approximately 1.5 kilometres of the proposed site location, with the nearest facility unable to provide sufficient coverage to the area due to terrain limitations. The closest facility to the north is approximately 3km away, with no sites to the immediate south or west of the proposed site location.
It is not possible to adequately and efficiently service the area around the proposed location from existing facilities. Data services, in particular, are unreliable and throughput speeds slow. It is imperative that a new telecommunications facility be installed to service the exponential demand in mobile telecommunications services into the future, and provide efficient services to the current users in the vicinity and motorists along major roadways.

Image 1, below, shows an extract from www.rfnsa.com.au, which is an online database of all existing and proposed facilities in Australia. As indicated on the extract, the proposed facility (marked with a blue pin) is approximately 1.5 kilometres from all existing telecommunications facilities, with the closest being a facility housing Optus and Telstra equipment, to the east of the Olympic Highway. Due to the terrain in the area, this existing facility would not adequately service the areas the proposed facility will cover.

The surrounding facilities, shown as grey pins, are further distanced to the east into Wagga Wagga, and to the north. This shows there is a substantial coverage 'hole' within these existing surrounding sites, including the areas surrounding the proposed site location. This is especially apparent to the areas south, north, and west, including the large-lot residential areas.

The lack of telecommunications infrastructure in the local area is putting a major strain on the existing Carrier networks in the surrounding area. This lack of infrastructure becomes even more crucial with the introduction of 5G technology, whereby facilities need to be located closer to each other than for previous 3G and 4G Networks.

Mobile telecommunications connectivity has significantly grown in importance since the introduction of smart phones and tablets. These devices, with increased mobile broadband speeds, capacity and capability, are changing the way we live and operate our day to day lives and businesses. The availability of high-speed, reliable, mobile telecommunications services is becoming an expectation of Australia's population, both in CBD and rural locations.

This facility is part of ongoing Network improvements in the area, to provide significant enhancements to the mobile telecommunications services of the local area. The improvements to the local Network also include the addition of and ability to provide 5G Network services now and in the future. Additional infrastructure is being investigated on the outskirts of Wagga Wagga, including around Lake Albert, North Wagga Wagga, and Forest Hill.

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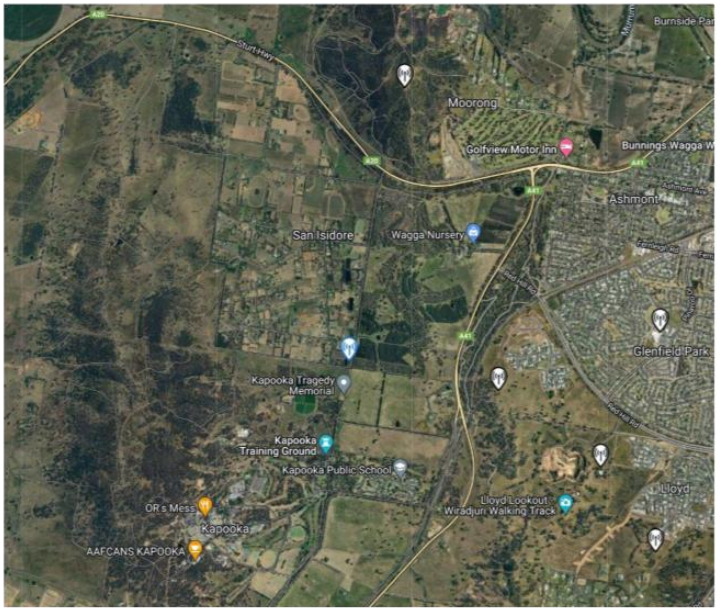

Image 1: Proposed location (central blue pin) and surrounding facilities (grey pins)

The new facility is well placed to allow for new and improved coverage and services to the area.

Given the total lack of existing telecommunications infrastructure, collocation is also not an option for addressing future requirements and a new structure will be required.

Waveconn's proposed facility will also help to ensure the continued growth of, and competition within the telecommunication industry; resulting in accountable practice and affordable prices for mobile users.

5 MOBILE TELECOMMUNICATIONS NETWORKS

Mobile telecommunications networks are made up of a number of base station facilities (sites) covering a specific geographic area. The sites work by sending and receiving low power radio signals from their antennas to mobile phones and other mobile usage devices, including tablets, wireless internet devices etc. Essentially, base stations are designed to provide service to the area immediately surrounding the site – this can be up to several kilometres. The characteristics of each base station will vary, including their height, the number of antennas, the type of the facility, etc, depending on the specific technical objectives of the site.

6

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It is generally understood that the higher the antennas at a base station, the greater it's range of coverage to the surrounding area. It is also a misconception that one or two sites can cover an entire surrounding area. Specific site location within the surrounding Network is an integral part of the burgeoning 5G Network. The further a facility is located away from its technically optimum position, the greater the compromise of service. This may result in coverage gaps and require additional or taller base stations to provide adequate service. The 5G Network expansion explicitly has resulted in the need for base stations that are specifically located to provide the improved services to the surrounding users, in this instance specifically the residential, local businesses, and areas surrounding the location, as well as the local roadways and public recreation areas.

Base station facilities transmit and receive signals from mobile devices in the vicinity of the site. Mobile devices communicate with the nearest base station facility to them at all times, and if they cannot pick up a signal, the user may not be able to make or receive a call, may notice a significant slowing of data download speeds, or may experience call "drop outs".

There are several reasons for the above service issues:

- The user may be too far away from a facility to receive a signal. To ensure the best level of service to the end user, radio signals ideally need to be unobstructed, and maintain a direct "line-of-sight" to the device.
- Call drop-outs and slow data download rates can occur when too many users are connected to a facility at once. This proposal will ensure the maximum number of users as possible will be able to connect to and utilise an efficient network.
- The 'depth' of coverage may be insufficient in some local areas. This impacts on the ability for use of some mobile devices in buildings or other areas that are influenced by local impediments (trees, walls etc)

The current proposal will form an integral part of Carriers existing and future 5G networks, as well as being able to provide enhanced coverage and services to current and future customers.

6 SITE SELECTION PROCESS

The selection of a new site is dictated by a number of specific factors.

Initially, a subject 'search area' is put forward: this is a specific area whereby a new facility would be anticipated to provide the necessary network services/improvements/future capability to the surrounding locality. Due to the technical operations and requirements of Carriers mobile telecommunications networks, this search area can be as small as 100-200m in radius around a specific location.

Waveconn then begins the formal site selection process. This involves a search of possible site locations that will meet the network technical requirements, including the ability to integrate into the existing and proposed network, and to provide for network expansion into 5G. There are a number of criteria that are evaluated as part of this site selection process, including the ability to enter into a tenure agreement with landowners, and the necessary town planning requirements of a new facility.

Technical computer modelling is undertaken to review whether the proposed subject site would adequately meet the network objectives of a new site in the area. This involves the expected coverage propagation from the site location, and essentially dictates the equipment necessary, and the type and height of the proposed facility. As some Networks can be 'linked' together via microwave transmission dishes, the ability to connect to a nearby site location (whether this be existing or proposed) is also of paramount importance to the location of any new facility.

Due to the very specific requirements of a new site location, specifically the need to integrate effectively into the existing and future network arrangements, new site options are often limited.

7 JUSTIFICATION FOR SITE SELECTION

Waveconn have investigated the possible deployment options in the nominated area, and concluded that a new telecommunications facility at 20 Kapooka Road, would be an appropriate solution to provide for the necessary Carrier improvements in the area.

This section of the report will outline the following:

- Colocation opportunities and existing telecommunications infrastructure within proximity to the proposed installation; and
- An analysis of the proposed location and why it has been selected to site the new Waveconn facility.

Colocation opportunities

The Communications Alliance Ltd. (formerly Australian Communications Industry Forum Ltd. - ACIF) *Industry Code C564:2020 – Mobile Phone Base Station Deployment* promotes the use of existing sites where possible.

In this instance, there are no existing and/or proposed telecommunications facilities in the greater surrounding area, shown in Image 1 above, that would provide an adequate colocation opportunity. The closest existing telecommunications facility is over 1.5km from the proposed site location, and is too far distanced from the areas requiring coverage improvements to adequately better the services in this location. The existing telecommunications facilities in the distant areas have been in place for a number of years, and have been able to provide telecommunications services for Carrier's original networks throughout the local area (these original networks have included 2G and 3G networks). Importantly, these original network facilities were not intended to provide for the updated technological services that are provided through 4G and 5G Networks.

As is visually apparent, there is currently a significant 'hole' within the existing mobile telecommunications facilities in the greater area. This proposed facility at 20 Kapooka Road provides for a centrally located facility. A site in this location will be able to effectively and efficiently deliver the mobile telecommunications services necessary to the surrounding area, both now and into the future.

The existing telecommunications facilities in the area are unable to provide the depth of coverage and capacity into the areas surrounding the proposed site location, and a new facility is critical to enhancing the availability of Carrier's Networks, as well as integrating into the surrounding Network of sites. Due to the nature of telecommunications facilities and improvements in mobile telecommunications equipment, it is necessary for facilities to be located in proximity to the areas they are providing services to. Existing sites in the area are too far distanced to provide the services required by this new facility.

Further, Carrier telecommunications facilities are often linked via microwave radiocommunications dishes. These require direct line of site to existing and/or proposed sites in the network. As new sites are added to the network, specifically for the 5G rollout, the ability to link into the adjoining network sites is integral to the operation of the entire local network. The proposed site location at Kapooka Road ensures that the Carriers can connect to their extended local network of existing and future telecommunications facilities.

The main requirement for a new telecommunications facility in the area is to accommodate the combination of;

- improved coverage and services to the surrounding area, including residents and motorists;
- facilitating the requirements necessary to upgrade to the latest mobile technologies, along with preparing for 5G network rollouts; and
- helping the surrounding facilities integrate effectively into the greater Network of sites by helping capacity and connectivity issues in areas with limited service.

To accommodate the above-mentioned service improvements, and future technology equipment, a new structure is necessary.

There were no suitable colocation opportunities to provide for the required radio frequency coverage objectives in this instance.

Proposed site location

Following investigations into a location that would provide a site to adequately service the needs of the Carrier's existing and future networks, the proposed site location was chosen as 20 Kapooka Road. The proposed site location offers the necessary height, whilst importantly being central to the area where Carriers require coverage improvements.

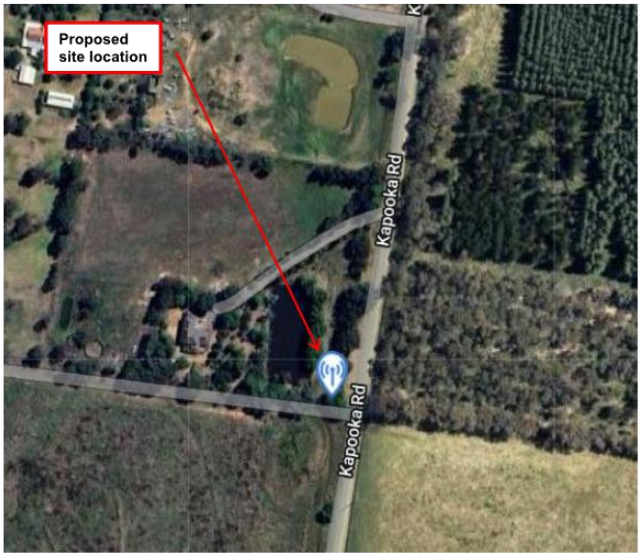

Image 2: Proposed site location, 20 Kapooka Road, San Isidore – Source*: Google Maps*

The property at 20 Kapooka Road is a regular shaped lot in this area, shown at Image 3, below. The proposed site location is towards the south-eastern property boundary, within a cleared area of land. This location provides easy access and power transmission, and ensures separation of at least 230m from any residential dwelling.

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Image 3: 20 Kapooka Road, San Isidore – Source: NSW Planning Portal

It is proposed to access the site via the existing property access directly off Kapooka Road. There is adequate space on site for service vehicle parking, and due to the minor occurrence of service visits, approximately 4 visits per year, there will be no impact on surrounding roadways.

The proposed site location is adjoining Kapooka Road, and whilst being near the property boundary, has distance separation of over 240m from all existing and adjoining dwellings (other than on the subject property itself), with the majority being well over 300m from the site location

When viewed from surrounding roadways and properties it is understood that the proposed facility will be visible to varying degrees. It is the inherent nature of a telecommunications facility that it is above the areas that are requiring coverage improvements, and it is not always possible to hide or screen a facility. The site location is not considered to be out-of-place for a facility such as what is proposed, and the location provides for distance separation to nearby dwellings. Vegetation along the surrounding roadways and on nearby properties will assist in minimising visual impact of the facility to some degree.

Waveconn have concluded that a new facility at 20 Kapooka Road is appropriate to pursue following significant technical investigations into Carriers requirements of a new site in this area. The ability to secure adequate tenure arrangements with the land owner, ease of site access and construction, and environmental

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planning issues have all been considered in the selection of this site. It is submitted that the site is accessible, will result in minimal impact on the amenity of the area, and is technically viable – including the necessary requirements to be able to provide for the mobile Carriers existing and future network growth, integration into the 5G network, and connection with nearby network facilities. The proposed site location is centrally located to the areas that will benefit from improved coverage and mobile telecommunications services, and will provide an overall benefit to the surrounding community.

8 SURROUNDING AREA AND VISUAL IMPACT

The proposed site location is accessed through the subject property at 20 Kapooka Road, San Isidore, however it located on the eastern boundary of the property. The subject property is predominately open green space with water storage facilities along with the primary residential dwelling. The property retains a rural-residential feel, with its large open space, and has stands of vegetation on all sides of the dwelling, as well as on the property boundaries. This vegetation will provide a level of screening for views towards the proposed facility.

The subject property is typical of other properties in the greater surrounding area, being large-lot residential, most of these comprise a residential dwelling, outbuildings, sheds etc, often with a rural agricultural use or production use.
The density of residential dwellings in the immediate vicinity is low, with approximately 11 residences within the surrounding 500m radius of the proposed site location.
It is accepted that some of the properties on higher elevations will have vision of the proposed facility, however it is expected that the facility will be seen with a backdrop of distant vegetation. The undulating terrain in the near and distant environment plays an important role in both the requirement for a new facility in this area, and also in helping to mitigate visual impact to some degree. The proposed facility is sited in an area that provides some distance separation from dwellings, and is considered to be an appropriate location for a utility use such as this.

It is acknowledged that due to the nature of a telecommunications facility, it may be seen to varying degrees in the surrounding area. However, due to the terrain in the surrounding area, and the significant amount of vegetation surrounding, views of the proposed facility will be minimised as much as is possible.

Viewed from the North:

When viewed from the north, it is expected that the proposed facility will be visible to varying degrees due to the elevation of the land, as well as the extensive nearby vegetation. It is understood that the upper portions of the facility will be visible above this vegetation, however due to the terrain, and distance separation from residences, it is expected that views from this direction will be minor.
Motorists travelling south along Kapooka Road will be able to see the upper portion of the facility when in close proximity, however it is not considered to be an unusual site location or vision in this setting.

The images below show how the existing vegetation in the surrounding area will significantly reduce the visual impact of the facility, and screen it entirely to some vantage points.

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Image 4: View towards the proposed site location from Kapooka Road, approximately 70m north – Source: *Google Maps*

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Image 5: View towards the proposed site location from Kapooka Road, approximately 220m north – Source: *Google Maps*

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Image 6: View towards the proposed site location from Kapooka Road, approximately 480m north – Source: *Google Maps*

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Image 7: View towards the proposed site location from Eugene Avenue, approximately 500m north – Source: *Google Maps*

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Image 8: View towards the proposed site location from Eugene Avenue, approximately 1km north – Source: *Google Maps*

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Image 9: View towards the proposed site location from corner Kapooka Road and Benedict Avenue, approximately 1.2km north – Source: *Google Maps*

Viewed from the South:

The predominant land use to the south of the proposed site location is the Kapooka Military Area, with a significant distance buffer between the proposed facility and the military uses.
The closest residential area to the south is Sturt Avenue, approximately 1.1km from the proposed site location.

Image 10, below, shows that the distance separation, along with the abundance of vegetation in the surrounding area, will ensure the proposed facility is screened from the majority of views towards this direction.

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Image 10: View towards the proposed site location from Sturt Avenue, approximately 1.2km south – Source: *Google Maps*

Viewed from the East:

Due to the terrain to the immediate east of the proposed site location, views from the properties in closest proximity will be the most prominent. It is noted, however, that there are very limited residences to the east, and these are further buffered from the proposed facility by distance separation and vegetation.
The terrain to the east of the site location rises to the Olympic Highway, which is also lined by mature vegetation along the majority of its extent.
It is this crest along the Olympic Highway that necessitates a new facility on Kapooka Road, as sites further east are unable to adequately service this western area.

It is expected that the distance separation, combined with the abundance of mature vegetation between the proposed facility and any members of the public or motorists to the east, will ensure that views of the facility are significant mitigated or entirely screened. This is highlighted in the following images.

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Image 11: View towards the proposed site location from Olympic Highway, approximately 1.1km east – Source: *Google Maps*

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Image 12: View towards the proposed site location from Camp Access Road, approximately 1.3km south-east – Source: *Waveconn*

Image 13: View towards the proposed site location from corner Olympic Highway and Red Hill Road, approximately 1.7km north- east – Source: *Waveconn*

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Viewed from the West:

Due to the specific siting of the proposal and the undulating terrain, along with the significant amount of vegetation in the surrounding area, it is expected that only the upper most portion of the proposed facility may be visible from some vantage points to the west.
It is noted that the elevation increases in a westerly direction, however it is gradual, and the existence of mature vegetation in the area remains. As there is a corresponding elevation rise to the east of the proposed site location, it is expected that any vision of the upper portion of the proposed facility will be seen with a backdrop of vegetation.

It is not considered that this site location is out of place for such a facility, and views of the proposed facility from the west will not detract from the existing landscape in the area.
The images below highlight the surrounding vegetation, and its impact in reducing the visual impact of the proposed facility, even when taking into consideration the undulating terrain.

Image 14: View towards the proposed site location from corner Eugene Avenue and Henschke Avenue, approximately 330m north-west – Source: *Google Maps*

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Image 15: View towards the proposed site location from Henschke Avenue, approximately 500m west – Source: *Google Maps*

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Image 16: View towards the proposed site location from corner Henschke Avenue and Norman Duck Avenue, approximately 850m west – Source: *Google Maps*

Image 17: View towards the proposed site location from Norman Duck Avenue, approximately 1km north-west – Source: *Google Maps*

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Image 18: View towards the proposed site location from Henschke Avenue, approximately 1.1km west – Source: *Google Maps*

The above images show that while the proposed telecommunications facility will be visible at some vantage points, the use of a slimline monopole structure, along with the specific siting and design, will enable it to be minimised as much as is possible. The proposed structure is considered a visually acceptable outcome taking into account the inherent nature of telecommunications facilities needing to be sited in the centre of the area which they are required to service, and requiring line of sight to the areas which they are proposed to cover. Further, the siting within a large lot rural residential property is considered appropriate for such a facility. From more distant vantage points, the proposed facility will have the backdrop of vegetation. The significantly undulating terrain in the area, the abundance of existing vegetation, and the use of the shortest structure capable of providing coverage improvements to the area, also ensures that the structure is able to blend into the environment as much as is possible. Painting the structure in a shade of green will further ensure visual impact is mitigated.

A series of photomontage depictions of the proposal can be found at Appendix 2. These include a depiction of the proposed facility from the Kapooka Road street frontage, as well as near the Kapooka Memorial, and from a private property along Kapooka Road.
As has been detailed, the proposed facility will not be visible from numerous vantage points in the surrounding area due to the significant amount of existing vegetation surrounding the site and nearby areas.

The first photomontage depiction from the north is taken from approximately 170m away on Kapooka Road. This shows that while the upper portion of the proposed facility will be visible from some vantage points, even in relatively close proximity, the facility will be screened to a large degree by existing vegetation. Distance separation will further reduce any visual impact of the facility to this area, with locations further north being entirely screened from view.

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The photomontage depiction from the South, approximately 340m away on Kapooka Road and in proximity to the Kapooka Memorial, highlights the expectation of the facility being visible to some degree (as it is a vertical intrusion into the view), however it does not take away from the Memorial itself, primarily as it is not in the considered direction of the Memorial, which is towards the west rather than looking north, and it is distanced from this area. There are existing vertical elements in the environment, including vegetation and high-voltage power lines, which will be seen in conjunction with the proposal when viewed from this direction.

The final photomontage depiction is taken from approximately 450m north of the proposed site location, within private property off Kapooka Road. This montage shows the minor vertical intrusion the facility will have above the treetops. Due to the location of the facility towards the frontage of the subject property, the vegetation in the immediate vicinity will also help to reduce the visual impact when viewed from parts of the neighbouring properties. Painting the facility in a shade of green will further assist in ameliorating the visual impact of the facility, as it will blend will the surrounding vegetation.

9 FEDERAL REGULATORY FRAMEWORK

The following information provides a summary of the Federal legislation relevant to telecommunications development proposals.

9.1 Commonwealth Telecommunications Act, 1997

The *Telecommunications Act 1997* (the Act) came into operation on 1st July 1997. The Act provides a system for regulating telecommunications and the activities of carriers and service providers.

The Act ensured that telecommunications carriers are no longer exempt from State and Territory planning laws except in three limited instances:

1. There are exemptions for inspection of land, maintenance of facilities, installation of "low impact facilities", subscriber connections and temporary defence facilities. These exemptions are detailed in the *Telecommunications (Low-impact Facilities) Determination 1997* and the *Amendment No. 1 of 2012* and these exceptions are subject to the *Telecommunications Code of Practice 1997*;
2. A limited case-by-case appeals process exists to cover installation of facilities in situations of national significance; and
3. There are some specific powers and immunities from the previous *Telecommunications Act 1991.*

9.1.2 Telecommunications (Low-impact Facilities) Determination, 2018

The Telecommunications (Low-impact Facilities) Determination came into effect on 20th February 2018.

The Determination contains a list of Telecommunications Facilities that the Commonwealth will continue to regulate. These are facilities that are essential to maintaining telecommunications networks and are unlikely to cause significant community disruption during their installation or operation. These facilities are therefore considered to be 'Low-impact' and do not require planning approval under State or territory laws.

The proposed facility applied for here within does not fall under the Determination and, therefore, requires approval under State planning legislation.

9.2 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act* commenced on 16th July 2000. It introduced a new role for the Commonwealth Government in the assessment and approval of development proposals

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where those proposals involve actions that have a significant impact on matters of National Environmental Significance, the environment of Commonwealth owned land and actions carried out by the Commonwealth Government.

The proposal is not of National Environmental Significance, as it will not impact on:

- World Heritage Areas;
- Wetlands protected by International Treaty (The RAMSAR Convention);
- Nationally listed threatened species and communities;
- Nationally listed migratory species;
- All nuclear actions; or
- The environment of Commonwealth Marine area.

9.3 Communications Alliance Ltd. Code C564:2020 Industry Code – Mobile Phone Base Station Deployment

The new Communications Alliance Ltd. C564:2020 *Industry Code – Mobile Phone Base Station Deployment* (referred to as the Deployment Code) replaced the Australian Communications Industry Forum (ACIF) '*Industry Code - Deployment of Mobile Phone Network Infrastructure*' (more commonly referred to as the ACIF Code) in July 2012. The purpose of the revisions incorporated in the new Deployment Code are to provide certainty and clarity for all parties in the implementation of the Code, for example, with regard to the consultation process with Council's and communities and with regard to providing and updating RF EMR Health and Safety information, reports and signage in keeping with relevant standards.

Like the ACIF Code, the new Deployment Code cannot change the existing regulatory regime for telecommunications at local, State or Federal level. However, it supplements the existing obligations on carriers, particularly in relation to community consultation and the consideration of exposure to radio signals, sometimes known as electromagnetic energy (EME or EMR).

The Code imposes mandatory levels of notification and community consultation for sites complying with the *Telecommunications (Low-impact Facilities) Determination 1997*. It identifies varying levels of notification and/or consultation depending on the type and location of the infrastructure proposed.

The subject proposal, not being designated a 'Low-impact' facility, is not subject to the notification or consultation requirements associated with the Deployment Code. These processes are handled within the relevant State and Local consent procedures.

9.4 EME and Health

Mobile Carriers acknowledge that some people are genuinely concerned about the possible health effects of electromagnetic energy (EME) from mobile phone base stations and is committed to addressing these concerns responsibly.

All mobile phone carriers, must strictly adhere to Commonwealth Legislation and regulations regarding mobile phone facilities and equipment administered by the Australian Communications and Media Authority (ACMA).

In 2020 the ACMA adopted a technical standard for exposure of the general public to RF EME from mobile base stations. The standard, known as the 'Standard for Limiting Exposure to Radiofrequency Fields – 100kHz to 300GHz (2021) RPS S-1 (Rev 1)', was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is the same as that recommended by ICNIRP (International Commission for Non-Ionising Radiation Protection), an agency associated with the World Health Organisation (WHO). Mobile carriers must comply with the Australian Standard on exposure to EME set by the ACMA.

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The Standard operates by placing a limit on the strength of the signal (or RF EME) that Carriers can transmit to and from any network base station. The general public health standard is not based on distance limitations, or the creation of "buffer zones". The environmental standard restricts the signal strength to a level low enough to protect everyone, always, including children. It has a significant safety margin, or precautionary approach, built into it.

All Carriers rely on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts.

The WHO advises that all expert reviews on the health effects of exposure to radiofrequency fields have concluded that no adverse health effects have been established from exposure to radiofrequency fields at levels below the international safety guidelines that have been adopted in Australia.

Carriers have strict procedures in place to ensure their mobile phone base stations comply with these guidelines.

10 STATE PLANNING ASSESSMENT

The following State legislation/ guidelines are relevant to telecommunications development proposals in New South Wales:

10.1 SEPP (Transport and Infrastructure) 2021

The State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 provides a consistent planning regime for transport and infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. Division 21 of the SEPP applies to telecommunications and other communication facilities, establishing the approval regimes for telecommunications in NSW. Division 21 classifies certain telecommunications development that is permitted without consent, with consent and exempt from local environmental approvals. Reference is made to clause 2.143 (1), which states:

> *"Development for the purposes of telecommunications facilities, other than development in section 2.141 or development that is exempt development under section 2.20 or 2.144, may be carried out by any person with consent on any land."*
> Telecommunications facility is defined to mean:
> *"(a) any part of the infrastructure of a telecommunications network, or*
> *(b) any line, cable, optical fibre, equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or*
> *(c) any other thing used in or in conjunction with a telecommunications network."*

Clause 2.144 and 2.145 allow for greater flexibility in installing new towers and facilities. Under this amendment, new telecommunications towers required to deliver broadband or mobile phone access in certain rural or industrial zones would be allowed as complying development subject to amenity and safety issues like height limits and separation from residential areas.

This proposal does **not** meet the requirements of exempt or complying development under this SEPP.

The *SEPP (Transport and Infrastructure) 2021* is of specific relevance to the proposal as the provisions of clause 2.143 (as noted above) is being relied upon for permissibility of the proposed development at the subject location and are the basis for lodging and seeking Council consent for this development.

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Telecommunications facilities are therefore permissible in all zones within the Wagga Waga City Council LGA with the consent of the Council.

Clause 2.143 (2) of the SEPP provides that:

Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines concerning site selection, design, construction or operating principles for telecommunications facilities that are issued by the Secretary for the purposes of this section and published in the Gazette.

In this respect, the *NSW Telecommunications Facilities Guideline including Broadband (July 2010)* has been issued by the Secretary.

10.2 NSW Telecommunications Facilities Guideline including Broadband (2010)

The proposal's consistency with the Guideline principles is addressed in Table 1 below.

Table 1 Compliance with the Principles of NSW Telecommunications Facilities Guideline including Broadband (2010)

Principle 1: *A Telecommunications Facility should be sited to minimise visual impact*	
Specific Principles	**Comment**
(a) As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure. *(b) The visual impact of telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimensions (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.* *(c) Where telecommunications facilities protrude from a building or structure and are predominantly backgrounded against the sky, the facility and their support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used.*	(a) to (c) These principles relate to facilities that are located on an existing building or structure and are not directly applicable to new freestanding structure elements such as those proposed in this instance. As such, these elements are not applicable.
(d) Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing background to reduce its visibility, including the use of existing vegetation where	(d) The associated equipment will be housed in an equipment shelter near the base of the pole. This equipment is proposed to be painted green to blend with the surrounding environment.

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available, or new landscaping where possible and practical	
(e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.	(e) The use of a slimline, low-height pole, is considered appropriate to service the surrounding areas. The location is considered an acceptable position for such a facility.
(f) A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area.	(f) The proposed site location is not located on or nearby a heritage item or heritage conservation area.
(g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.	(g) While the proposed facility is located on a local high point, it is not considered an uncommon location for such a facility to be house, in a rural area. The use of a slim-line monopole will ensure visual impact is mitigated as much as possible.
(h) The relevant local government authority must be consulted where the pruning, lopping, or removal of any tree or other vegetation would contravene a Tree Preservation Order applying to the land or where a permit or development consent is required.	(h) The proposed facility will utilise an existing unused space on the property, and no vegetation removal is proposed. While some vegetation may be pruned, it does not require Council approval or a permit.
(i) A telecommunications facility that is no longer required is to be removed and the site restored, to a condition that is similar to its condition before the facility was constructed.	(i) This aspect could be implemented by a condition of consent if the Council considers it appropriate.
(j) The siting and design of telecommunications facilities should be in accordance with any relevant Industry Design Guides.	(j) The design and siting approach is discussed in detail in **Section 7**. It is considered an appropriate design proposal for the proposed site location.
Principle 2: *Telecommunications Facilities should be co-located wherever possible*	
Specific Principles	**Comment**

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(a) Telecommunications lines are to be located, as far as practical, underground or within an existing underground conduit or duct.	(a) N/A – The proposal does not involve the installation of new telecommunications lines.
(b) Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radio communications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter *(c) Towers may be extended for the purposes of colocation.* *(d) The extension of an existing tower must be considered as a practical co-location solution prior to building new towers.* *(e) If a facility is proposed not to be co-located the proponent must demonstrate that colocation is not practicable.*	(b)(c)(d)(e) There are currently no existing carrier telecommunications facilities located in the vicinity, with the required position and/or height and/or structural suitability that are potentially capable of providing the wireless radio services to the locality on which the proposed equipment can be co-located. Collocation was not a viable option in this area. (Refer to **Section 7**).
(f) If the development is for a co-location purpose, then any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard.	(f) N/A – The proposal is not for co-location.
Principle 3: *Health Standards for exposure to radio emissions will be met*	
Specific Principles	**Comment**
(a) A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard.	(a) The proposed installation will comply with Australian Communications and Media Authority (ACMA) regulatory arrangements with respect to electromagnetic radiation exposure levels.
(b) An EME Environmental Report shall be produced by the proponent of development to which the Mobile Phone Network Code applies in terms of design, siting of facilities and notifications. The Report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy	(b) While no radiating equipment will be installed initially on this proposed facility, once operational, an Environmental EME Report, as required by the ARPANSA, will be produced and provided to Council. Please also refer to *Section 9.4*

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surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard, and demonstrate compliance with the Mobile Phone Networks Code.	
Principle 4: *Minimise disturbance and risk, and maximise compliance*	
Specific Principles	**Comment**
(a)The siting and height of any telecommunications facility must comply with any relevant site and height requirements specified by the Civil Aviation Regulations 1988 and the Airports (Protection of Airspace) Regulations 1996 of the Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development and reported to the Civil Aviation Safety Authority Australia.	(a) The proposed facility is not located within the boundaries of any Obstacle Limitation Surface from an aerodrome within the area.
(b) The telecommunications facility is not to cause adverse radio frequency interference with any airport, port or Commonwealth Defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.	(b) The base station is designed to create no electrical interference problems with other radio based systems and complies with the requirements of relevant Australian standards in this regard. It is, indeed, the intent of this facility to distance itself from the existing communications tower in the area.
(c) The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment.	(c) The base station facilities are designed and will be installed in accordance with any relevant manufacturer specifications. The proposal will comply with the requirements of all relevant Australian Standards.
(d) The telecommunications facility is not to affect the structural integrity of any building on which it is erected.	(d) The facility (monopole) is not being erected on any existing building or structure.
(e) The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land.	(e) The location and layout of the facilities reflect discussions with the private landowner of 20 Kapooka Road, San Isidore.
(f) The carrying out of construction of the telecommunications facilities must be in accordance with all relevant regulations of the	(f) (h) (i) (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant.

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Blue Book – 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004), or its replacement.	
(g) Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated.	(g) The proposed facility is to be sited on a private lot and is secured by a fenced gate area to avoid access to the public. The proposal is therefore unlikely to put pedestrians or vehicles at risk.
(h) Where practical, work is to be carried out during times that cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	(h) Work will be carried out in accordance with the standard hours of work as recommended by council.
(i) Traffic control measures are to be taken during construction in accordance with Australian Standard S1742.3-2002 Manual of uniform traffic control devices – Traffic control devices on roads.	
(j) Open trenching should be guarded in accordance with Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps.	
(k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out.	(k)(l) No disturbance to flora and fauna has been achieved by siting the proposed facility on an area of land that is clear of vegetation. Some minor vegetation trimming may be necessary, however this does not require a permit.
(l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible.	
(m) The likelihood of harming an Aboriginal Place and / or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found.	(m) As the proposed site location has been previously disturbed, it is expected the likelihood of harming an Aboriginal place or object is low. Should any item of Aboriginal significance be discovered during the excavation or construction works, all works on site would cease and appropriate measures taken.
(n) Street furniture, paving or other existing facilities removed or damaged during construction should be reinstated (at the telecommunications carrier's expense) to at	(n) This is unlikely to occur given the nature of the works.

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least the same condition as that which existed prior to the telecommunications facility being installed.	

11 Local Planning Framework

As the Local Government Authority, Wagga Wagga City Council have their own Local provisions relevant to telecommunications development proposals. A broad summary can be found below.

11.1 Local Environmental Plan – Wagga Wagga Local Environmental Plan 2010

The relevant local environmental plan applicable to the subject site is the *Wagga Wagga Local Environmental Plan 2010*. This Plan aims to make local environmental planning provisions for land in the Wagga Wagga LGA.

The particular aims of the Plan are as follows:

(1) This Plan aims to make local environmental planning provisions for land in Wagga Wagga in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows:

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to optimise the management and use of resources and ensure that choices and opportunities in relation to those resources remain for future generations,

(b) to promote development that is consistent with the principles of ecologically sustainable development and the management of climate change,

(c) to promote the sustainability of the natural attributes of Wagga Wagga, avoid or minimise impacts on environmental values and protect environmentally sensitive areas,

(d) to co-ordinate development with the provision of public infrastructure and services.

The proposal is considered to be consistent with the broad intent of the Wagga Wagga LEP. The proposed facility provides necessary infrastructure that will assist to meet the demands arising from local residents and businesses, and employment growth, and will assist in meeting the needs of motorists and tourists in the surrounding area. The proposal is sited in a manner that is sympathetic to its surrounds, and ensures protection of the area it is located in. Specific objectives of the locality, land use zone, and issues impacting on the site itself are discussed in further detail below.

11.2 Zoning

Lot 2 on DP 731292, described as 20 Kapooka Road, is classified as R5 – Large Lot Residential, under the Wagga Wagga Local Environmental Plan 2010. Zoning imagery is shown below.

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Image 19: Wagga Wagga Local Environmental Plan 2010 Zoning R5 – Source: *Wagga Wagga LEP*

As the proposed facility at 20 Kapooka Road is not classified as a 'low impact facility' under the *Telecommunications (Low Impact) Facilities Determination 1997*, consent is required for the use of the proposed facility.

R5 Large Lot Residential

The objectives of the R5 Large Lot Residential zone are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.

Due to their very specific use, a mobile telecommunications facility is rarely detailed in a zones objectives, nor is their permissibility clearly defined. In this instance, the specific area requiring mobile

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telecommunications service improvements is predominately the surrounding roadways, large lot residential properties, and adjoining areas.
In response to the R5 Large Lote Residential zone objectives, the proposed mobile telecommunications facility will provide essential services (being mobile telecommunications and internet services) to the residents, businesses, and home based occupations within the surrounding area, as well as motorists and tourists using nearby roadways. Fast, reliable and consistent mobile telecommunications have quickly become an everyday expectation of both business and rural-residential areas. The surrounding suburbs will benefit greatly by the proximity to these improved mobile telecommunications services, including that of 5G Network technology. The proposed facility will also increase the availability of a robust telecommunications network, which is of increasing importance during emergencies.
The proposed facility will not adversely effect the surrounding land uses. It also will not have an adverse impact on the aesthetic values of the area by ensuring as limited visual impact as is possible, utilising a slim structure with minimal vertical intrusion, in area that is considered common-place for such a facility.

11.4 Miscellaneous / Local Provisions

11.4.1 Heritage

In order to determine any possible natural or cultural values of state or national significance associated with the site, a search was conducted through the relevant Heritage Registers. There are no known items of cultural, historical or environmental heritage significance located in the immediate vicinity of the proposed site.

Should any item of Aboriginal or archeological heritage/significance be discovered throughout the excavation and installation process, all works on site will cease, and appropriate measures undertaken to fully investigate the item. A search of the Aboriginal Heritage Information Management System (AHIMS) has shown there are no items of Aboriginal significance in the vicinity of the subject site or the subject property.

11.4.2 Erosion, Sedimentation Control and Waste Management

All erosion and sediment control mitigation measures will be detailed in final construction plans and will comply with the Building Code of Australia and local Council standards. On completion of the installation, the site will be restored and reinstated to an appropriate standard. No waste which requires collection or disposal will be generated by the operation of the facility. While some spoil will be excavated for the construction of the facility, much of this will be reused, or recycled.

11.4.3 Traffic Generation

After the construction period, the only traffic generated by the base station will be that associated with maintenance vehicles. In this respect, it is estimated that maintenance of the facility will generate between 4 and 6 visits per year and it will remain unattended at all other times. The traffic generation will therefore be minimal and not sufficient to create any adverse impacts in this regard or by creating a demand for parking facilities.

11.4.4 Noise

Noise and vibration emissions associated with the proposed facility will be limited to the initial construction phase. There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air

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conditioning equipment is at a comparable level to a domestic air conditioning installation, and will generally accord with the background noise levels prescribed by Australian Standard AS1055.

11.4.5 Flora and Fauna

The site has been chosen as it takes advantage of an area that has been previously disturbed and is not covered by vegetation or trees. No vegetation is required to be removed as part of this proposal. While there may be some minor trimming of over-hanging tree, it will not require a permit or Council approval. The proposal is in a position that will not impact the root zone or TPZ of trees in the surrounding area.

11.4.6 Airport Environs

The proposed site location is not considered to be within the boundaries of any nearby airport environs, and does not penetrate any Obstacle Limitation Surfaces. Should there be a concern in regards to proximity to an OLS, it is accepted that adherence to relevant CASA regulations would be necessary.

11.4.7 Bushfire Prone Land

The subject property is noted as being Bushfire Prone Land – Vegetation Buffer. While not a severe listing, the proposed facility will not increase the possibility of a bushfire on the subject property, nor will it exacerbate any possible bushfire activity. In contrast, mobile telecommunications facilities are able to be utilised to provide early warning of any approaching natural disaster or problematic event.

11.4.8 Flood Control

It is understood that the subject property and surrounding area is impacted by localised overland flooding, however there are no substantial flooding reports detailing occurrence, heights, impacts etc. To this end, a Flood Assessment Report has been commissioned and undertaken for the subject property and immediate surrounds (found at Appendix 5). The intent of this report was to ascertain and provide a PMF level that could be used for design purposes – specifically to indicate the height required for future electrical units to be raised above ground level (it should be noted, however, that this proposal does not include any electrical equipment units).

The flood assessment report concluded that:

"It was determined that the PMF level near the proposed telecommunications facility is at 219.4 m AHD, with a flood depth of 1.8 meters.

To mitigate the identified flood risks, it is recommended that the proposed telecommunications facility be designed to account for the PMF levels."

This conclusion has been noted and would be applied to any future outdoor electrical units associated with a telecommunications facility, whereby a steel platform around 2m in height would be utilised to ensure all equipment is above the PMF level.

11.4.9 PFAS – site investigation

It is understood that the local area has the potential to be impacted by Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS).

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A Preliminary Site Investigation in regard to PFAS has been undertaken and is provided for review at Appendix 3. The summary outcomes of the review are:

- *On-site sources represent a low risk of contamination and potential effects on human health and the ecosystem.*
- *The risks associated with this site are mostly related to the construction stage; and once the structure is assembled with concrete footing, minimal risk of exposure to contaminated soil or groundwater is expected.*

The following recommendations, albeit not required before the site is occupied, have been suggested in the report, and would be considered as acceptable conditions of any Consent:

- *Assessment of the soils within the investigation area at the south-eastern corner of the site to assess against human health.*
- *Should soils require removal from site as a part of future construction works, a waste classification of excavated soils is required.*

Waveconn understand that as a requirement of the excavation works proposed for the telecommunications tower footing, they will be required to have the waste classified prior to disposal, to ensure the appropriate method of disposal is utilised.

12 On-site meeting

At the request of a member of the local community, an on-site meeting was arranged with the assistance of Dr Joe McGirr MP, Member for Wagga Wagga. This meeting occurred on December 16, 2024, and was attended by Dr McGirr, Mr Chris Hayes from Waveconn, and two local residents. The meeting was to discuss concerns that local members of the community held, and provide additional information in regard to the need for the proposal, its site location, and the process moving forward. The on-site meeting also afforded Dr McGirr and Mr Hayes the chance to view the proposed site location from within private property.

From this meeting, a further photomontage depiction was produced (which can be seen at Appendix 2), showing the facility from private property. This montage was undertaken following uncertainty around the level of visual impact the facility may have when viewed from private property on adjoining properties. This montage depicts the 30m monopole when viewed from approximately 450m north of the site location.
It was also mentioned at this meeting that the facility could be painted a colour that would further assist in blending with the surrounding vegetation in the area. The proposed facility is suggested to be painted 'pale eucalypt' green to merge with the mature trees surrounding.

It was confirmed that the proposed facility would not be constructed speculatively, i.e. the facility would only proceed to construction upon confirmation that a Carrier intended to locate equipment on the structure. It was also indicated that the proposed site location is as far distanced as possible from nearby properties, and is sited in an area that has vegetation screening in the immediate vicinity. It was again conceded that screening a facility such as this is difficult, however measures had been taken to ensure visual impact was as minimal as possible.

A brief summary and additional information was provided to Dr McGirr's office on 15 January 2025, and subsequently forwarded to the community members.

13 Conclusion

The proposed telecommunications facility at 20 Kapooka Road, San Isidore, will form an integral part of the Carriers mobile telecommunications networks in the greater Wagga Wagga Local Government Area. As part of all Carrier's network improvements, reconfiguration, and expansion into the 5G Network, the new facility is required to ensure the community surrounding the site locality receive high quality and reliable mobile telecommunications services. This includes the rural-residential areas, local businesses and nearby roadways. With the recent COVID-19 situation world-wide, the importance of reliable mobile telecommunications services to local business and home-based enterprises has been shown to be paramount, and this facility will further enhance these services in this area.

There is strong State policy support for telecommunications facilities if, when balancing improved telecommunications services with environmental impact, a particular proposal provides a net community benefit. It is strongly considered that there are significant benefits to the locality surrounding the proposed facility.

The site has a number of important characteristics that make it suitable for the construction of a new telecommunications facility in the manner proposed. Significantly, the site provides the appropriate location (centrally located) in an area that is deficient of existing telecommunications facility. The proposed facility will adequately service the objectives of Carriers existing and future networks, including 5G. The location also ensures the facility can effectively integrate into the existing network of sites.

Waveconn have undertaken an assessment of the relevant matters as required by Commonwealth, State, and Local planning policies, including the Telecommunications Act 1997, and the Wagga Wagga Local Environmental Plan 2010. The proposal is considered appropriate in light of the relevant legislative, environmental, technical, radio coverage and public safety requirements.

The proposed facility is considered appropriate for the subject site for the following reasons:

- The facility is located specifically to provide reliable mobile phone service to the area surrounding the site, including the rural-residential, businesses and roadways, as well as the public recreation spaces in the surrounds;
- The use of a slimline monopole with minimal bulk ensures that visual impact is significantly mitigated;
- The proposal is consistent with the relevant provisions of the Wagga Wagga Local Environmental Plan;
- The facility will ensure the provision of improved mobile phone coverage and competition in the area;
- Emissions from the proposed facility will always be significantly below the Australian Radiation Protection and Nuclear Safety Agency standards adopted by the Australian Communications and Media Authority.

The assessment of the proposal demonstrates that the proposal represents sound and proper town planning and it is respectively requested that consent is granted for this development application.

Waveconn Group Holdings Management Pty Ltd
ACN 660 255 014
as trustee for the Waveconn Group Holdings Trust
Level 3,
347 Kent Street, Sydney,
New South Wales 2000

9 December 2025

Mr Steven Cook
Senior Town Planner
Wagga Wagga City Council

Via email: [redacted]

Proposed mobile telecommunications base station – 20 Kapooka Road, San Isidore – DA25/0067

Dear Steven,

Further to our recent communication and emails, please find the below additional information to assist in the assessment of the above-mentioned Development Application.

NSW Telecommunications Facilities Guideline Including Broadband (2022)

It was correctly pointed out that the superseded '2010' guideline was referenced in the information supplied to Council. The following is an amended and updated assessment against the 2022 guidelines:

Principle 1: *A Telecommunications Facility should be sited to minimise visual impact*	
Specific Principles	**Comment**
(a) As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure. *(b) The visual impact of telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimensions (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.* *(c) Where telecommunications facilities protrude from a building or structure and are predominantly backgrounded against the sky, the facility and their support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used.*	(a) to (c) These principles relate to facilities that are located on an existing building or structure and are not directly applicable to new freestanding structure elements such as those proposed in this instance. As such, these elements are not applicable.

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(d) Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing background to reduce its visibility, including the use of existing vegetation where available, or new landscaping where possible and practical	(d) The associated future equipment will be housed in equipment units near the base of the pole. This equipment is proposed to be painted green to blend with surrounding vegetation.
(e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.	(e) The use of a slimline, low-height pole, is considered appropriate to service the surrounding areas. The proposed facility is to be sited within stands of mature vegetation that will assist in screening the equipment from the surrounding area. It is not expected that the proposal will detract from its rural setting.
(f) A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area.	(f) The proposed site location is not located on or nearby a heritage item or heritage conservation area.
(g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.	(g) The proposed facility is not considered to be in a location that will negatively impact or obstruct a significant view. Siting the facility within stands of mature vegetation will assist to ameliorate any visual impact in the surrounding area. It is noted that utilising a local highpoint is a requirement of serving as wide an area as is possible from one facility (i.e. reducing the need for numerous facilities in the surrounding area).
(h) The relevant local government authority must be consulted where the pruning, lopping, or removal of any tree or other vegetation would contravene a Tree Preservation Order applying to the land or where a permit or development consent is required.	(h) The proposed facility will utilise an existing unused space on the property, and no vegetation removal is proposed. While some vegetation may be pruned, it does not require Council approval or a permit.
(i) A telecommunications facility that is no longer required is to be removed and the site restored, to a condition that is similar to its condition before the facility was constructed.	(i) This aspect could be implemented by a condition of consent if the Council considers it appropriate.
(j) The siting and design of telecommunications facilities should be in accordance with any relevant Industry Design Guides.	(j) The design and siting approach is discussed in detail in **Section 7**. It is considered an appropriate design proposal for the proposed site location.
Principle 2: *Telecommunications Facilities should be co-located wherever possible*	
Specific Principles	**Comment**
(a) Telecommunications lines are to be located, as far as practical, underground or within an existing underground conduit or duct.	(a) N/A – The proposal does not involve the installation of new telecommunications lines.

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(b) Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radio communications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter *(c) Towers may be extended for the purposes of colocation.* *(d) The extension of an existing tower must be considered as a practical co-location solution prior to building new towers.* *(e) If a facility is proposed not to be co-located the proponent must demonstrate that colocation is not practicable.*	(b)(c)(d)(e) There are currently no existing carrier telecommunications facilities located in the vicinity, with the required position and/or height and/or structural suitability that are potentially capable of providing the wireless radio services to the locality on which the proposed equipment can be co-located. Collocation was not a viable option in this area. (Refer to **Section 7**).
(f) If the development is for a co-location purpose, then any new telecommunications facility must be designed, installed and operated so that the resultant cumulative levels of radio frequency emissions of the co-located telecommunications facilities are within the maximum human exposure levels set out in the Radiation Protection Standard.	(f) N/A – The proposal is not for co-location.
Principle 3: *Health Standards for exposure to radio emissions will be met*	
Specific Principles	**Comment**
(a) A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard.	(a) The proposed installation will comply with Australian Communications and Media Authority (ACMA) regulatory arrangements with respect to electromagnetic radiation exposure levels.
(b) An EME Environmental Report shall be produced by the proponent of development to which the Mobile Phone Network Code applies in terms of design, siting of facilities and notifications. The Report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard, and demonstrate compliance with the Mobile Phone Networks Code.	(b) While no radiating equipment will be installed initially on this proposed facility, once operational, an Environmental EME Report, as required by the ARPANSA, will be produced and provided to Council. Please also refer to *Section 9.4*
Principle 4: *Minimise disturbance and risk, and maximise compliance*	
Specific Principles	**Comment**
(a)The siting and height of any telecommunications facility must comply with any relevant site and height requirements specified by the Civil Aviation Regulations 1988 and the Airports (Protection of Airspace) Regulations 1996 of the	(a) The proposed facility is not located within the boundaries of any Obstacle Limitation Surface from an aerodrome within the area.

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Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development and reported to the Civil Aviation Safety Authority Australia.	
(b) The telecommunications facility is not to cause adverse radio frequency interference with any airport, port or Commonwealth Defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.	(b) The base station is designed to create no electrical interference problems with other radio based systems and complies with the requirements of relevant Australian standards in this regard.
(c) The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment.	(c) The base station facilities are designed and will be installed in accordance with any relevant manufacturer specifications. The proposal will comply with the requirements of all relevant Australian Standards.
(d) The telecommunications facility is not to affect the structural integrity of any building on which it is erected.	(d) The facility (monopole) is not being erected on any existing building or structure.
(e) The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land.	(e) The location and layout of the facilities reflect discussions with the private landowner of 20 Kapooka Road, San Isidore.
(f) The carrying out of construction of the telecommunications facilities must be in accordance with all relevant regulations of the Blue Book – 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004), or its replacement.	(f) (h) (i) (j) These matters can be appropriately addressed through the imposition of conditions of development consent where relevant.
(g) Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated.	(g) The proposed facility is to be sited on a private lot and is secured by a fenced gate area to avoid access to the public. The proposal is therefore unlikely to put pedestrians or vehicles at risk.
(h) Where practical, work is to be carried out during times that cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	(h) Work will be carried out in accordance with the standard hours of work as recommended by council.
(i) Traffic control measures are to be taken during construction in accordance with Australian Standard S1742.3-2002 Manual of uniform traffic control devices – Traffic control devices on roads.	
(j) Open trenching should be guarded in accordance with Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps.	

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(k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out. *(l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible.* *(m) The likelihood of harming an Aboriginal Place and / or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found.* *(n) Street furniture, paving or other existing facilities removed or damaged during construction should be reinstated (at the telecommunications carrier's expense) to at least the same condition as that which existed prior to the telecommunications facility being installed.*	(k)(l) No disturbance to flora and fauna has been achieved by siting the proposed facility on an area of land that is clear of vegetation. It is noted, however, that existing vegetation will assist in screening portions of the facility. Some minor vegetation trimming may be necessary, however this does not require a permit. (m) As the proposed site location has been previously disturbed, it is expected the likelihood of harming an Aboriginal place or object is low. Should any item of Aboriginal significance be discovered during the excavation or construction works, all works on site would cease and appropriate measures taken. (n) This is unlikely to occur given the nature of the works.
Principle 5: *Undertake an alternative site assessment for new mobile phone base stations*	
Specific Principles	**Comment**
(a) Include adequate numbers of alternative sites in the alternative site assessment as a demonstration of good faith.	(a) A number of properties in the surrounding area were investigated as potential sites to house a telecommunications facility. Approaches were made to properties on the Olympic Highway, Eugene Avenue, Kapooka Road, Cummins Road and Henschke Avenue. A number of land owners did not respond to the approach, or were not in a position to progress with a proposal. Two landowners requested a letter of offer; one on Cummins Drive, who did not wish to proceed with a proposal, and one on Kapooka Road, being the subject property. Following an onsite meeting which included Dr Joe McGirr MP, it was confirmed that properties on the eastern side of Kapooka Road were also investigated, however no response or feedback was received, and the site option at 20 Kapooka Road was progressed.

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(b) In addition to the new site selection matters in Section 4 of the Industry Code C564:2020 Mobile Phone Base Station Deployment: *• only include sites that meet coverage objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land* *• if the preferred site is a site owned by the Carrier, undertake a full assessment of the site* *• indicate the weight placed on selection criteria* *• undertake an assessment of each site before any site is dismissed.*	(b) The most appropriate site, with appropriate interest, availability of space, and proximity to the areas requiring coverage improvements, has been progressed. As is often the case when investigating new telecommunications facility locations, options – and interest - can be limited.

NSW RFS Planning for Bushfire Protection 2019:

Section 8.3.7 of the RFS guide relates to Telecommunications Towers.
The basis of this section is to ensure that telecommunications infrastructure is designed in such a way as to minimise the impact of bushfires, and ensure that communications capabilities are not compromised during bush fire emergencies.

It is important to note that this is a guide only, and proposals that are located on Bushfire Prone Land with a vegetation category of 1, 2 or 3 would commonly require an Asset Protection Zone (APZ) and possibly other measures.
In this instance, the proposed site location is within a Vegetation Buffer zone only, and is not impacted by a Category 1, 2 or 3 overlay.

The proposed facility has been sited on a property that is not covered by a Bushfire Prone Land overlay category 1, 2 or 3, and has therefore been designed in a way to minimise the impact of bushfires on the telecommunications infrastructure.

While not considered necessary in this instance, should there be a specific requirement or a suggested condition in regard to bushfire management, Waveconn would be willing to adhere as appropriate.

Should there be any further information required, please don't hesitate to contact me on the below.

Regards

Chris

Chris Hayes
Planning Manager
[redacted]

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PROPOSED
TELCO FACILITY
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After
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Site Address
20 Kapooka Road
Kapooka
NSW 2650
Site Name :
San Isidore
Site Number. :
AN2650-008
Drawing title
Photomontage View 4
Drawing No. :
M04
Photographer :
Checker :
Approved :
Date :
22.03.24
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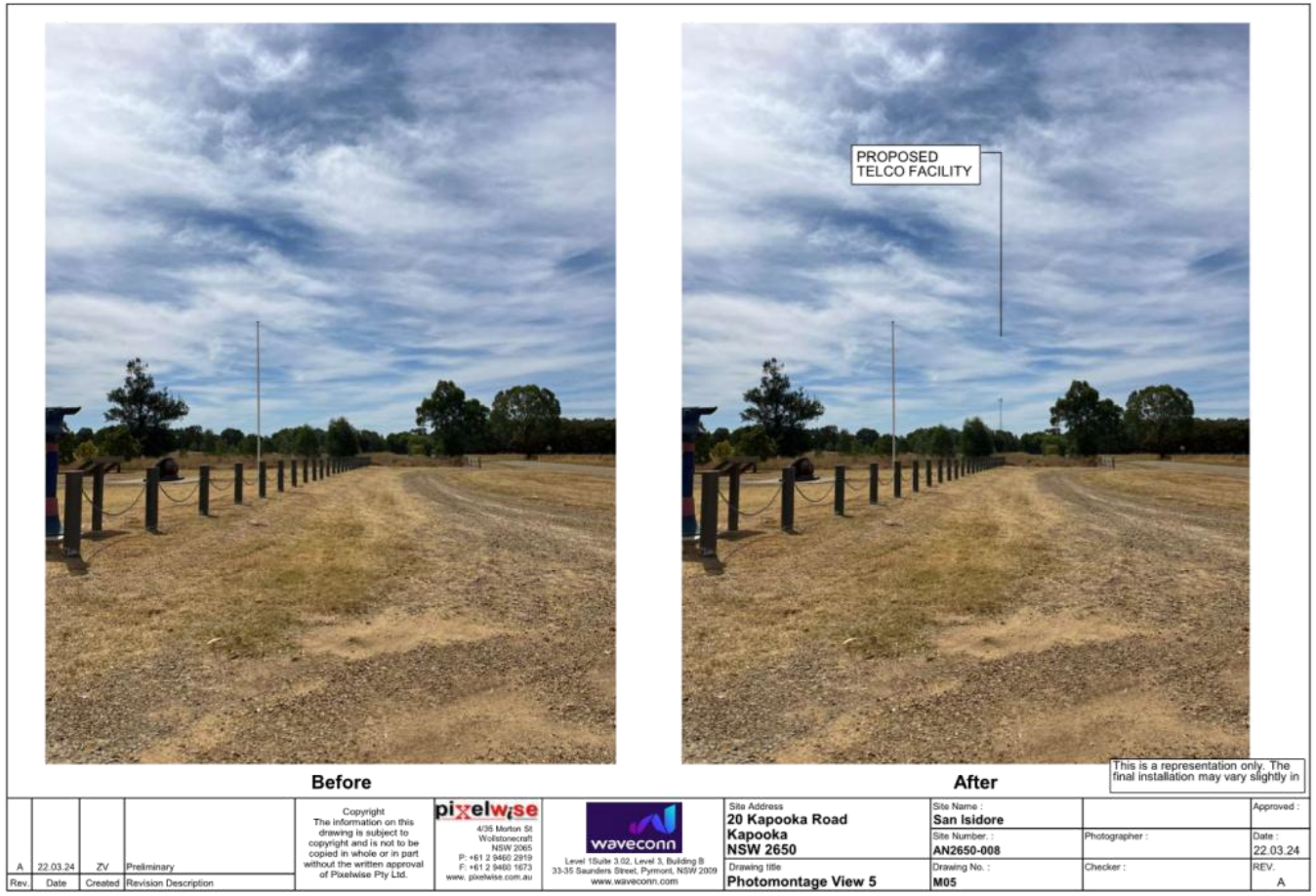
PROPOSED
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20 Kapooka Road
Kapooka
NSW 2650
Site Name :
San Isidore
Site Number. :
AN2650-008
Drawing title
Photomontage View 5
Drawing No. :
M05
Photographer :
Checker :
Approved :
Date :
22.03.24
REV.
A

PROPOSED
TELCO FACILITY
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33-35 Saunders Street, Pyrmont, NSW 2009
www.waveconn.com
Site Address
20 Kapooka Road
Kapooka
NSW 2650
Site Name :
San Isidore
Site Number. :
AN2650-008
Drawing title
Photomontage View 6
Drawing No. :
M06
Photographer :
Checker :
Approved :
Date :
15.01.25
REV.
A

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Waveconn
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Suite 3.02, Level 3, Building B
33-35 Saunders Street
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14 April, 2025

City of Wagga Wagga
PO Box 20
Wagga Wagga NSW 2650

Our ref: San Isidore

Council request for additional information: 20 Kapooka Road, San Isidore, NSW 2650 (DA25/0067)

Further to Council's request for additional information, dated 21 March 2025, please find the following:

- It is noted that the proposed facility is to be sited in proximity to an existing dam/watercourse on the subject property. Waveconn are willing to accept that the development is considered Integrated Development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*.
  As such, we formally request that Council amend the Application in the Portal to be Integrated Development, and an additional fee will be invoiced to Waveconn.

- It is understood through information provided by local residents that the subject property and surrounding area is impacted by localised overland flooding. However, there are no substantial flooding reports detailing occurrence, heights, impacts etc. The property is not affected by Wagga Wagga Council flood mapping.
  An independent Flood Report has been undertaken to assist in ensuring the facility is constructed in a manner that will reduce and/or entirely limit any impacts due to potential flood.
  The proposed facility will not change the flow of water over the subject property, and due to its minor footprint, will not increase the impact of any excess water across the site.

  The conclusion from the Flood Report has been noted, and the findings will be applied to any future outdoor electrical units associated with a telecommunications facility, whereby a steel platform around 2m in height would be utilised to ensure all equipment is located above the PMF level.

  In reference to Section 4.2 of the Wagga Wagga Development Control Plan 2010, the following additional information is provided.
  Section 4.2 of the DCP relates to Flooding, and applies to land that is identified as flood prone. As noted above, the lack of specific flood information around the subject site location has resulted in an independent report being completed to ascertain relevant flood data applicable to this proposal.

  The objectives of this section of the DCP are as follows:

  ***O1** – Minimise the public and private costs of flood damage*
  ***O2** – Minimise the risk of life during floods be encouraging construction and development that is 'flood proofed' and compatible with the flood risk of the area*

PRIVATE AND CONFIDENTIAL Page 1 of 3

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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***O3** – Ensure that development and construction are compatible with the flood hazard*
***O4** – Require compatibility with the Flood Plain Development Manual 2005 as relevant*

The proposed facility will assist in minimising risk during flood events, whether it be through the provision of early warning to nearby residents and communities, or by providing crucial mobile telecommunications connectivity during floods. This can allow communication to areas that are cut off, or where an emergency situation has arisen.

The proposal includes the provision of a future raised platform that will house future electrical equipment. This will ensure that the proposed mobile telecommunications facility is 'flood-proofed' as far as is possible, and will enable the facility to operate even during heavy flooding of the surrounding area. This raised platform, as discussed throughout the application, takes into consideration the PMF level ascertained from detailed flood modelling of the nearby area and waterways.
While the chance of a significant flooding event that would increase water levels to within proximity of this raised platform is low, it is considered that the facility, as it is proposed, is compatible with the flood risk of the area, and the potential flood hazards.

The proposed facility is classified as a 'Critical utility' under the C2 Control of this section of the DCP (being a telecommunications facility).
Under this Control, *'critical utilities are to be located on land above the PMF level in all precincts.'*

The electrical components of the facility (i.e. the parts of the facility that could fail or be impacted during a significant flood event), are proposed to be located above the Probable Maximum Flood (PMF) level. The chance of a flood event reaching these levels has been noted as being between 1:100,000 and 1:10,000,000 chance, that is, a flood event may reach these levels only once in over 100,000 years.
While the chance of such a significant flood event is remote, the facility is still able to operate for a number of hours on its battery back-up system should the mains power be interrupted or cut.

The proposed facility is classed as a 'critical utility' under the DCP. It is appreciated that the reliance on mobile telecommunications services, including being able to make phone calls during periods of emergency and natural disasters, is indeed critical.
At the present time, there is a significant deficiency in the mobile telecommunications services in the area surrounding the proposed site location. This is not to say that there is not an existing service available, however the depth of coverage and the performance of the mobile networks in the surrounds is limited.
This proposed facility would assist in providing much needed improvements to the local network, with the surrounding residential areas relying on existing telecommunications facilities to provide service. The residential areas surrounding the proposed site location are receiving coverage and mobile services from the outskirts of existing telecommunications facilities in the area, that is, they are not receiving a dominant service, and the performance of the network in these outskirt areas is suffering.
By providing an additional facility, centrally located, this will assist the existing network of sites to essentially 'spread' the services and capacity across a number of telecommunications facilities.

The reliance on a mobile telecommunications network during emergencies and natural disasters is understood, and it can be confirmed that while this proposed facility is within an area affected by flood,

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should it ever be the situation where water inundates the electrical componentry to a level that renders this facility inoperable, the surrounding network of telecommunications facilities would continue to operate and provide voice and messaging services into the area this new facility is proposed to cover.

- The title of Figure 1 of the Flood Report has been appropriately amended.
- Flood report amended to include flow velocity and hazard category for the PMF at the proposed location of tower

Should I be able to confirm anything further, please don't hesitate to contact me on the below.

Regards,

[redacted]

Chris Hayes
City West Office Park
Suite 3.02, Level 3, Building B
33-35 Saunders Street, Pyrmont, NSW 2009
M [redacted] E [redacted]

Attachments:

- **Amended flood report**

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GRC Hydro
Level 20, 66 Goulburn Street
Sydney NSW 2000

Tel: +61 413 631 447
www.grchydro.com.au

Job Number: *240053*
Date: *8th April 2025*

Waveconn
Suite 3.02, Level 3, Building B
33-35 Saunders Street
Pyrmont, NSW 2009

Re: Flood assessment - 20 Kapooka Road, San Isidore

INTRODUCTION

A mobile telecommunications facility, primarily consisting of a monopole structure and associated ground-based equipment, is proposed at 20 Kapooka Road, San Isidore (the site). There is a farm dam on the site, at the southeast corner. The proposed structure is planned to be built on the eastern side of the dam, as shown in Image 1.

The City of Wagga Wagga (the Council) has requested additional information regarding flood levels in the area to determine whether the equipment needs to be elevated and, if so, by how much. GRC is tasked with preparing a flood assessment to determine the flood liabilities of the Probable Maximum Flood (PMF) events at the site.

Image 1 Location of the Proposed work

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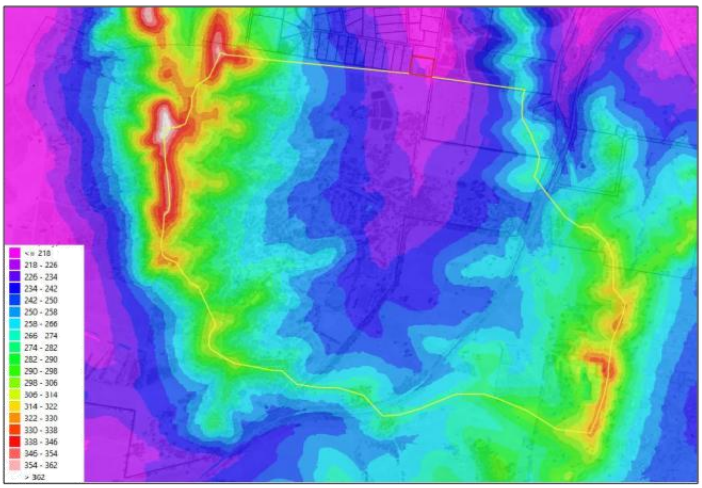
The subject site is located west of the Wagga Wagga CBD. An ephemeral watercourse runs through the site (near its eastern boundary) and runs north to meet the Murrumbidgee River which lies approximately 8 km north of the site. Elevation at the site ranges from 217 to 221 mAHD. The site is elevated well above the river and is affected by overland flooding only with a catchment of approximately 10km^2 (see Image 2 below).

Image 2 Ground Levels and Catchment



SCOPE OF WORKS

The scope of work was done as follows:

1. Collected available data and review development plans;
2. Developed a hydrologic and hydraulic model (TUFLOW) for the catchment and model flood affectation for the PMF Event;
3. Provided an applicable flood planning level for Council and assess the proposed development relative to this level.
4. Undertook mapping that identifies the modelled flood affectation for the PMF Event.
5. Prepared a letter report for Council inclusive of mapping.

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MODEL BUILD

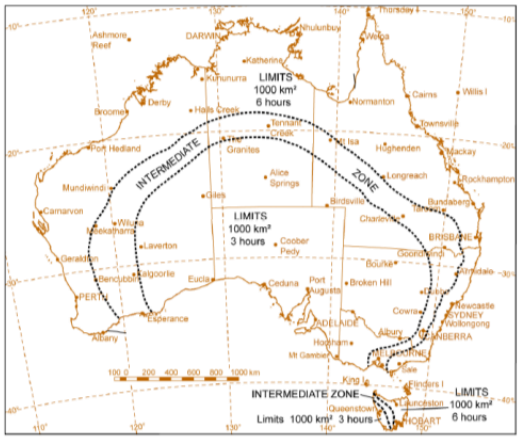
Flood behaviour in the vicinity of the site is established using a hydraulic model (TUFLOW) of the area's catchment. The TUFLOW model was used with a rainfall on grid approach. It was requested that the PMF level be determined for design purposes.

The Probable Maximum Precipitation (PMP) rainfall depths were calculated in accordance with the Generalised Short Duration Method (GSDM). As the critical duration was less than 3 hours (see Image 3.), there was no need for considering longer durations by applying the Generalised Southeast Australia Method (GSAM), (Bureau of Meteorology 2003).

The parameters for the GSDM method were set as follows:

- the catchment was defined as 0% 'Rough' as no rough terrain was identified within 20 km of the catchment area.
- A Moisture Adjustment Factor (MAF) of 0.65 was applied.
- The Elevation Adjustment Factor (EAF) of one was applied as catchment elevations do not exceed 1,500 mAHD.

Image 3 Generalised Short-Duration Method zones



PMP rainfall depths for the ellipses for various durations are presented in Table 1.

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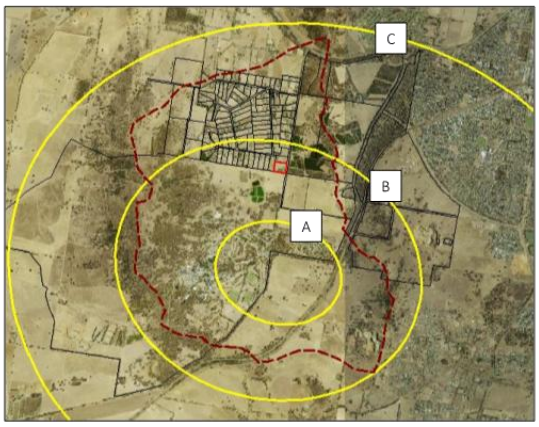
Table 1 PMP Rainfall Depths (mm)

Duration (hours)	0.25	0.5	0.75	1	1.5	2	3
Ellipse A	160	220	280	330	370	410	460
Ellipse B	140	200	250	300	340	380	420
Ellipse C	130	190	250	280	330	360	410

ARR2019 guidelines suggest for catchments smaller than or equal to 100 km2, the PMP has a probability of 1 in 10 million Annual Exceedance Probability (AEP).

Jordan et al (2005) temporal patterns were applied. The GSDM ellipses were applied to spatially vary the applied rainfall as presented in Image 4.

Image 4 PMP Ellipse Placement



For this study, the depths, levels, and velocities of the PMF design flood event were analysed using a conservative approach, as outlined below:

1. **Design Rainfall Application**: The TUFLOW model was used with design rainfall, with ground levels informed by publicly available LiDAR data (dated September 2020). This data has a typical accuracy of ±0.15 m (first confidence interval).
2. **PMP Durations Modelled**: All Probable Maximum Precipitation (PMP) durations—15 minutes, 30 minutes, 45 minutes, 60 minutes, 90 minutes, 120 minutes, and up to 3 hours—were modelled.

3. **Conservative Loss Assumptions**: Losses were assumed to be minimal to ensure conservative results, with an Initial Loss of 0 mm and a Continuing Loss of 1 mm/h. Given the modelled duration of 25 minutes, losses are effectively zero, supporting conservative outcomes.
4. **Model Grid Resolution**: A cell size of 5 meters was used in the model.
5. **Surface Roughness**: A general Manning's roughness coefficient (n) of 0.06 was applied.
6. **Exclusions in Modelling**: Pit and pipe data were not included in the model.
7. **Model Validation**: A 120-minute, 1% AEP event, using the ARR1987 methodology, was modelled to validate the model against Regional Flood Frequency Estimation (RFFE) data, which is detailed in the next section.

MODEL RESULTS

Model validation

A 120-minute, 1% AEP event, using the ARR1987 methodology, was modelled to validate the model against RFFE data. The modelled peak flow at the site was determined to be 66 m^3/s. The RFFE results are presented in Table 2. The TUFLOW results fall within the confidence limits and are close to the expected value, indicating a good match and reliable model performance.

Table 2 RFFE results

AEP (%)	Expected Value (m^3/s)	Lower Confidence Limit(m^3/s)	Upper Confidence Limit(m^3/s)
1	42.67	6.97	209.38

PMF Results

As shown in Figure 1 (attached at the end of the report), the PMF level near the proposed structure is 219.4 mAHD, with a corresponding flood depth of 1.8 meters. The flood velocity at the proposed structure is 2.3 m/s (see Figure 2) with a flood hazard of H6 (see Figure 3). This area is primarily affected by mainstream flooding, which results from the inflow of floodwaters originating from the upper catchment areas.

To mitigate the identified flood risks, it is recommended that the proposed telecommunications facility be designed to account for the PMF levels. This may include elevating the equipment above the 219.4 mAHD level.

CONCLUSIONS

A mobile telecommunications facility is proposed at 20 Kapooka Road, San Isidore. The City of Wagga Wagga has requested additional information regarding flood levels in the area to determine whether the equipment needs to be elevated and, if so, by how much. It was requested that the PMF level be determined for design purposes.

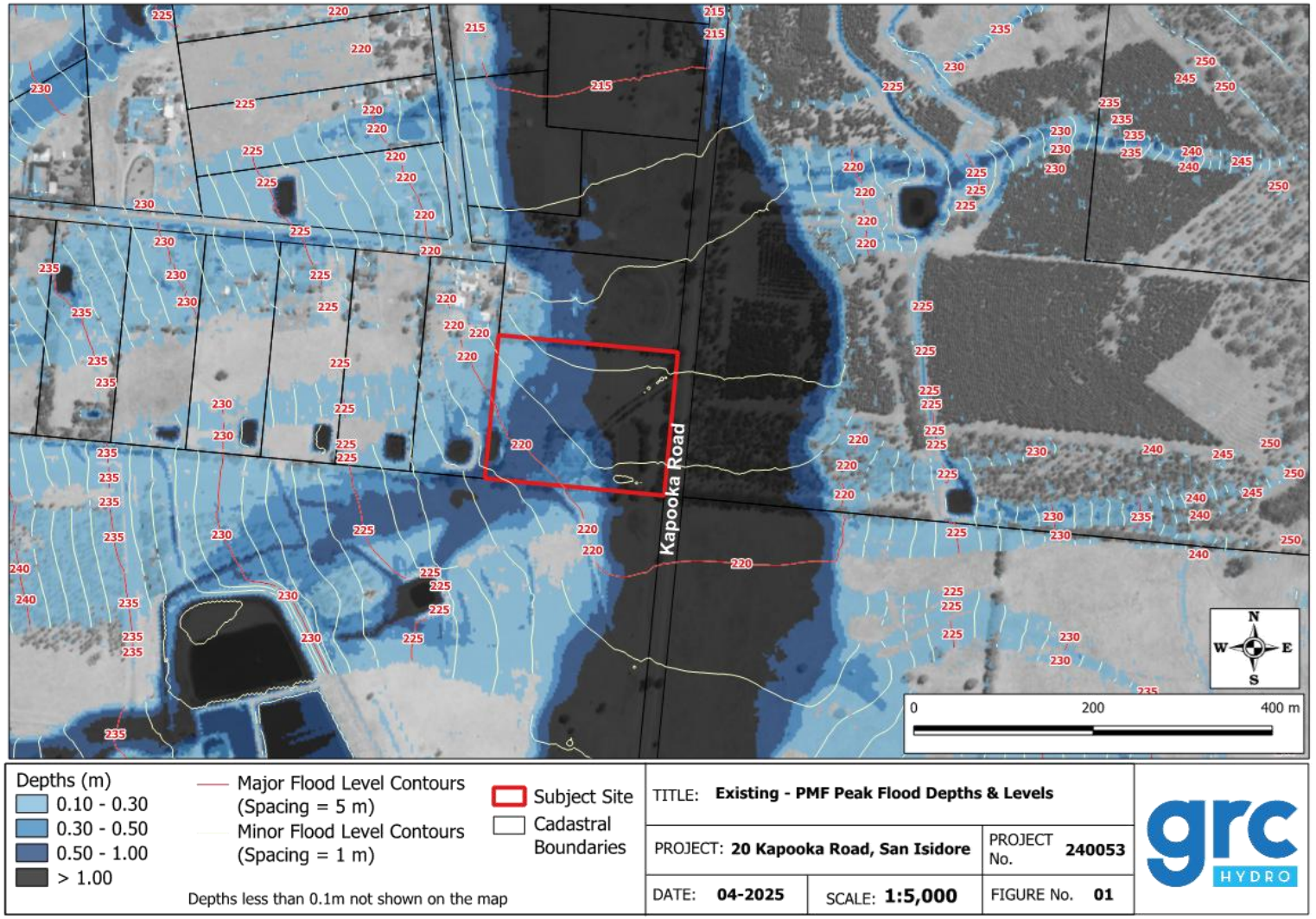
GRC prepared a flood assessment to determine the flood liabilities of the PMF event at the site. Based on the flood assessment, it was determined that the PMF level near the proposed telecommunications facility is at 219.4 mAHD, with a flood depth of 1.8 meters.

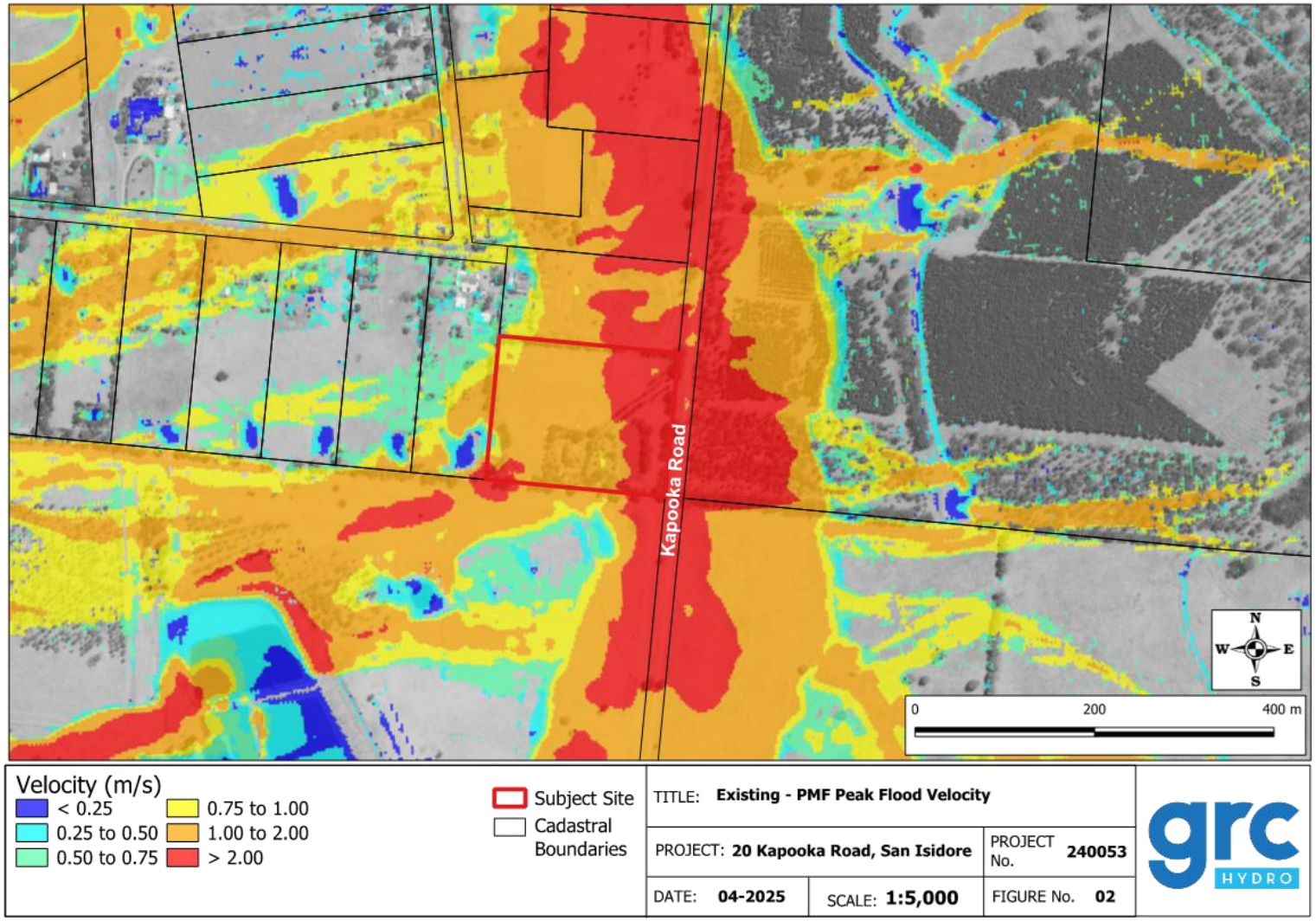
To mitigate the identified flood risks, it is recommended that the proposed telecommunications facility be designed to account for the PMF levels.

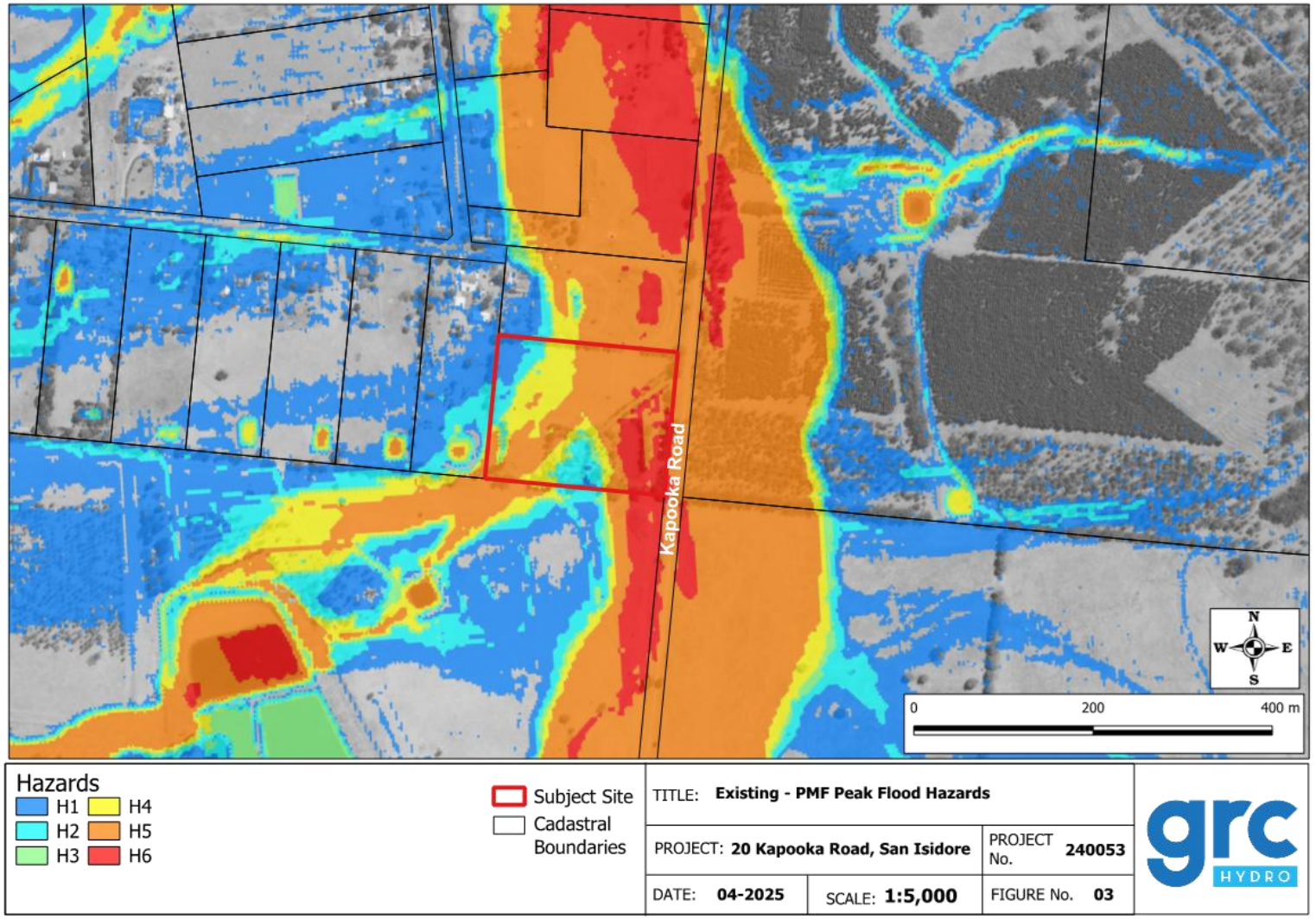
Yours Sincerely

[redacted]

Steve Gray
Director
Email:
Tel: [redacted]


Kapooka Road
N
W
E
S
0
200
400 m
Depths (m)
0.10 - 0.30
0.30 - 0.50
0.50 - 1.00
> 1.00
Major Flood Level Contours (Spacing = 5 m)
Minor Flood Level Contours (Spacing = 1 m)
Depths less than 0.1m not shown on the map
Subject Site
Cadastral Boundaries
TITLE: Existing - PMF Peak Flood Depths & Levels
PROJECT: 20 Kapooka Road, San Isidore
PROJECT No. 240053
DATE: 04-2025
SCALE: 1:5,000
FIGURE No. 01
grc HYDRO


Kapooka Road
N
W
E
S
0
200
400 m
Velocity (m/s)
< 0.25
0.25 to 0.50
0.50 to 0.75
0.75 to 1.00
1.00 to 2.00
> 2.00
Subject Site
Cadastral Boundaries
TITLE: Existing - PMF Peak Flood Velocity
PROJECT: 20 Kapooka Road, San Isidore
PROJECT No. 240053
DATE: 04-2025
SCALE: 1:5,000
FIGURE No. 02
grc HYDRO


Kapooka Road
N
W
E
S
0
200
400 m
Hazards
H1
H2
H3
H4
H5
H6
Subject Site
Cadastral Boundaries
TITLE: Existing - PMF Peak Flood Hazards
PROJECT: 20 Kapooka Road, San Isidore
PROJECT No. 240053
DATE: 04-2025
SCALE: 1:5,000
FIGURE No. 03
grc HYDRO

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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Preliminary Site Investigation

20 Kapooka Road, San Isidore NSW 2650

Prepared for: Waveconn Pty Ltd

A101024.0194.00 | Date: 12 April 2024

ADE CONSULTING GROUP

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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ADECONSULTINGGROUP
SOLUTIONS THROUGH INNOVATION

Document Information

Report Title:	Preliminary Site Investigation
Prepared for:	Waveconn Pty Ltd
Project Address:	20 Kapooka Road, San Isidore NSW 2650
File Reference:	A101024.0194.00
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Date:	12 April 2024

Document Control

Version	Date	Author	Revision description	Reviewer
V1D	11/04/2024	Ella Denton	Initial Draft Issue	Junaid Riaz
V1F	12/04/2024	Ella Denton	Final Issue	Junaid Riaz

For and on behalf of

ADE Consulting Group Pty Ltd

Prepared by:	Reviewed by:	Issued by:
Ella Denton	Junaid Riaz	Ella Denton
Environmental Scientist	Senior Environmental Scientist	Environmental Scientist

Digitally signed by Junaid Riaz
Date: 4/12/2024 11:11 AM +10'00'

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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ADECONSULTINGGROUP
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Executive Summary

ADE Consulting Group Pty Ltd (ADE) was engaged by Waveconn Pty Ltd (Waveconn) to undertake a Stage I Preliminary Site Investigation (PSI) to assess the current condition of an investigation area (hereinafter referred to as the "site"). At 20 Kapooka Road, San Isidore NSW (hereinafter referred to as 'the property'). The desktop PSI was requested to support a development application with Wagga Wagga City Council for the construction of a telecommunications monopole, inclusive of concrete footing.

The site is situated within the Local Government Area (LGA) of the Wagga Wagga City Council, zoned as 'R5 – Large Lot Residential' and is identified as Lot 2, DP. 731292. The property and site location are presented in **Figure 1.**

The objective of this desktop PSI was to assess the property for potential contamination as a result of historic uses that may have had an impact on the suitability of the site for the proposed use and to provide a baseline environmental condition for the site.

The scope of the work for the investigation broadly involved the following:

- Review of available information and aerial photographs from 1966 – 2024; and
- Preparation of a PSI report outlining the results of these investigations.

Historically, the property has been used as open grassland and for large lot residential purposes. Generally, large lot residential properties surround the site to the north and west, whilst vegetation and conservation occupy the land to the east of the property. Kapooka army base and training ground is located directly adjacent to the south of the property.

On-site sources represent a low risk for contamination and potential effects on human health and the ecosystem. Off-site sources, from the Kapooka army base and training ground present a medium risk of contamination and therefore risk to human health and the ecosystem. PFAS contamination in surface soils and groundwater from firefighting activities at the facility may have migrated and be of concern.

ADE understands that the investigation area may have contaminated soil and groundwater present and this should be accounted for in the consideration of the area's proposed use as a location for a telecommunications monopole. ADE acknowledges that this desktop assessment of the area is a preliminary investigation and that further investigation inclusive of intrusive soil works may provide a greater understanding of the site's contamination status.

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1 Introduction

1.1 Background

ADE Consulting Group Pty Ltd (ADE) was engaged by Waveconn Pty Ltd (Waveconn) to undertake a Preliminary Site Investigation (PSI) for the site located at 20 Kapooka Road, San Isidore NSW (the 'site'). The PSI was requested to support the development application with Wagga Wagga City Council for the construction of a telecommunications monopole, inclusive of concrete footing.

ADE understands that a PSI is required to understand the contamination status of the investigation area at the site, which may inform constraints to the future proposed development, due to potential contamination issues at the site. The site is located in the southwestern portion of the property and measures approximately 25 m^2.

The property locality and site area has been presented on **Figure 1** (Appendix A)
This report must be read in its entirety along with the Limitations and Disclaimer outlined in **Section 9.**

1.2 Objectives

The objective was to assess the site for potential contamination as a result of historic uses that may have had an impact on the suitability of the site for the proposed use and to provide a baseline environmental condition for the site.
This PSI will support the client's development application with Wagga Wagga City Council.

1.3 Scope of Work

The scope of work required to achieve the objectives was:

- Desktop review of:
  - Regional geology and soil landscape, including acid sulfate soil risk;
  - Registered groundwater bores;
  - Review of past aerial photographs of the property, site and its surrounds from 1966 to present to identify activities that could be on-site/ off-site sources of contamination;
  - Readily available public records and registers (i.e., NSW Environmental Protection Authority, geologic and soil landscape maps etc.);
  - Information in relation to historical business activities at the property, site and in the immediate surrounds;
  - Public register of state heritage inventory items; and
  - Section 10.7 certificate (planning certificates, formally section 149).

- Preparation of this PSI report outlining:
  - Presentation of the desktop review;
  - Summary of the supporting photographs;
  - Preparation of a preliminary conceptual site model (CSM);
  - Conclusions regarding the site's current condition and potential for contamination; and
  - Recommendations for further site investigations, should it be warranted.

It is noted that a site inspection and intrusive sampling was not conducted as a part of this PSI.

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1.4 Legislative Requirements

This report has been prepared in accordance with guidelines made or approved by the NSW EPA under the Contaminated Land Management Act 1997 (CLM Act) including:

- Contaminated Land Management Act 1997 (NSW) (CLM Act);
- National Environment Protection Council (NEPC) (1999). National Environment Protection (Assessment of Site Contamination) Measure amended 2013 (ASC NEPM, 2013);
- Guidelines for Consultants Reporting on Contaminated Land, NSW EPA 2020;
- Protection of the Environment Operations Act 1997 (NSW) (POEO Act);
- SafeWork NSW Code of Practice: How to manage and control asbestos in the workplace (2022);
- SafeWork NSW Code of Practice: How to safely remove asbestos (2022);
- Work, Health and Safety Act 2011 (NSW); and
- Work, Health and Safety Regulation 2017 (NSW).

1.5 Local Environmental Plan

- Wagga Wagga Local Environmental Plan 2010

1.6 Proposed Development

ADE has been informed by the client that the proposed development will include the construction of a telecommunications monopole, inclusive of concrete footing. No site or construction plans were made available to ADE at the time of writing this report.

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2 Site Identification

2.1 Summary of Site Details

The site details have been summarised in **Table 1**.

Table 1. Summary of Site Identification Details.

Site Details	
Site Address	20 Kapooka Road, San Isidore NSW 2044
Title Identification	Lot 2 Deposit Plan (DP) 731292
LGA	Wagga Wagga City Council
Current Land Use Zoning	R5 – Large Lot Residential
Property and Site Area	Approximately 32,309 m^2 and 25 m^2 respectively
Current Site Owner(s)	Private land (TBD)
Former/ Current Land Use	Large Lot Residential
Proposed Land-use (Investigation Area)	Telecommunications
Local Environmental Plan	Wagga Wagga Local Environmental Plan 2010
Approximate Elevation	Approximately 220 m Australian Height Datum (AHD)

The property surrounds have been summarised in **Table 2** (refer to **Appendix A - Figures** for site location).

Table 2. Summary of Property Surrounds.

Site Surrounds	
North	North of the property is zoned as large lot residential, with a several properties to the north. A large dam is present in the property adjacent to the north, along with several abandoned objects and cars.
East	The property is bound by Kapooka Road to the east. Beyond this, northeast is zoned as primary production with vegetation including planted trees and grass. East of the property, beyond Kapooka Road is zoned as environmental conservation, with vegetation including trees present.
South	Southeast of the property is zoned as primary production, with grassed open space. The property is bound by an unnamed track to the south, and beyond this, south of the property is zoned as infrastructure. Kapooka army base and training ground is located south, adjacent to the property with a large water body (presumably a wastewater treatment facility) present. The military base was established in 1951.
West	West of the property is zoned as large lot residential, with several houses, vegetation and infrastructure present.

2.2 Current Property and Site Condition and Surrounding Environment

The following observations were concluded from information provided in the obtained Land Insight Enviro-Screen Report (LI-4036 ESR, 20/03/2024). Please note that site walkover survey was not undertaken for this assessment.

Table 3. Key Property and Site Observations, March 2024.

Item	Key Observations
Property and Site Use	The property has historically been open grassland and used for residential purposes. Currently there is a residential building present. The site is currently open land.
Existing Buildings/ Structures	There is a residential building in the southern portion of the property, along with what is inferred to be several small structures in the western portion of the property.

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Item	Key Observations
Vegetation Type, Cover and Condition	Grass-dominated vegetation was noted across the entire property with sparse occurrence along the western boundary. Several established trees are noted to be present along the driveway, surrounding the residential building and in the southeastern and southwestern portions of the property. The investigation area looks to be sparse. A water body/ dam is present next to the site in the southeastern corner of the property.
Foreign Material Observations	Evidence of fill is observed in the northeastern corner of the property, as stockpiles, potentially occurring from recent excavation of what looks to be a structure in the western portion of property.
Hazardous Building Materials	No evidence of hazardous building materials was able to be determined from review of the LIR and accompanying aerial photographs. Some inert material is present around the shed structure. Due to the age of the residential building on the property, the potential for asbestos containing materials (ACM) is present.
Commercial/ Industrial Activities	No commercial/ industrial activities are inferred to have occurred at the property.
Fuel Storage Tanks (USTs/ASTs)	No indications of USTs or ASTs are present from review of the LIR and accompanying aerial photographs.
Dangerous Goods	No items considered Dangerous Goods under SafeWork NSW definitions are present from review of the LIR and accompanying aerial photographs. A schedule 11 search for dangerous goods records kept with SafeWork NSW was not undertaken for this assessment.
Surrounding Areas	Surrounding areas are used for residential purposes, primary production and infrastructure. North and west of the property are inferred to be large lot residential properties, with the property to the north having a large number of inert wastes, including abandoned cars. Located south of the property, Kapooka army base and training ground is present.

2.3 Environmental Setting

The property and site's environmental setting from readily available has been summarised in **Table 4**.

Table 4. Summary of Environmental Setting.

Attribute	Description
Topography and Elevation	The property and site elevation is approximately 220 m AHD and gently slopes downwards to the northeast.
Local Geology	The regional and local geology is outlined within the Wagga Wagga – Kyeamba Special 1: 100,000 Geological Sheet. The underlying geology of the site consists of Quaternary aged colluvium comprising poorly sorted, weakly cemented to unconsolidated colluvial lenses of polymictic conglomerate with medium to coarse grained sand. This is interspersed with clayey and silty red-brown sand layers.
Hydrology	A large dam/waterhole is present on the property, located in the southeast corner, adjacent to the investigation area. Other close by surface water features include waterholes on the property to north and to the south.
Hydrogeology	Regional groundwater is likely to occur within the colluvium deposits and metasedimentary rocks at depths ranging between 15 metres below ground level (m bgl) to approximately 67 m bgl. Perched groundwater at nearby army base at depths of approximately 3.8 m bgl to 7.5 m bgl presumably sourced from nearby ponds, according to Jacobs, 2019 (**Appendix D**). Hydraulic testing of aquifer at the adjacent army base demonstrated a very low to low hydraulic conductivity values, according to Jacobs, 2019, with the groundwater flow direction being to the northwest. It is assumed that shallower aquifers may be less permeable, evidenced by a dam on the property and several dams on surrounding properties, whilst deeper aquifers may be more permeable.

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Attribute	Description
	No registered groundwater wells were noted to be present with 500m of the property boundary.
Acid Sulfate Soil	According to the Atlas of Australian Acid Sulfate Soils, there is a low probability of occurrence of acid sulfate soils at the site. Should they be encountered, acid sulfate soils or potential acid sulfate soils would be expected to only (on rare occasion) be present in the upper 1m of soil in wet / riparian areas.
PFAS	The site is identified as having PFAS contamination due to Blamey Barracks to the south. Defence is working with the NSW Government to manage, remediate and monitor for PFAS contamination in the area.
Salinity	The area 201.3 m south of site has a high hazard or risk for salinity, according to the Australian Dryland Salinity Assessment 2001.
Naturally Occurring Asbestos	Naturally occurring asbestos was not identified on the property or within the search buffer.
Bushfire	The site and property are a vegetation category 2 bushfire prone area and is considered to be a lower risk. 1.7 m south of the property is a vegetation buffer and is known as an area of land that can support a bushfire or is likely to be subject to a bushfire attack. 341.5 m south of the property is vegetation category 1 bushfire prone area and is considered to be the highest risk for bush fire. There is no bushfire history on the property or within the search buffer.
Flooding	There are no flood history, studies or flood planning areas on the property or within the search buffer.

2.4 NSW EPA Records

Review of the sites notified to NSW EPA indicated that there are no previously notified potentially contaminated sites on or in the vicinity of the site or property. Evidence of contamination derived from the Kapooka army base and training centre to the south of site is present, with a PFAS investigation undertaken at the Base and surrounding areas. Due to being under Defence control, this is not present on NSW EPA Records.

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3 Site History

3.1 Historical use

The following historical use summary has been adapted from the information obtained in the land insight report (LI-4036, 2024).

The site has been inferred for use as open/space farmland from at least 1966 to between 1980 and 1990 before a residential house was constructed. Since 1980-1990 it has been used as small lot residential land to present day.

3.2 Aerial Photograph Review

A review of historical aerial photographs (sourced from LI-4036, 2024 and Nearmap) from 1966 to 2024 was undertaken and are summarised below in **Table 5.** Aerial photographs from LI-4036 are presented in **Appendix B,** and from Nearmap in **Appendix C.**

Table 5. Summary of recent aerial photography for the property and site from 1966 to 2024.

Month/Year	Subject Site Description
1966	The property appears to be open grassland with three small trees along the eastern boundary. Kapooka Road runs adjacent to the property along the east. Small residential structures are present to the northwest of the property. Besides several structures to the southwest of property, inferred to be military, the remainder of surrounding land looks to be open grassland.
1971	The property and surrounding areas appear relatively unchanged from 1966, besides further buildings constructed to the northwest of the property.
1980	Stained ground, presumably from a fire is evident southwest and on the site. Kapooka Creek is shown to run from the north of the property. Several buildings have been constructed west of the property on small lot residential land, whilst further development of the military area south of the property is evident with increased waterbody infrastructure and roads.
1990	A residential building has been constructed in the southern portion of the property, with a driveway extending from Kapooka Road on the west to the building. A dam has also been constructed in the southeastern corner near the site. North of the property, a dam has been constructed, with further development to the residential blocks to the north and west. The residentials lots to the west all have a dam in the southeastern corner. Evidence of increased road infrastructure is present to the west of the property.
1995	The property remains relatively unchanged, with the addition of several trees near the residential building. Surrounding areas remain relatively unchanged, however further dam construction has occurred south of the property within the military area.
1997	The property and surrounding areas remain relatively unchanged since 1995.
1998	Shrubs/vegetation noted in the southeastern portion of property. Surrounding land remains relatively unchanged since 1997.
2007	Vegetation noted around the boundary of the property and along the driveway. Another small water body is present in the southwestern corner of the property, surrounded by vegetation. Further small lot residential is present to the north and northwest of site. A track and several inert items are present at the property adjacent to the north of the property. Vegetation has been planted to the east and northeast of the property, as well as south within the military area.
2010	The property and surrounding land remain relatively unchanged, with increased vegetation present. Water body infrastructure within the military area has been increased.

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Month/Year	Subject Site Description
2014	The property and surrounding area remain relatively unchanged since 2010.
2017	The property and surrounding area remain relatively unchanged since 2014.
2020	The property appears relatively unchanged from 2017.
2023	A structure has been constructed in the western portion of the property, with evidence of cut and fill activities present here and assumed stockpiled material in the northeastern corner. Disturbed or cleared soils are present in the southeastern corner of the property. No significant changes have occurred in the surrounding areas since 2020.
2024	The surrounding land remains relatively unchanged from 2023. Some foreign material appears scattered in area surrounding the shed. Burnt ground and evidence of waste is present in the southwestern corner of the property. A power pole is present in the centre of the property, not noted in previous years due to image quality.

4 Previous Environmental Investigations

4.1 Overview

The site has not been subject to any prior environmental investigations, as per ADE's knowledge. However, the following reports have been completed for the nearby Kapooka Army Base and Training Centre:

- Environmental Review of Fire Fighting and Training Facilities (Aurecon, 2010)
- Preliminary Site Investigation – PFAS (Golder, 2017)
- Stage 2 Detailed Site Investigation (AECOM, 2018a)
- Preliminary PFAS Assessment – Former Caltex Fuel Depot (AECOM, 2018b)
- Blamey Barracks Comprehensive PFAS Investigation, Detailed Site Investigation (Jacobs, 2019)

The Jacobs, 2019 report identified the historic use of PFAS containing firefighting foam in various locations at the base has resulted in impacts to surface water, groundwater, perched water, soil and plant biota. The concentrations of PFAS in a majority samples collected exceeded criteria for human health and the environment. As such unacceptable risks identified in this report included human health risks to construction and maintenance workers, a risk to off-base residents who irrigate with surface water, recreational fishers, ecological receptors of impacted surface water, sediment and soil and groundwater dependent ecosystems. The report concluded that the PFAS contamination is migrating from the source area at the base, moving along Kapooka Creek.

5 Conceptual Site Model

A CSM is an iterative method required by ASC NEPM (2013) to allow the risks from potential contamination as a result of historic site uses or activities to be characterized with regard to the likely exposure of sensitive receptors either on site or off site. The CSM defines the potential sources of contamination, the methods/ pathways through which exposure/ migration may occur and the receptors (human and environmental) that may foreseeably be exposed to contamination.

Where any of the source, pathway or receptor is missing, then the risk linkage status can be considered incomplete, and there is low unacceptable risk.

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5.1 Potential Contamination Sources

The following potential contamination sources were identified during the desktop study review of the site and property:

On-Site / on the property:

- Anthropogenic materials in the central portion of the property surrounding the shed, and southern boundary.
- Potential asbestos containing materials (ACM) in structures and soil at the property and off-site.
- Burnt ground, evident in the southwestern corner of the property.
- Cut and fill activities, with stockpiled material placed in the northwestern corner of the property.

Off-Site:

- The base to the south having underground fuel storage tanks.
- Potential unexploded ordnances at the base.
- Fire station located at the base, and associated infrastructure including a fire training pad and former firefighting training areas.
- A former quarry at the base
- Buried waste at the base.
- Surface water run-off from surrounding agricultural land.
- Surface water run-off from surrounding roads.

5.2 Contaminants of Potential Concern

Based on the potential contamination sources identified during the desktop review and previous environmental investigations, the following Contaminants of Potential Concern (CoPCs) were identified:

- Asbestos containing materials;
- Heavy metals (specifically lead);
- Per- and polyfluoroalkyl substances (PFAS);
- Total Recoverable Hydrocarbons (TRH);
- Organochlorine Pesticides (OCPs);
- Organophosphorus pesticides (OPPs);
- Dichlorodiphenyltrichloroethane (DDT);
- Arsenic;
- Polycyclic Aromatic Hydrocarbons (PAHs), and
- Nitrates.

5.3 Potential Exposure Pathways

The potential exposure pathways for identified sources of potential contamination are:

- Human health
    - Direct dermal contact.
    - Ingestion.
    - Inhalation.
- Ecological

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- Uptake by flora and fauna.
- Leaching into groundwater.
- Offsite migration with overland flow.

5.4 Sensitive Receptors

Potential human receptors at the property and site include:

- Residents living at the property.
- Maintenance workers (e.g., vegetation management) including those involved in potential sub-surface intrusive works.
- Construction workers involved in the construction of the telecommunications monopole.

The identified ecological receptors were:

- Native flora and fauna
- Groundwater

5.5 Conceptual Site Model Summary

The Conceptual Site Model (CSM) developed for the property was based on the review of LI-4036 and aerial imagery from 1966-present, which provided an understanding of the CoPC and their likely pathways. The conclusions of the provisional CSM can form the basis for further investigation works at the site.

The CSM and the inferred risk linkage status has been presented in **Table 6** with the following qualitative risk assessment applied:

- Low Risk – the activities/ sources of potential contamination and related CoPC are unlikely to pose an unacceptable risk to human health/ environmental receptors;
- Moderate Risk – the activities and/ or sources of contamination and related CoPC are likely to pose a potential unacceptable risk to human health/ environmental receptors; and
- High Risk – the activities and related CoPC pose a significant and unacceptable risk human health/environmental impact and further investigation is required.

Based on the above potential contamination information, the current risk assessment of the site is considered to be a Moderate Risk for the above mentioned CoPCs. Waveconn should consider the risks at the investigation area in the southeastern portion of the property for construction of a telecommunications monopole. Further analysis into the conditions of the soils within the investigation area should be considered in order to protect human and ecological health.
The intended area of occupation has been presented on **Figure 1** (**Appendix A**), and recommendations regarding the identified sources of contamination at the site have been provided in **Section 7**.

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Table 6: Conceptual Site Model

Contamination Source and Contaminants of Potential Concern	Exposure Pathways	Receptors	Risk Linkage Status	Comments
Anthropogenic materials at the property - Heavy metals - Asbestos	Human Health: - Direct dermal contact - Incidental inhalation/ ingestion Ecological: - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Potentially Incomplete – Low Risk	Inert materials laid down at the property appear to be low scale in nature, and therefore a low risk remains. In the context of the site use for construction of a telecommunications monopole, there is a very low risk, due to the location of the proposed construction area.
Potential ACM in structures and soil - Asbestos	Human Health: - Inhalation of airborne dust/ fibres	Human Health: - Residents - Construction workers. - Maintenance workers.	Potentially Complete – Low Risk	No ACM has been observed from aerial photographs or records. However, given the age of the building at the property, this is a possibility. Records indicate that the military area to the south of site has previously had ACM present in soils and structures. This has since been remediated and validated, however the potential to be transported via airborne pathways exists. The investigation area remains a low risk for ACM related contamination sources. Note that recommendations are provided in **Section 7** to manage the ACM.

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Burnt ground surface. - TRHs - PAHs - PFAS	Human Health - Direct dermal contact - Incidental inhalation/ ingestion Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Incomplete – Very Low Risk	Burnt soils are present in both historical and more recent aerial images. There is potential for PFAS contamination from the use of firefighting foam, however this is unlikely on a private scale. TRH impacts may be observed in the soil and groundwater if fuel was used to ignite the fire. Given the proximity of burnt ground to the site, the risk of impacts from intentional burning off remains very low.
Cut and fill activities at the property. - TRH - PAHs - Metals - Asbestos	Human Health - Direct dermal contact with contaminated soil - Incidental inhalation/ ingestion Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Maintenance workers. Ecological: - Native flora and fauna - Groundwater - Nearby surface water	Incomplete – Very Low Risk	Evidence of stockpiles exist in the northeastern corner of the property, with the source of stockpiled material unknown. Contaminants including TRH, PAH, Metals and asbestos may be present in the stockpiled material and pose a low risk to nearby receptors.
USTs at Kapooka army training centre - TRHs - PAHs - Lead	Human Health - Direct dermal contact to contaminated groundwater or soil. - Incidental ingestion Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Incomplete - Low – Medium Risk	LI-4036 notes that fuel related contamination has been detected in areas surrounding underground storage tanks to the south of the property at Kapooka army training centre. This has the potential to migrate to groundwater and travel away from the Kapooka army training centre. Should excavation work for the telecommunications monopole extend vertically into the groundwater table, the potential for direct contact to contaminated groundwater or associated soils may be realised. Therefore, the risk for construction workers is considered low- medium.

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Potential unexploded ordnances at Kapooka army training centre. - **Nitrates** - **Lead**	Human Health - Direct dermal contact with contaminated soil - Incidental inhalation/ ingestion Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Maintenance workers. Ecological: - Native flora and fauna - Groundwater - Nearby surface water	Incomplete - Low Risk	LI-4036 notes that the site is included in an unexploded ordnance (UXO) area due to being a defence-controlled area that was used for engineer demolition training during WWII. As such the potential presence of UXO's must be considered.
Firefighting activities at Kapooka army training centre - PFAS	Human Health - Direct dermal contact to contaminated soil, groundwater, sediment or surface water. - Incidental ingestion of contaminated soil or surface water. Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Incomplete - Medium Risk	LI-4036 notes that in June 2021, Defence completed investigation into potential PFAS contamination on and around Blamey Barracks / Kapooka army training centre. It is noted that PFAS contamination is a significant issue for the community. The potential for PFAS impacted soil and consequently groundwater is significant given the property and site's proximity to the Kapooka army training centre. Groundwater within the area is known to flow in a north westerly direction and may therefore impact the site and investigation area. An overland drainage pathway to Kapooka Creek was identified in the investigation conducted by Jacobs, 2019 and confirmed to be a transportation pathway for source areas on Base. Further, PFAS has the ability to become airborne through dust and topsoil moving in wind – therefore the risk of encountering PFAS contaminated soils is present.

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Former Quarry at Kapooka army training centre - PFAS	Human Health - Direct dermal contact to contaminated soil, groundwater, sediment or surface water. - Incidental ingestion of contaminated soil or surface water. Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Low Risk	The Detailed Site Investigation conducted by Jacobs revealed that a former quarry exists at the Base south of the property, in the southern corner.
Buried Waste at Kapooka army training centre. - PFAS - Metals - Nutrients	Human Health - Direct dermal contact to contaminated soil or groundwater. - Incidental ingestion of contaminated soil or surface water. Ecological - Uptake by flora and fauna - Leaching to groundwater	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Low Risk	The Detailed Site Investigation conducted by Jacobs revealed that several buried waste areas exist on the Base south of the property. There is the potential for PFAS and other contaminants such as metals and nutrients to leach into groundwater, which then can migrate off the Base towards site and the investigation area.

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Surface water run-off from surrounding agricultural land and roads. - **OCPs** - **OPPs** - **DDT** - **Arsenic**	Human Health - Direct dermal contact to contaminated soil or groundwater. - Incidental ingestion of contaminated soil or surface water. Ecological - Uptake by flora and fauna - Leaching to groundwater - Ingestion of contaminated surface water.	Human Health: - Residents - Construction workers. - Maintenance workers. Ecological: - Native flora and fauna - Groundwater	Incomplete – Low-Medium Risk	Surface water run off onto the property and site from surrounding roads and land poses a risk of contaminating surface water, soils and groundwater at the property.

6 Conclusion

ADE Consulting Group Pty Ltd (ADE) was engaged by Waveconn to undertake a PSI for the site, located in the southeastern corner of the property at 20 Kapooka Road, San Isidore NSW. The PSI was requested to support a development application with Wagga Wagga City Council for the construction of a telecommunications monopole, inclusive of concrete footing.

Historically, the site has been used as open grassland and for large lot residential purposes. Generally, large lot residential properties surround the site to the north and west, whilst vegetation and conservation occupy the land to the east of Site. Kapooka army base and training ground is located directly adjacent to the south of site.

On-site sources represent a low risk for contamination and potential effects on human health and the ecosystem. Off-site sources, from the Kapooka Army Base and Training Ground present a medium risk of contamination and therefore risk to human health and the ecosystem. PFAS contamination in surface soils and groundwater from firefighting activities at the facility may have migrated and be of concern.

ADE understands that the investigation area may have contaminated soil and groundwater present and this should be accounted for in the consideration of the area's proposed use as a location for a telecommunications monopole. The risks associated with this site are mostly related to the construction stage; and once the structure is assembled with concrete footing, minimal risk of exposure to contaminated soil or groundwater is expected.

ADE acknowledges that this desktop assessment of the area is a preliminary investigation and that further investigation inclusive of intrusive soil works may provide a greater understanding of the site and investigation area's contamination status.

Recommendations for further analysis to manage the ACM and disturbed soils on the southern portion of the site have been made in **Section 7**.

7 Recommendations

Based on the review of Land Insight Report LI-4036, inclusive of aerial imagery, ADE considers there is a moderate, but potential risk of contamination at the investigation area considering the surrounding land uses. The following recommendations are made for consideration however, not required before the site is occupied by Waveconn;

- A targeted assessment of the soils within the investigation area at the southeastern corner of the site to assess against human health.
- Should soils require removal from site as a part of future construction works, a waste classification of excavated soils is required.

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8 Special Consideration (UXO)

LIR-4036 ESR indicates that the site falls under an unexploded ordnance area (UXO) due to being a defence controlled area and a part of the national unexploded ordnance program (NUXOP). There is a potential presence of UXO as well as future radiation from the telecommunications monopole; and as such, diligence should be undertaken when conducting site works inclusive of investigation into all agency, defence, council, EPA and SES requirements prior to site works.

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9 Limitations and Disclaimer

This report has been prepared for the exclusive use of the client and is limited to the scope of the work agreed in the terms and conditions of the contract (including assumptions, limitations and qualifications, circumstances, and constraints). ADE has relied upon the accuracy of information and data provided to it by the client and others.

ADE has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia. No other warranty, expressed or implied, is made or intended. No one section or part of a section of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendixes and attachments. The report is an integral document and must be read in its entirety.

To the fullest extent permitted by law, ADE does not accept or assume responsibility to any third party (other than the client) for the investigative work, the report or the opinions given.

The scope of work conducted, and report herein may not meet the specific needs (of which ADE is not aware) of third parties. ADE cannot be held liable for third party reliance on this document. Any third party who relies upon this report does so at its own risk.

The subsurface environment can present substantial uncertainty due to its complex heterogeneity. The conclusions presented in this report are based on a limited desktop investigation. However, it is possible that this investigation may not have encountered all areas of contamination at the site due to the limited nature of the investigation. No site walkover was completed as a part of these works and information contained in this report is based on data and resources readily available through online sources. A schedule 11 dangerous goods search of records held with SafeWork NSW was not completed as a part of these works. A historical title search was not conducted as a part of these works for this assessment.

ADE does not verify the accuracy or completeness of, or adopt as its own, the information or data supplied by others and excludes all liability with respect to such information and data. To the extent that conditions differ from assumptions set out in the report, and to the extent that information provided to ADE is inaccurate or incomplete or has changed since it was provided to ADE, the opinions expressed in this report may not be valid and should be reviewed.

ADE's professional opinions are based upon its professional judgement, experience, training, and results from analytical data. In some cases, further testing and analysis may be required, thus producing different results and/or opinions. ADE has limited its investigation to the scope agreed upon with its client.

This Limitation and Disclaimer must accompany every copy of this report.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

10 References

- Contaminated Land Management Act 1997 (NSW) (CLM Act).
- Jacobs (2019). Blamey Barracks Comprehensive PFAS Investigation, Department of Defence, Detailed Site Investigation, (Jacobs 2019)
- Land Insight. (2024). Enviro-Screen Report, 20 Kapooka Road San Isidore, NSW, Report No. LI-4036 ESR.
- National Environment Protection Council (NEPC) (1999). National Environment Protection (Assessment of Site Contamination) Measure amended 2013 (ASC NEPM, 2013).
- New South Wales Environment Protection Authority. (2020). Guidelines for Consultants Reporting on Contaminated Land. (NSW EPA, 2020).
- Protection of the Environment Operations Act 1997 (NSW) (POEO Act).
- SafeWork NSW Code of Practice: How to manage and control asbestos in the workplace (2022).
- SafeWork NSW Code of Practice: How to safely remove asbestos (2022).
- Work, Health and Safety Act 2011 (NSW).
- Work, Health and Safety Regulation 2017 (NSW).

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Appendix A - Figures

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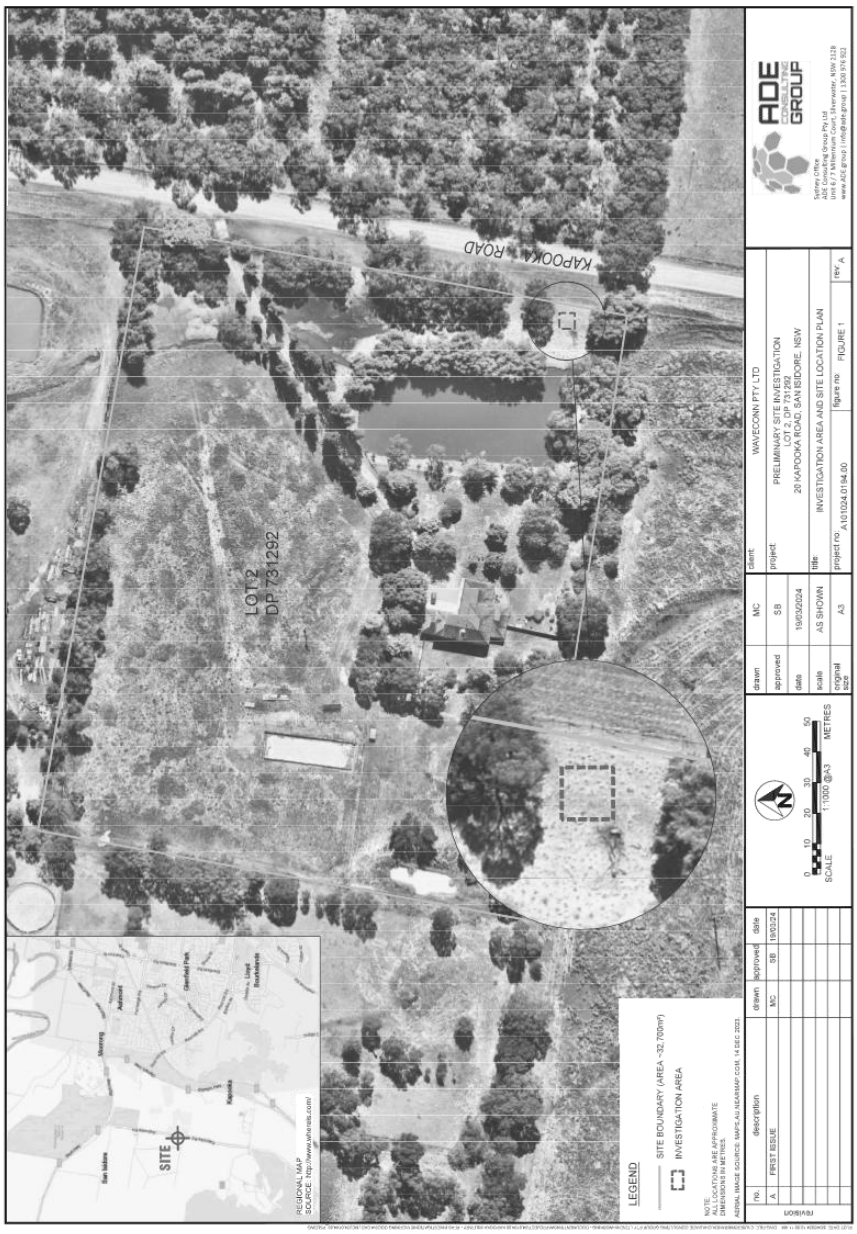

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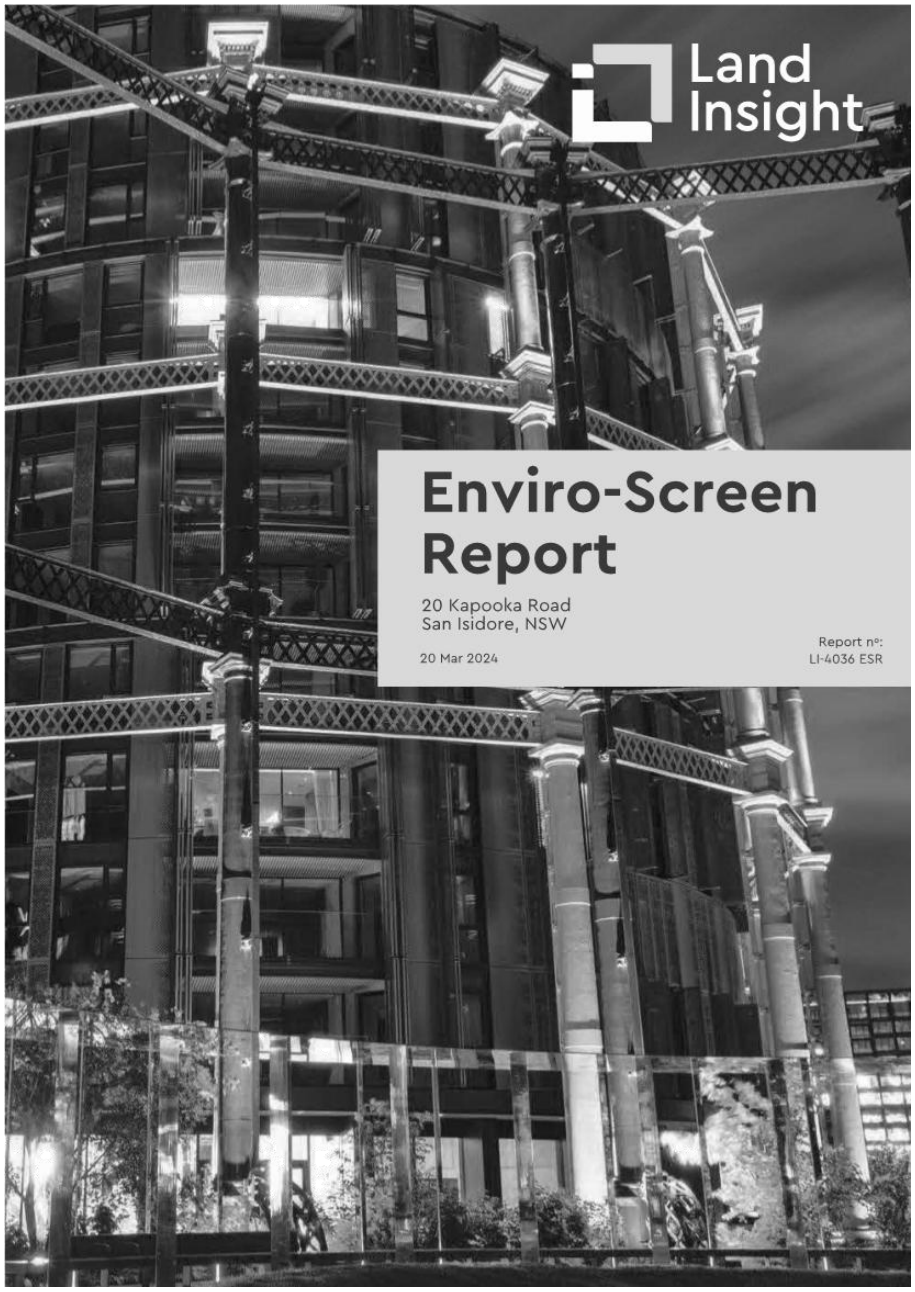
Appendix B – Land Insight Report


Land Insight
Enviro-Screen Report
20 Kapooka Road
San Isidore, NSW
20 Mar 2024
Report nº:
LI-4036 ESR

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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Understanding your report

Thank you for ordering your report from Land Insight. If you have any feedback, questions or queries, please get in touch with us at orders@landinsight.co.au.

Your Report has been produced by Land Insight and contains information related to current and historical land use information, environmental risks and hazards.

The information presented in this report includes Land Insights' comprehensive research into current and historical land use derived from Land Insight's proprietary National Land Use Atlas (NLUA), environmental risk information and data available from public databases, third party providers, local and state authorities. The report also includes detailed property and soil setting information, hydrogeology, identification of potential pollution and contamination along with ground and natural hazards.The records identified are presented within a 200 to 2000m radius (buffer zone) from the boundaries of the Property searched, depending on the screened constraint. The report is separated and grouped into easy to navigate sections as per Summary below:

Section 1	PROPERTY SETTING	Sensitive Receptors, Planning Controls, Zoning, Heritage, Soil and Land Information, Geology and Topography
Section 2	HYDROGEOLOGY	Groundwater Bores and Other Borehole investigations, Groundwater Dependent Ecosystems (GDE), Aquifer and Wetland, Other Hydrogeology information.
Section 3	ENVIRONMENTAL REGISTERS, LICENCES AND INCIDENTS	Contaminated Land Public Register, Licences, Audits and Orders, Sites Regulated by Other Jurisdictional Body (Former Gaswork sites / PFAS sites, UXO Areas), Historical Landfills, Derelict Mines and National Pollutant Inventory (NPI).
Section 4	POTENTIALLY CONTAMINATED AREAS	Potentially Contaminating activities (Industries, businesses and activities that may cause contamination), Historical Potentially Contaminating activities and Historical Land Use.
Section 5	NATURAL HAZARDS	Erosion hazard, Flood hazards, Bushfire prone land and Bushfire history.

This report includes data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact orders@landinsight.co.au.

This report does not include information derived from a physical inspection. It is important to note that a site inspection can present information relevant to other risks and hazards that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators and data sources, the data displayed within this report is only current from date of production. While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information and/or data provided.

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Land Insight

Data maintenance schedule

Dataset name	Update frequency	Dataset buffer
Section 1 - Property Setting		
Sensitive Receptors	Quarterly	200m
Planning Controls (*Zoning, Planning Instruments, Other planning information*)	Quarterly	500m
State and Local Heritage	Quarterly	200m
Commonwealth, National and World Heritage Areas	Annually	200m
Soil Landscape and Land Use Information	Annually	500m
Salinity Hazard	Annually	500m
Radon Level	Annually	500m
State, Local and National Acid Sulfate Soil (ASS)	Annually	500m
Geology	Annually	500m
Naturally Occurring Asbestos Potential	Annually	500m
Topography	As required	500m
Section 2 - Hydrogeology		
Groundwater Aquifers	Annually	2000m
Wetlands	Annually	2000m
Groundwater Bores	Annually	2000m
Drinking Water Catchments	Annually	500m
Groundwater Prohibition/Restricted Use/Exclusion Zones	Annually	500m
Hydrogeologic Units	Annually	500m
Groundwater Dependent Ecosystems	Annually	500m
Other Borehole Locations (*Coal Seam Gas, Petroleum Wells, other boreholes*)	Annually	500m
Section 3 - Environmental Registers, Licences and Incidents		
Contaminated Land Public Register	Monthly	1000m
Licences, Approvals, Audits, Authorisations & Assessments		
Licences	Monthly	1000m
Surrendered Licences	Monthly	1000m
Clean Up Notices, Penalty Notices and Orders	Monthly	1000m
Permissions	Monthly	1000m
Audits	Monthly	1000m
Authorisations	Monthly	1000m
Sites Regulated by other Jurisdictional Body		
Contaminated Legacy Areas (*James Hardies Asbestos, Pasminco Smelter and Uranium sites*)	Quarterly	2000m
Defence 3 Year Regional Contamination Investigation Program (RCIP)	Quarterly	2000m
Defence Sites - Current and Former	Ongoing	2000m
Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)	Annually	2000m
Former Gasworks Sites	Ongoing	2000m
PFAS Investigation Sites (*EPA PFAS Investigation Program/s, AirServices Australia etc.*)	Monthly	2000m
NPI Industrial Facilities	Annually	2000m
Section 4 - Potentially Contaminated Areas		
Potentially Contaminating Activities (PCA) (*Petrol Stations, Dry cleaners, Waste sites etc*)	Ongoing	500m
Historical Business Directory (*Commercial and Trade Directory Data from 1990-2020*)	Not required	200m
Section 5 - Natural Hazards		
Bushfire Prone Areas	Bi-annual	500m
Bushfire History	Bi-annual	500m
Erosion Hazard	Bi-annual	500m
Flood Hazard	Ongoing	500m

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Section 1 Property Setting

1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Type	Distance (m)	Direction
Lake / Waterhole	Lake	0.0	Onsite

1.2a PLANNING CONTROLS

Map 1.2a (500m Buffer)

Zoning

Zoning	Type	Details	Distance (m)	Direction
R5	Large Lot Residential	Wagga Wagga Local Environmental Plan 2010	0.0	Onsite
SP2	Infrastructure	Wagga Wagga Local Environmental Plan 2010	0.0	South
RU1	Primary Production	Wagga Wagga Local Environmental Plan 2010	0.4	East
C2	Environmental Conservation	Wagga Wagga Local Environmental Plan 2010	21.3	East

1.2b PLANNING OVERLAYS

Map 1.2b (500m Buffer)

Environmental Planning Instruments

Name	Type	Details	Distance (m)	Direction
Buffer Area	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Minimum Lot Size (sq m): 2-4.9	Lot Size	Wagga Wagga Local Environmental Plan 2010	0.0	Onsite
Minimum Lot Size (sq m): 200-399.9	Lot Size	Wagga Wagga Local Environmental Plan 2010	0.4	East
Protected Regrowth, Regrowth Protection Area	Local Provisions	Wagga Wagga Local Environmental Plan 2010	22.1	East
Vulnerable Land, Vulnerable Land	Local Provisions	Wagga Wagga Local Environmental Plan 2010	366.4	South

Other Planning Information

Name	Category	Details	Distance (m)	Direction
Not identified	-	-	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage Registers

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Australian Heritage Database Register

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4a SOIL AND LAND USE INFORMATION

Map 1.4a (500m Buffer)

Soil Landscape

Code	Name	Soil Group	Description	Distance (m)	Direction
TRbk	Becks Lane	Transferral	Landscape—3.4 km2 gently inclined footslopes adjacent to hills on Ordovician metasedimentary rocks. Local relief 5–15 m; slopes 2–4%. Long (>300 m) waning slopes and mostly parallel shallow drainage lines. Almost completely cleared tall woodland. Soils—moderately deep (80–100 cm) Haplic and Bleached Red and Brown Chromosols (Red Podzolic Soils) on slopes. Moderately deep (80–150 cm) Bleached-Mottled and Bleached Brown Chromosols (Brown Podzolic Soils) and Sodosols (Solodic Soils) near drainage lines. Limitations—high erosion hazard; foundation hazard (localised); acidity; locally hardsetting soils; localised poor drainage; seasonal waterlogging	0.0	Onsite

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Code	Name	Soil Group	Description	Distance (m)	Direction
ERld	Lloyd	Erosional	Landscape—316.8 km2 rolling low hills on Ordovician metasedimentary rocks. Local relief 30–90 m; slopes 10–20%. Broad crests and ridges; long waning mid to lower slopes; broad drainage depressions. Variable rock outcrop 0–50%. Extensively to completely cleared mid to high open-forest. Soils—shallow (<0.5 m), moderately well-drained Paralithic Leptic Rudosols (Lithosols) on some crests, ridges and upper slopes; deep (1.0–1.5 m), imperfectly drained Red Kurosols (Red Podzolic Soils) on other crests and upper slopes; moderately deep (0.5–1.0 m), moderately well-drained Red Chromosols and Kurosols (Red Podzolic Soils) on mid to lower slopes; and moderately deep (0.5–1.0 m), imperfectly drained Brown Kurosols (Yellow Podzolic Soils) in drainage lines. Limitations—high erosion hazard; steep slopes (localised); localised rock outcrop; localised poor drainage; localised waterlogging; foundation hazard (localised); mass movement; shallow, stony and strongly acid soils (on ridges and upper slopes); localised aluminium toxicity; localised salinity.	214.4	East
ERpu	Pulletop	Erosional	Landscape—76.4 km2 undulating rises on Ordovician metasedimentary rocks. Local relief 15–50 m; altitude 220–420 m; slopes 3–10%. Broad crests and ridges, long waning slopes and moderately broad drainage depressions. Extensively to completely cleared tall woodland. Soils—deep (1.0–1.5 m) to very deep (>1.5 m), moderately well-drained Brown Chromosols and Kurosols (Brown and Yellow Podzolic Soils) occur on crests and slopes, with very deep (>1.5 m), imperfectly drained Brown and Red Sodosols (Solodic Soils) in drainage lines. Limitations—moderate erosion hazard; localised foundation hazard; localised salinisation; localised acid soils; localised aluminium toxicity; localised sodicity; localised poor drainage; seasonal waterlogging.	423.4	West
TRbka	Becks Lane Variant A	Transferral	Landscape—3.4 km2 gently inclined footslopes adjacent to hills on Ordovician metasedimentary rocks. Local relief 5–15 m; slopes 2–4%. Long (>300 m) waning slopes and mostly parallel shallow drainage lines. Almost completely cleared tall woodland. Soils—moderately deep (80–100 cm) Haplic and Bleached Red and Brown Chromosols (Red Podzolic Soils) on slopes. Moderately deep (80–150 cm) Bleached-Mottled and Bleached Brown Chromosols (Brown Podzolic Soils) and Sodosols (Solodic Soils) near drainage lines. Limitations—high erosion hazard; foundation hazard (localised); acidity; locally hardsetting soils; localised poor drainage; seasonal waterlogging.	494.8	North

Salinity

Salinity Hazard	Type	Details	Distance (m)	Direction
High hazard or risk	Australian Dryland Salinity Assessment (1:2,500,000) 2001	High hazard or risk in 2000, 2020, and 2050	201.3	South

Radon

Radon Level (Bq/m³)	Distance (m)	Direction
22	0.0	Onsite

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

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1.4b ACID SULFATE SOIL

Map 1.4b (500m Buffer)

State and Local Acid Sulfate Soil Registers

Name	Classification	Description	Distance (m)	Direction
Not identified	-	-	-	-

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works within areas and land shown on the Acid Sulfate Soils Map.

National Acid Sulfate Soil Register

Name	Classification	Description	Distance (m)	Direction
Atlas of Australian Acid Sulfate Soils	Low Probability of occurrence	Acid sulfate soil generally within upper 1m in wet / riparian areas.	0.0	Onsite

Source: ASRIS Atlas of Australian Sulfate Soils (CSIRO). Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (500m Buffer)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Distance (m)	Direction
Wagga Wagga-Kyeamba Special 1:100,000 Geological Sheet	Q_c	Colluvium	Quaternary (base) to Now (top)	Colluvium	Clastic sediment	Poorly sorted, weakly cemented to unconsolidated colluvial lenses of polymictic conglomerate with medium- to very coarse-grained sand matrix; interspersed with unconsolidated clayey and silty red-brown (aeolian) sand layers, modified by pedogenesis.	0.0	Onsite
Wagga Wagga-Kyeamba Special 1:100,000 Geological Sheet	Q_a	Alluvium	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Unconsolidated grey to brown to beige humic (±)micaceous silty clay, quartz-(±)lithic silt, fine- to medium-grained quartz-rich to quartz-lithic sand, polymictic pebble to cobble gravel (as sporadic lenses); sporadic palaeosol horizons.	112.0	North

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Distance (m)	Direction
Wagga Wagga-Kyeamba Special 1:100,000 Geological Sheet	Oada	Abercrombie Formation	La2b (Lancefieldian) (base) to Da4 (Darriwilian) (top)	Adaminaby Group	Sandstone	Brown and buff to grey, thin- to thick-bedded, fine- to coarse-grained mica-quartz (±feldspar) sandstone, interbedded with laminated siltstone and mudstone. Sporadic chert-rich units.	318.5	East

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography (Onsite)	220 mAHD

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Section 2 Hydrogeology

2.1 GDE & HYDROGEOLOGY CONSTRAINTS

Map 2.1 (2000m Buffer)

Aquifer Type

Type	Distance (m)	Direction
Porous, extensive highly productive aquifers	0.0	Onsite
Fractured or fissured, extensive aquifers of low to moderate productivity	1916.3	South

Groundwater Protection Areas

Name	Water Plan Area	Distance (m)	Direction
Not identified	-	-	-

Wetlands

Name	Description	Distance (m)	Direction
Not identified	-	-	-

Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)

Potential	Distance (m)	Direction
Not identified	-	-

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)

Potential	Distance (m)	Direction
Moderate potential GDE - from regional studies	316.3	South
Low potential GDE - from regional studies	535.0	South

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Groundwater Licences (Western Australia)

Map ID	WRI number	Allocation (KL)	Address	All Parties	Distance (m)	Direction
Not identified	-	-	-	-	-	-

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
2	GW029568	Unknown	01/12/1967	86.6	86.6	67.1	Null	0.3	651.4	West
5	GW405097	Household	24/04/2008	115.0	115.0	15.0	Null	2.5	970.5	West
4	GW400462	Monitoring	23/02/1995	17.0	17.0	Null	Null	Null	1062.0	North
7	410180	Unknown	Null	Null	Null	Null	Null	Null	1102.8	East
6	410179	Unknown	Null	Null	Null	Null	Null	Null	1177.9	East
3	GW029569	Unknown	01/11/1967	91.4	91.4	Null	Null	Null	1204.6	South
11	GW417493	Null	Null	25.0	25.0	Null	Null	Null	1466.8	East
9	GW416618	Monitoring	21/07/2011	25.0	25.0	Null	Null	Null	1551.9	East
1	GW029570	Irrigated agriculture	01/11/1967	76.2	76.2	Null	Null	Null	1616.1	South-west
17	GW417704	Null	Null	5.0	5.0	1.5	Null	Null	1672.4	South-east
31	GW417731	Null	Null	44.0	44.0	Null	Null	Null	1672.8	South-east
32	GW417733	Null	Null	55.0	55.0	53.0	Null	Null	1675.9	South-east
10	GW417492	Null	Null	25.0	25.0	Null	Null	Null	1682.8	East
25	GW417718	Null	Null	3.0	38.0	7.8	Null	Null	1688.7	South-east
21	GW417708	Null	Null	37.0	37.0	3.1	Null	Null	1696.9	South-east
23	GW417713	Null	Null	40.0	40.0	Null	Null	Null	1702.8	South-east
16	GW417703	Null	Null	5.0	5.0	1.5	Null	Null	1704.4	South-east
19	GW417706	Null	Null	10.0	0.0	Null	Null	Null	1709.4	South-east
30	GW417726	Null	Null	13.0	13.0	Null	Null	Null	1712.9	South-east
20	GW417707	Null	Null	11.0	11.0	1.8	Null	Null	1716.7	South-east
12	GW417699	Null	Null	15.0	15.0	Null	Null	Null	1718.6	South-east
24	GW417715	Null	Null	40.0	40.0	7.6	Null	Null	1723.8	South-east

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Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
22	GW417712	Null	Null	9.0	9.0	Null	Null	Null	1727.4	South-east
14	GW417701	Null	Null	10.0	10.0	Null	Null	Null	1727.9	South-east
26	GW417719	Null	Null	50.0	50.0	45.5	Null	Null	1732.0	South-east
29	GW417723	Null	Null	38.0	38.0	33.5	Null	Null	1733.3	South-east
27	GW417720	Null	Null	42.0	42.0	39.0	Null	Null	1751.4	South-east
28	GW417721	Null	Null	40.0	42.0	41.1	Null	Null	1753.3	South-east
18	GW417705	Null	Null	10.0	57.1	Null	Null	Null	1758.8	South-east
13	GW417700	Null	Null	15.0	15.0	Null	Null	Null	1803.2	South-east
15	GW417702	Null	Null	10.0	10.0	Null	Null	Null	1805.1	South-east
8	GW416355	Monitoring	04/05/2008	0.0	10.0	Null	Null	Null	1902.8	South-east

Note: The use of the symbol "-" or "Null" indicates that no records were found.

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m) Lithology	Distance (m)	Direction
GW029568	0m-6.1m Clay gravel 6.1m-22.86m Clay sand 22.86m-25.91m Clay 25.91m-42.67m Clay red 42.67m-51.82m Clay yellow 51.82m-54.86m Clay gravel 54.86m-73.76m Clay yellow 73.76m-86.26m Shale black water supply 86.26m-86.56m Shale black water supply	651.4	West
GW405097	0m-1m Topsoil 1m-5m Clay 5m-15m Shale - weathered 15m-17m Shale - hard 17m-31m Clay 31m-115m Shale - blue	970.5	West
GW400462	0m-2m Topsoil & light brown silty loam 2m-8.5m Clay 8.5m-10m Clay 10m-14m Clay 14m-15m Clay 15m-17m Clay	1062.0	North
410180	Null	1102.8	East
410179	Null	1177.9	East
GW029569	0m-6.1m Topsoil gravel 6.1m-9.14m Clay red gravel 9.14m-12.19m Clay gravel 12.19m-15.85m Clay red gravel 15.85m-17.07m Gravel coarse 17.07m-19.2m Clay 19.2m-21.34m Granite decomposed 21.34m-23.16m Gravel 23.16m-35.05m Clay red 35.05m-47.24m Clay gravel 47.24m-84.12m Shale black 84.12m-91.44m Shale black clay	1204.6	South
GW417493	Null	1466.8	East
GW416618	Null	1551.9	East

Groundwater Bore ID	From Depth – To Depth (m) Lithology	Distance (m)	Direction
GW029570	0m-0.61m Silt 0.61m-4.27m Clay sand 4.27m-5.18m Clay gravel 5.18m-12.19m Clay soft 12.19m-19.51m Clay sandy 19.51m-23.77m Clay soft 23.77m-27.43m Sandstone 27.43m-36.58m Clay soft 36.58m-48.77m Clay sandstone 48.77m-54.25m Clay shale sandstone 54.25m-54.86m Clay shale 54.86m-56.08m Shale grey 56.08m-60.96m Sandstone yellow 60.96m-69.49m Clay sandstone 69.49m-71.93m Clay sandstone shale 71.93m-76.2m Quartz cream clay	1616.1	South-west
GW417704	Null	1672.4	South-east
GW417731	Null	1672.8	South-east
GW417733	Null	1675.9	South-east
GW417492	Null	1682.8	East
GW417718	Null	1688.7	South-east
GW417708	Null	1696.9	South-east
GW417713	Null	1702.8	South-east
GW417703	Null	1704.4	South-east
GW417706	Null	1709.4	South-east
GW417726	Null	1712.9	South-east
GW417707	Null	1716.7	South-east
GW417699	Null	1718.6	South-east
GW417715	Null	1723.8	South-east
GW417712	Null	1727.4	South-east
GW417701	Null	1727.9	South-east
GW417719	Null	1732.0	South-east
GW417723	Null	1733.3	South-east
GW417720	Null	1751.4	South-east
GW417721	Null	1753.3	South-east
GW417705	Null	1758.8	South-east
GW417700	Null	1803.2	South-east
GW417702	Null	1805.1	South-east
GW416355	Null	1902.8	South-east

Note: The use of the symbol "-" or "Null" indicates that no records were found.

2.2 GROUNDWATER AND OTHER BORES

Map 2.2 (2000m Buffer)

Groundwater Restricted Use Zones

Name / Number	Address	Site History	Description	Distance (m)	Direction
Not identified	-	-	-	-	-

Groundwater Salinity

Class	Salinity Value	Source	Distance (m)	Direction
Non-Saline (<3000mg/L)	1500 - 3000	Office of Water, New South Wales	0.0	Onsite
Non-Saline (<3000mg/L)	500 - 1500	Office of Water, New South Wales	1290.0	North-east

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
KAP12	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	25.0	1320.1	South-east
KAP13	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	25.0	1320.7	South-east
KAP14	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	25.0	1340.3	South-east
KAP11	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	26.7	1342.9	South-east
KAP15	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	26.3	1357.6	South-east
KAP10	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	25.0	1360.6	South-east
KAP16	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	25.0	1382.7	South-east
KAP09	Borehole	GIR: Proposed Realignment of Kapooka Overbridge MR76, Olympic Highway Kapooka	RMS	01/11/2011	25.0	1384.3	South-east
SLP2_SKM15	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.4	1780.9	South-west

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Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
SLP2_SKM16	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.8	1795.9	South-west
SLP2_SKM14	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	2.3	1825.4	South
EGAT-6-8790	Borehole	Dataset of the 2019 Geological Survey of NSW Geoscience catalogue held in the DIGS (Digital Imaging of Geological Systems) Database. This is a public, online archive that provides access to non confidential reports and other important documentary materi	R00024174, R00050343	01/01/1987	15.0	1826.7	East
MIN_25041	Null	DPI Minerals Borehole Register	Egan PL & Cullen L,	01/01/1987	15.0	1828.9	East
025041	Mineral Exploration	Egans Prospect	Egan PL & Cullen L	01/01/1987	15.0	1829.3	East
SLP2_SKM13	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	2.4	1838.7	South-west
SLP2_SKM10	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.0	1902.0	South-west
SLP2_SKM9	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.7	1916.0	South-west
SLP2_SKM11	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.7	1920.0	South-west
SLP2_SKM7	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	0.9	1929.7	South-west
SLP2_SKM12	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site	Department of Defence	17/01/2007	0.9	1942.3	South-west

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Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
		Investigation - Blamey Barracks (Kapooka) - NSW					
SLP2_SKM8	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.2	1959.1	South-west
SLP2_SKM6	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	0.6	1960.6	South-west
SLP2_SKM2	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.1	1965.5	South-west
SLP2_SKM1	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.3	1985.9	South-west
SLP2_SKM5	Test Pit	Single Living Environment and Accomodation Precinct (LEAP) Phase 2: Site Investigation - Blamey Barracks (Kapooka) - NSW	Department of Defence	17/01/2007	1.5	1995.3	South-west

Note: The use of the symbol "-" or "Null" indicates that no records were found.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Section 3

Environmental Registers, Licences and Incidents

3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 Contaminated Land Public Register		
State	**Regulatory Body**	**Information included in this search (by state)**
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites * (on request)
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice
QLD	DES (Department of Environment and Science)	Contaminated Land Search (Environmental Management and Contaminated Land Registers) * (per lot)
SA	EPA (Environment Protection Authority)	Site Contamination Index Assessment Areas
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice

Table 3.1.1 Contaminated Land Public Register		
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (500m Buffer)

Licences

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
13419	No longer in force	FORESTRY CORPORATION OF NEW SOUTH WALES	IFOA AREA "SOUTH-WESTERN CYPRESS REGION"	STATE FORESTS AND OTHER CROWN-TIMBER LANDS WITHIN THE SOUTH-WESTERN AREA , NSW 2830	Logging operations	Not mapped	Not mapped
13421	Issued	UGL REGIONAL LINX PTY LTD	Country Regional Network	COUNTRY REGIONAL NETWORK, ORANGE, NSW, 2800	Railway infrastructure operations	Not mapped	Not mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.
** Not mapped – Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.*

Audits

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
Not identified	-	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up, Penalty Notices and Orders

N°	Type	Licence holder	Location Name	Premise Address	Details	Dist. (m)*	Direction
Not identified	-	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.2.1 Licences, Approvals & Assessments		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Environment Protection Authorisation Search Environment Protection Agreement Search
NSW	EPA (Environment Protection Authority)	POEO Public Register (Environment Protection licences, applications, notices, audits or pollution studies and reduction programs)

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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[redacted]
San Isidore NSW 2650

16 June 2025

Consent Authority
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

Dear Sir/Madam

RE: Development Application DA25/0067

I write in response and in objection to the following Development Application:

Development Application DA25/0067 (DA25/0067)
Proposal: Mobile Telecommunications Facility including Monopole and Compound
Property: 20 Kapooka Road, San Isidore NSW 2650, Lot 2 DP 731272
Applicant: Waveconn Operations Pty Ltd (Waveconn)

Background Information

- In June 2024 we received correspondence from Wagga Wagga City Council regarding DA24/0025. This was the first attempt by Waveconn to seek approval for a mobile telecommunications facility at 20 Kapooka Road, San Isidore 2650.
- The exhibition period for DA24/0025 closed on 9 July 2024.
- From early July 2024 earthworks at 20 Kapooka Road involved the removal of a significant number of large established trees and vegetation and what appears to have raised the level of the driveway that runs from Kapooka Road to the residence. It is not known if these works are compliant.
- Dr Joe McGirr assisted in facilitating a meeting with Waveconn representative Mr Chris Hayes. This meeting occurred on 16 December 2024 and took place at [redacted] "Point 12 On Site Meeting in the Statement of Environmental Effects" is reference to that meeting. Attached is a copy of the correspondence received from Dr McGirr and a copy of my email response, as records of the meeting. The photomontage provided by Waveconn is a gross misrepresentation of the visual impact at a distance of 450 meters. To compare, there is an image of the phone tower on Pominglarna Hill that is included with my response to DA24/0025.
- I refer to the "Statement of Environmental Effects" Application for Development Consent lodged by Waveconn, dated Feburary 2025. This document refers to Appendix 1 though 5, however, there is no information under any of the Appendix headings on pages 39-43.

- All attachments, including the response to DA24/0025 are inclusions in this response to DA25/0067.

Reasons for Objection

In addition to reasons included in the response to DA24/0025, following are reasons for objecting to DA25/0067.

- Waveconn continue to misrepresent the impact of the development. Photographic evidence that they submit is not an accurate reflection of visual impact. Waveconn have relied on images from DA24/0025 for their new submission which is no longer relevant as visual impact has been significantly affected with the removal of many large established trees at the property where the development is proposed. For example, where we had previously been unable to see a concrete wall and a hay shed at the property "Dalkenny", this is now clearly visible to us, from our property, at ground level. "Dalkenny" is further from our property than the proposed site for development. We can also see very clearly the residence which was previously screened by large trees.

- Of concern is, should DA25/0067 be approved, more trees and vegetation will continue to disappear making an industrial compound and telecommunications facility very clearly visible (it already will be) from ground level and not just above tree level. It will be difficult to guarantee controls in regards to maintaining screening due to the development being located on private property.

- The term "critical infrastructure" has been referred to in relation to DA25/0067. I would argue that critical indicates there are no alternatives for service. There are clearly alternatives already in place (e.g. satellite) that some San Isidore residents access. Additionally, in 2019 Defence commissioned a contractor who put in place an underground NBN line that runs the entirety of Kapooka Road that serves Blamey Barracks. While the NBN line is not accessible to us, we also do not need it. We do not have issues with phone service or internet service at San Isidore. We use both Telstra and Optus for connectivity and I am able to make calls and have internet coverage when walking around San Isidore, anywhere on our property, and all the way along Kapooka Road to Blamey Barracks and beyond towards Uranquinty. There is no service disruption. There are no black spots that I've experienced. Waveconn readily admit alternatives are available.

- In Mr Hayes' correspondence dated 14 April 2025 to Wagga Wagga City Council, he seeks to address the issues of flooding. I find his correspondence to be dismissive and unresearched. Flooding in the San Isidore valley is an issue clearly known to San Isidore residents, Wagga Wagga City Council and local member Dr Joe McGirr. It is a lame to state that Waveconn's phone tower will enable us to make emergency calls. It is remiss of Mr Hayes to suggest that the compound will not impact water flow. It is also disrespectful of him to dismiss what local residents, through years of experience, know will happen:
    - The telecommunications compound will catch debris and water will rush around it, impacting and changing the water flowpath. Running water and pressure from the buildup of debris will create pressure on the compound fence. Water will be forced to run to the east and west of the compound and facility. Please refer to the images attached that demonstrate the damage that can be caused by debris

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buildup and the force of storm water flooding. Please also note the water that caused this damage had already run through the proposed site. There's not a flood gate between Defence and 20 Kapooka Road (immediately adjacent to where Waveconn wish to build) for no reason.
  - Any change to the water flowpath will move PFAS contamination into other parts of our property, other affected properties, and potentially onto other properties that may not have yet been assessed as PFAS impacted.
  - Raising equipment suggested in the Flood Assessment report (conducted by a non-local company) is not a solution. Raising equipment will further impact water velocity. Without understanding further implications, it also suggests increasing visibility.

- Other considerations:
  - The water flow path runs crosses the driveway at 20 Kapooka Road. Earthworks undertaken at that location from July 2024 appear to have raised the level of the driveway. This will very likely cause water to back up, overflow and run onto and along Kapooka Road. There will be consequences, including water coming closer to our home than in the past. The water is also likely to push out to the west and impact other properties. Any spreading and redirection of water will also spread PFAS contamination.
  - I am concerned that due to the infrastructure and its development, there will be a request to seal the dirt section of Kapooka Road. Being a dirt road keeps traffic to a minimum. Sealing Kapooka Road would increase traffic which would further affect the value of our property and reduce the quality of quiet village lifestyle.
  - There will be noise emissions from the compound, acknowledged by Waveconn. However, there is a distinct lack of understanding acoustics in a valley and that noise travels and is amplified.
  - Residents in the San Isidore valley have, for many years, been affected by flooding and the damage it causes. Waveconn don't appear to be willing to take note of that despite our photographic and video evidence. In more recent years we've also had to deal with learning that our properties are contaminated with PFAS. Our water supplied by RWCC is regularly of poor quality, often filthy, due to ongoing mains breakages. This is creating concern that there is PFAS seepage into our water supply. And now Waveconn seek to build a monstrosity that will loom over us and further decrease the value of our property and minimise what little enjoyment our rural residential lifestyle can still offer. All of these issues combined have taken a toll. DA25/0067 is the last straw.

I trust that Wagga Wagga City Council will duly consider the following risks associated with DA25/0067:
  - Health of residents – both physical and psychological.
  - PFAS spread due to water redirection around a structure in its flowpath.
  - Property damage due to water redirection.
  - Health and preservation of the environment, its fauna and flora (non-human live is affected by emissions too).
  - Proximity to a Defence base.
  - Lightning strikes and bush fire.

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I trust that Wagga Wagga City Council will duly consider issues that while many other Wagga residents benefit by seeing their property value increase, we do not as we continue to have to deal with and are affected by:

- PFAS contamination
- Damage to property from flooding
- Erosion
- Household water supply that is frequently not suitable for consumption

So please; consider the impact a mobile phone tower will have on our biggest asset; the asset that like everyone else we have worked just as hard for - only to see it crumble.

In the unfortunate event that Wagga Wagga City Council, the Consent Authority do consider a telecommunications facility is required, there are alternative sites and clearly a more appropriate site is likely available on what we believe to be crown land to the east of San Isidore. While it doesn't address the risk to human and animal health, it would at least remove visual impact, lessen the impact of diminished property value, and, address the very real concerns related to flooding through the San Isidore valley. There must be an authority who can assist Waveconn to broaden their search and make contact with other prospective hosts.

I would welcome any Wagga Wagga City Council Employees or Councillors who would like more information, or who would like to see for themselves the visual impact, to meet with us and visit our property. I can also provide video and more photographic evidence that shows a history the impact flooding has had on our property as well as more recent changes to the landscape. Alternatively, this can be provided on a portable device if requested.

Please don't hesitate to contact me should you have any questions or if you would like to arrange to visit us to gain more insight.

Yours sincerely,

[redacted]

cc: Dr Joe McGirr, Independent Member for Wagga Wagga
Cr Dallas, Mayor of Wagga Wagga
Mr Michael McCormack, Federal Member for Riverina

Attachments

- Images of Flooding at [redacted]
- Response to DA24/0025 including original attachments
- Email correspondence from Dr Joe McGirr 22 January 2025 including 2 x attachments (Photomontage 3 – supplied by Waveconn suggesting the visual impact of a 30 meter telecommunications tower at a distance of 450 meters)
- Email to Dr Joe McGirr 10 February 2025
- List of Development Applications for 20 Kapooka Road, San Isidore - Wagga Wagga City Council webpage

Images of Flooding at [redacted]

Appendix to Response to Development Application DA25/0067

Please note that the damage caused by flood water in the images below, is water that has already run through the proposed site for construction of the telecommunications facility and compound. Images are from 2010 and 2021. There have been many other flood events in other years.

6 February 2021. Water current moved farm equipment.

5 February 2021. Flood water. View north west.

6 February 2021. Middle of property. View south east.

6 February 2021. View south.

6 February 2021. Debris. Fences knocked down and other damage.

6 February 2021. Water current moved structures. View north.

6 February 2021. Debris caught in fencing. Fences destroyed. View north west.

6 February 2021. Water line on fence. Water breached underhouse storage area.

6 February 2021. Damage to fences and buckled round yard panels.

5 Feburary 2021. Water breached caravan. Caravan written off.

5 February 2021. Water in sheds and breaching back yard. View north.

5 Feburary 2021. Water flowing. View north west.

2010. Flood water. View south.

2010. Flood water. View west.

2010. Flood water. View south.

2010. Flood Water. View north directly behind house.

2010. Flood water. View south from back verandah.

[redacted]
Wagga Wagga NSW 2650

8 July 2024

Cameron Collins
Development Assessment Co-ordinator
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650
E: council@wagga.nsw.gov.au

Dear Sir/Madam

Submission to Respond to Your Reference: DA24/0025

I acknowledge receipt of your correspondence dated 6 June 2024 giving notice of Development Application (DA24/0025) submitted by Waveconn Operations Pty Ltd and their proposal for a telecommunications facility (Mobile Phone Base Station, including 30 meter High Monopole and Compound) to be constructed at 20 Kapooka Road, San Isidore NSW 2650. Please find following my written submission in response to DA24/0025.

Please be advised that I object to DA24/0025, including any amendments that may ensue or any other proposals to construct a mobile phone or similar communications tower of any height that will be in close proximity to, and visible from our property at [redacted] for the following reasons:

1. Visual Impact:
    a. San Isidore is a peaceful rural setting where nature and the environment are an important part of the community and the reason why we and other residents choose to live here. The development of a 30 meter high tower in close proximity to homes (less than 500 meters from our home) will be unsightly and unwelcome. From within our property, our view is across a flat landscape with cleared paddocks. The construction of a 30 meter monopole with "assets" will be very clearly visible from nearly every point on our property. It will sit well above any remaining trees.
    b. The images provided by Waveconn that show before and after pictures are extremely misleading and depict very small, almost invisible images of the tower. There are no images provided by Waveconn to show the visual impact from within the boundaries of San Isidore properties, particularly those at the following addresses:
        - [redacted]
        - [redacted]
        - [redacted]
        - [redacted]
        - [redacted]

        The tower would be visible from our back verandah at [redacted] (Image 7) which will negatively affect our lifestyle and the enjoyment we get from living with nature. Further, we already have an unpleasant view of the mobile phone tower on Pomingalarna Hill. This is clearly visible from our property (Image 8). (Image 6 is offered to show a more realistic and proportionate example of visual impact compared).

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2. Environmental:
    a. Flooding: There is long history of flooding along Kapooka Creek and through the San Isidore valley, including along the front of the property at 20 Kapooka Road which is directly in the path of the creek . For this reason the proposed site is clearly inappropriate and any development at that site would be inaccessible at times when flooding occurs. It's important to understand San Isidore is not subject to river flooding that is infrequent. The flooding occurs as a result of storm water run-off and this happens regularly. In such an event, fast flowing water collects debris. Damage to structures occurs when the debris creates blockages and alters the flow path of water. The force of flowing water causes structures to be pushed over and damaged. I expect that in such an event, debris would collect around the 12 x 12 meter compound fence, causing damage to the structures within and then impacting properties downstream. Misleadingly, the Preliminary Site Investigation Report (2.3 Environmental Setting) states "There are no flood history, studies or flood planning areas on the property or within the search buffer". (Images 1,2,3,4, 5).
    b. Removal of Trees: It is evident that some trees would have to be removed for construction. Given the close proximity to the dam, this is likely to result in destabilisation of the soil near the dam bank. This could lead to the dam bank collapsing on the eastern side, or at the very least, erosion. There would be subsequent implications for our property both from a flooding and visibility perspective if trees are removed.
    c. Bushfire: Mobile phone towers are prone to lightning strikes. The proposed development site is directly across the road from land where there is a forest that extends to the north along the eastern side of Kapooka Road. The forest is a sanctuary for kangaroos, gliders and other wildlife who have already had to relocate due to human developments (i.e. Lloyd). If this forest was harmed by fire (through a lightning strike or for any other reason) it would destroy flora and fauna. It would also destroy homes on the western side of Kapooka Road, including our home which is directly across the road from the forest. The forest also contains a large number of pine trees. Pine burns easily and fire can spread quickly.

3. Physiological Health
    a. There is genuine concern about the impact of microwave and radiowave radiation on human health. It remains unproven that emissions from wireless telecommunication facilities are safe and do not cause harm to human or other animal life. The intent of DA24/0025 is for multiple service providers to lease the tower and I am very concerned about the close proximity to our home and the unknown long term affects on health from the emissions that will be generated; a double dose given there is already a tower on Pomingalarna Hill.
    b. Microwave and radiowave frequencies generate high pitch noise. For urban environments, this "noise" can be disguised, but in a rural setting where there is little road, street, social or industrial noise, there is a high probability that noise from high pitched frequencies will be apparent and that the noise will be exacerbated for those residents living in the valley area of San Isidore where noise is amplified.

4. Psychological Health
    a. Having PFAS, storm water and erosion damage to our property has already caused a great deal of emotional distress and uncertainty. It goes without saying that having to go into battle again and fight to save our home from further degradation is stressful and time consuming and has caused a great deal of anxiety. The senselessness of it all due to greedy developers and one opportunistic resident who, because they can, will sell

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the rest of us out for their own personal financial gain. It is extremely upsetting to think our home and our lifestyle will be shattered because of these people. Waveconn doesn't live here, but I do.

5. Service and Connectivity
   a. Waveconn claims they have identified a poor network coverage in San Isidore and surrounding areas. We do not have any issues with mobile phone or internet connectivity to our home in San Isidore. Our internet concurrently runs multiple devices and our mobile phones access 4G and 5G networks.
   b. In recent times, we are aware of other San Isidore residents have been contacted to canvas for opportunities to construct a mobile phone tower on their (private) property. That development has been unable to progress to an application stage until now clearly indicates residents did not wish to engage, despite the financial incentive offered to lease private land. I was one of those residents previously contacted. Out of respect for our environment, our lifestyle and our neighbours I immediately declinod.

6. Equity:
   a. Property owners along Kapooka Road have been informed by Wagga Wagga City Council that they are unable to build on their PFAS positive and/or flood prone properties. It seems unfair that DA24/0025 can be considered for approval when the same principals for exclusion should apply (also noting that this is a commercial development application from a business that will only be leasing the property but constructing a very large and permanent fixture).
   b. Two parties will benefit financially from DA24/0025. Waveconn and the property owner at 20 Kapooka Road, San Isidore. We, and other property owners, will incur a financial loss – our properties will not be an attractive option for buyers.

7. Safety
   The proposed construction site for DA24/0025 borders with Kapooka Army Base. A telecommunications tower in close proximity to an Australian Defence Force site is a target and poses a threat to the safety of residents in San Isidore and surrounds.

8. The fact that a business can lease a section of private property and develop a permanent structure such as a mobile phone tower is an underhanded way to gain a foothold. This development has the potential to ruin the rural landscape. This isn't a billboard we're talking about. It's a 30 meter high tower that will loom large and ugly for a very long time. And what then – what's the impact to the environment when all these towers become redundant (they just about are). Where do they go? Or do they just remain in situ? Or do the go to landfill? Council has an opportunity to minimise our carbon footprint by rejecting this development application, because it's not necessary. Take a look at Lloyd – there are already 2 towers clearly visible within a very short distance of each other. Then look at Fernleigh Road/Glenfield Road intersection – 2 mobile phone towers within 200 meters of each other. Is that what our planet is going to look like in the future – a myriad of mobile phone towers spaced every 500 meters or so - just so someone who had Vodafone 50 year ago could make a phone call?

   Our property is already impacted by PFAS and has suffered significant erosion due to water run-off. While it's easy for anyone not impacted to turn a blind eye, I hope you can answer honestly – would you want to buy a property with PFAS, erosion, uncontrolled storm water run off, a mobile phone tower on the hill up the road, and another one bearing down less than 500 meters away. If DA24/0025 proceeds, it **will** further decrease the value of our property. There has been and continues to be an emotional toll on me and my family having to deal with DA24/0025.

9. Requests:
   Prior to making a final decision regarding the outcome for DA24/0025, I request that Wagga Wagga City Council:
   a. arrange a meeting to consult with the San Isidore community given Mr Steven Cook from Council was unable to confirm if 10 or more neighbouring properties had been notified of the development application. 10 or more is relevant as Mr Cook explained 10 submissions are required for the application to go to an all-Council meeting to vote.
   b. meet with myself, and any other interested parties, to allow Council to obtain more information, particularly regarding the visual impact from within the boundaries of our property. (The images provided by Waveconn misrepresent proportions and focus on densely treed pictures that lead to assumptions that the visual impact would be minimal). This would also be an opportunity that hasn't been afforded to impacted parties seeking answers to their questions.
   c. provide me with a copy of all submissions received.
   d. Reply in writing to me to answer the following questions:
      - What happens to the telecommunications facility structure when it becomes redundant due to changes in technology?
      - Is Waveconn Pty Ltd an Australian owned and operated company?
      - Why did Waveconn conclude that San Isidore and surrounding areas have poor network coverage?
      - Why does Waveconn consider that Kapooka (residences/Army Base) require better network coverage?
      - Has Waveconn canvased with Kapooka Army Base or Wagga Wagga City Council to put a mobile phone tower on Defence or Council land instead of in the middle of rural/residential holdings? If not, why not?

I trust that DA24/0025 and any similar future development applications targeting San Isidore will not be approved. But if it is, if Council decide to advantage a commercial enterprise and one resident over the rest of us, I know I couldn't live in my home any longer. I won't be able to bring myself to sit on my back verandah. I am devastated to be thinking about that prospect and I also worry that I will be forced to live here because my home wont' sell quickly, or for a fair price because of this development.

Yours sincerely

[redacted]

cc Dr Joe McGirr
Michael McCormick
Cr Dallas Tout, Mayor of Wagga Wagga
Defence – Kapooka Army Base (Wendy Frankham)

Attachment 1: Images (1 to 8)
Attachment 2: Notes from meeting to discuss DA24/0025 with Wagga Wagga City Council 11 June 2024

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Attachment 7: DA25/0067 - Submissions (Redacted)
19.

Attachment 1: Images (1 to 8)

Image 1

Property frontage, 20 Kapooka Road, San Isidore.
View to the South.
The body of water at the far left of the picture is the proposed site for DA24/0025.

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Image 2

[redacted]

View to the south showing water coming through the properties on Kapooka Road. The trees on the left are on Kapooka Road and the tree line at the back of the body of water is 20 Kapooka Road.

Image 3

[redacted]

San Isidore. View to the south showing water across the road and flowing through paddocks. Water is also seen in the background across the road at 20 Kapooka Road, San Isidore.

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Image 4 – Feb 2021

20 Kapooka Road, San Isidore
View to the west from Kapooka Road.
This image shows the damage caused from debris collection on the front fence line at the property. This is the front boundary fence which is the proposed site for the construction of the monopole and compound.

Image 5 – 06.02.21

[redacted]

View to the west.
This shows damage from flooding and debris collection. This occurred on [redacted] and buckled a steel round yard and destroyed all but one of our fences, as well as many of our neighbours fences. This water and debris had already passed through the through the proposed site for DA24/0025.

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Image 6 – Feb 2021

Kapooka Road at 20 Kapooka Road, San Isidore.
View to the south.
This shows an existing, large power pole (right) located apx 30 metres from the site at 20 Kapooka Road, San Isidore.
This image is to demonstrate a more realistic and proportionate example of the visual impact of a 30 meter monopole as compared to the image provided by Waveconn in their submitted documents titled
"Photomontage View 5"

Image 7 – 27.06.2024

[redacted] San Isidore
View to the south.

A mobile phone tower will be significantly higher than the tree line at 20 Kapooka Road in the background.

A mobile phone tower will be clearly visible from our back verandah, where this picture was taken, and is something we do not wish to see.

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Image 8 – 08.07.2024

[redacted]

View to the north.

The mobile phone tower on Pomingalarna Hill which is visible from our front yard and from back paddocks behind our house.

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Notes from meeting to discuss DA24/0025 with Wagga Wagga City Council

Date and time of meeting: 11 June 2024 at 10:30am

Attendees:

- [redacted]
- Mr Steven Cook, Staff Member, Wagga Wagga City Council

Purpose: To discuss the correspondence received from Wagga Wagga City Council dated 6 June 2024 notifying some property owners in San Isidore of the proposed development of a Mobile Phone Tower to be located on site at 20 Kapooka Road, San Isidore.

During the meeting, Mr Cook offered the following information:

- DA24/0025 submitted by Waveconn Pty Ltd seeks to construct a 30 meter high communications (mobile phone) tower inclusive of a compound that will contain some infrastructure. The tower (real estate) would then be leased to telecommunications service providers (tenants).

I asked Mr Cook why not everyone in San Isidore knew about this proposal as our neighbour to the north had not received notification.

- Mr Cook advised that Council was only required to notify a certain number of residents and had followed due process. He advised he would be placing signage on the fence at the site later that day as he was required to do that, also part of the notification process.

I suggested to Mr Cook that the site was just off a dirt road to Kapooka Army Base and not many people would pass by. Most San Isidore residents enter from the Sturt Highway turnoff so would remain unaware of the proposal.

I asked Mr Cook if it was Council's intent to consult with the wider San Isidore community.

- Mr Cook advise dthat Council are not required to do so and did not intend to.

I suggested that a meeting be arranged with Council (by Council) for San Isidore residents to attend as the proposal was for a large structure that impacted the wider community.

- Mr Cook was non-committal so I advised I would request this in the submission I would be lodging.

I asked Mr Cook about the next steps in the process.

- Mr Cook advised that the development application would go to Council for a decision. If less than 10 responses (submissions) were received by the closing date, Council would make an inhouse decision based on Council staff delegated authority. If 10 or more submissions were received in response to the development application, it would go to an all Council meeting for a decision.

As our neighbour did not know about the development application, I asked Mr Cook if 10 or more San Isidore properties had been notififed.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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- Mr Cook was unable to confirm if Council has notified 10 or more property owners in San Isidore.

I asked Mr Cook about the environmental impact and if trees would need to be removed to do the required construction work.

- Mr Cook advised that he did not believe any trees would need to be removed.

I asked Mr Cook about the timeframe to respond as this was a major development.

- Mr Cook advised that the usual timeframe is 14 days, however the timeframe to respond to this development application was 28 days.

I suggested that this was still not a lot of time given people work and have to navigate a lot of documentation with language that is not familiar to them.

Summary

- Not all San Isidore residents are aware of the development application.
- It's possible that less than 10 San Isidore properties were made aware of the development application.
- Further notification from Council will only be by way of a notice placed at the site location and information available on Council's website, so there is a high risk that DA24/0025 will remain unknown to many San Isidore residents.
- It is not Council's intent to provide further information or to consult with the wider San Isidore community prior to submission closing date on 9 July 2024.

Follow Up

I visited the site later that day to view development application notice Mr Cook advised he would be displaying.

- The notice was placed on the property farm fence at 20 Kapooka Road, San Isidore. It was an A4 piece of paper in a plastic sleeve, cable tied to the fence. The fence is approximately 8 meters from the road with a large grass patch inbetween. Vehicles passing by would not be able to see the sign. Pedestrians passing by would be unlikely to go out of their way to cross the grass to read the sign and it is not legible from the road as it is too small. (Image 1). A closer picture of the sign (Image 2).
- It was evident that trees would need to be removed for construction.

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Image 1 – 11.06.2024

20 Kapooka Road, San Isidore
View to the west from Kapooka Road facing the front boundary fence.
This image shows Wagga Wagga City Council's notification of DA24/0025 displayed on the site. The tree at front next to the corner post is just inside the boundary line of 20 Kapooka Road, San Isidore and Kapooka Army Base.

Image 2 – 11.06.2024

20 Kapooka Road, San Isidore
View to the west from Kapooka Road facing the front boundary fence.
This image shows a close up view of Wagga Wagga City Council's notification of DA24/0025 displayed on the site.

Page 3 of 3

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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Dr Joe McGirr MP
Independent Member for Wagga Wagga

JM44121

22 January 2025

[redacted]
SAN ISIDORE NSW 2650

Dear [redacted]

Following on from our visit to your property with Mr Chris Hayes, Planning Manager, Waveconn 16 December 2024, I have received the following advice from Mr Hayes

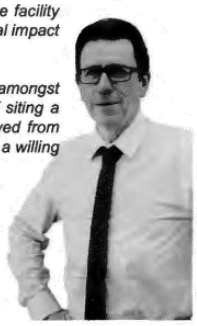
'Thank you once again for attending the site visit with [redacted] and myself late last year, regarding the proposed mobile telecommunications facility at Kapooka Road San Isidore.

Unfortunately, I have either misplaced or did not take down the [redacted] contact details, so I trust you will be able to forward this correspondence on to them as appropriate.

One of the points of discussion was the perceived visual impact the proposed facility may have on the private property of surrounding land holdings. While a drone was flown to an indicated height of 30m on the day of the site visit, it did seem unusually high, and due to distance, was unable to be located at the precise site location.
A photomontage expert has since been utilised to provide a photomontage depiction of what the 30m facility would look like when viewed from [redacted] (this is attached for reference). I hope this will give a level of reassurance that the facility would not be as intrusive as first thought.

A further point of discussion was the possibility of painting the facility to assist in blending with the surrounding environment. It is now proposed to paint the facility 'pale eucalypt', which is a shade of green that will further minimise any visual impact of the facility by blending with the nearby mature vegetation.

I can confirm that the properties on the eastern side of Kapooka Road (amongst others) were also approached by Waveconn to discuss the possibility of siting a telecommunications facility. As is often the case, no response was received from these land owners, and the proposal progressed in its current location with a willing owner.



64 Baylis Street, Wagga Wagga NSW 2650
P (02) 6921 1622 F (02) 6921 4424
E waggawagga@parliament.nsw.gov.au
www.joemcgirr.com.au

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

A revised and amended Development Application is expected to be lodged with Wagga Wagga Council in the coming month, which will include reference to this meeting, the montagels, and detail around the Flood Assessment and PFAS investigation that has also been undertaken.

I welcome any further comments or questions from the [redacted] or your office in the meantime while the documentation is prepared, and thank you again for your time.'

Thank you for taking the time to bring this matter to my attention and meeting with Mr Hayes and I. Please feel free to contact me again if I can be of any further assistance.

Can I pass on your contact details to Mr Hayes so he can liaise with you directly?

Yours sincerely

[redacted]

Dr Joe McGirr, MP
Member for Wagga Wagga

Attachment

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

PROPOSED
TELCO FACILITY
Before
After
This is a representation only. The final installation may vary slightly in
Copyright
The information on this drawing is subject to copyright and is not to be copied in whole or in part without the written approval of Pixelwise Pty Ltd.
pixelwise
4/35 Marion St
Wollstonecraft
NSW 2065
P: +61 2 9460 2919
F: +61 2 9460 1673
www.pixelwise.com.au
waveconn
Level 1Suite 3.02, Level 3, Building B
33-35 Saunders Street, Pyrmont, NSW 2009
www.waveconn.com
Site Address
20 Kapooka Road
Kapooka
NSW 2650
Site Name :
San Isidore
Site Number. :
AN2650-008
Drawing title
Photomontage View 6
Drawing No. :
M06
Photographer :
Checker :
Approved :
Date :
15.01.25
REV.
A
Rev.
Date
Created
Revision Description
A
15.01.25
ZV
Preliminary

Outlook

FW: (Case Ref: JM44121)

From [redacted]
Date Wed 2025-06-18 6:32 AM
To [redacted]

2 attachments (1 MB)
Reply - [redacted] - Waveconn visit - Chris Hayes.pdf; Photomontage 3 - 450m north on private property.pdf;

From: [redacted]
Sent: Monday, 10 February 2025 10:51 AM
To: [redacted]
Subject: RE: (Case Ref: JM44121)

Good morning Dr McGirr,

Thankyou for forwarding an extract of the communication you received from Mr Chris Hayes from Waveconn, following the meeting kindly arranged by your office on 16 December, 2024.

Please note the following in response to Mr Haye's communication (date unknown) that was sent to your office:

- [redacted] and I do not recall that at the meeting there was discussion around painting a telecommunications tower a shade of eucalypt green. I would add, tree trunks aren't generally that colour and eucalypt green or steel grey won't make much of a difference against the skyline in terms of reducing visibility.
- The phontomontage provided by Mr Haye's (attached) is an extreme misrepresentation of what the naked eye will see and provides no reassurance. The camera/lens used to portray the image indicates the telecommunications tower will have about as much visual impact as a sewing needle and that is clearly not true.
- At our meeting, Mr Hayes could not recall how many other residents had been contacted about hosting a telecommunications tower on their property, but has now indicated other residents to the east had been contacted but there was not response. Please note that there are no residents to the east, unless Mr Hayes is referring to the property owner of what we think is crown land owned by the Government (possible Soil Conservation) , in which case, that would only be one property owner that was contacted. During our meeting, Mr Hayes advised that Waveconn would try again to contact the owner of that land which we, and other residents, consider would be a better option in terms of reducing visibility and lessening proximity to homes. I would suggest no response indicates communication hasn't got through to where it needs to go.
- Mr Hayes referred to our drone misrepresenting the height of the tower. We don't dispute that as all parties were aware the battery was very low and the drone was not operating correctly. However, we do have drone footage take a while ago with a representative from Wagga Wagga City Council present and this footage is accurate and does indicate a telecommunications tower will be well above the tree line.

Please note the following which, in addition to comments made above, are my notes from our meeting on 16 December 2024:

Present at Meeting: Dr Joe McGirr, Mr Chris Hayes (Waveconn), [redacted] property owners – [redacted]
Purpose: To discuss a proposed telecommunications tower and compound at 20 Kapooka Road, San Isidore 2650

Mr Chris Hayes advised the following:

- Waveconn intend to lodge a new development application early in 2025. The site of a proposed telecommunications facility will remain unchanged.
- If the development application is approved, building of the structure (telecommunications tower) and compound will commence at the end of 2025 at the earliest, but Waveconn will have up to 5 years to commence building
- Waveconn do not have any providers yet who would rent space on the tower

Mr Hayes, when questioned:

- Indicated there is low risk to human health from the frequencies emitted from telecommunications facilities. However that does not mitigate the risk entirely – low risk does not mean no risk.
- Suggested Waveconn could consider a telecommunications tower 20 meters in height, instead of 30 meters in height.

All parties went outside to view the area to the south and west of our house so that Dr McGirr and Mr Hayes could gain perspective and consider the visual impact and also the proximity to homes. Given the mobile phone tower on Pommingalarna Hill is between 2.5 and 3 kilometres from our home (to the north), and very visible from our front yard, it's clear that the visual impact of a 30 meter high telecommunications tower that is only 450 meters away would be significant.

Other concerns:

- That if a telecommunications facility is constructed, that may prompt changes to the gravel section of Kapooka Road. This is a major concern as it would encourage more traffic to use what is currently a relatively quiet country backroad.
- That water along Kapooka Creek has been, is and will continue to be an issue and any building construction will change the water flow path and how it impacts property owners downstream.

From: Dr Joe McGirr MP [redacted]
Sent: Wednesday, 22 January 2025 11:23 AM
To: [redacted]
Subject: (Case Ref: JM44121)

Good morning,

Please find the attached representation from Dr Joe McGirr MP, Member for Wagga Wagga.

Kind regards,

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

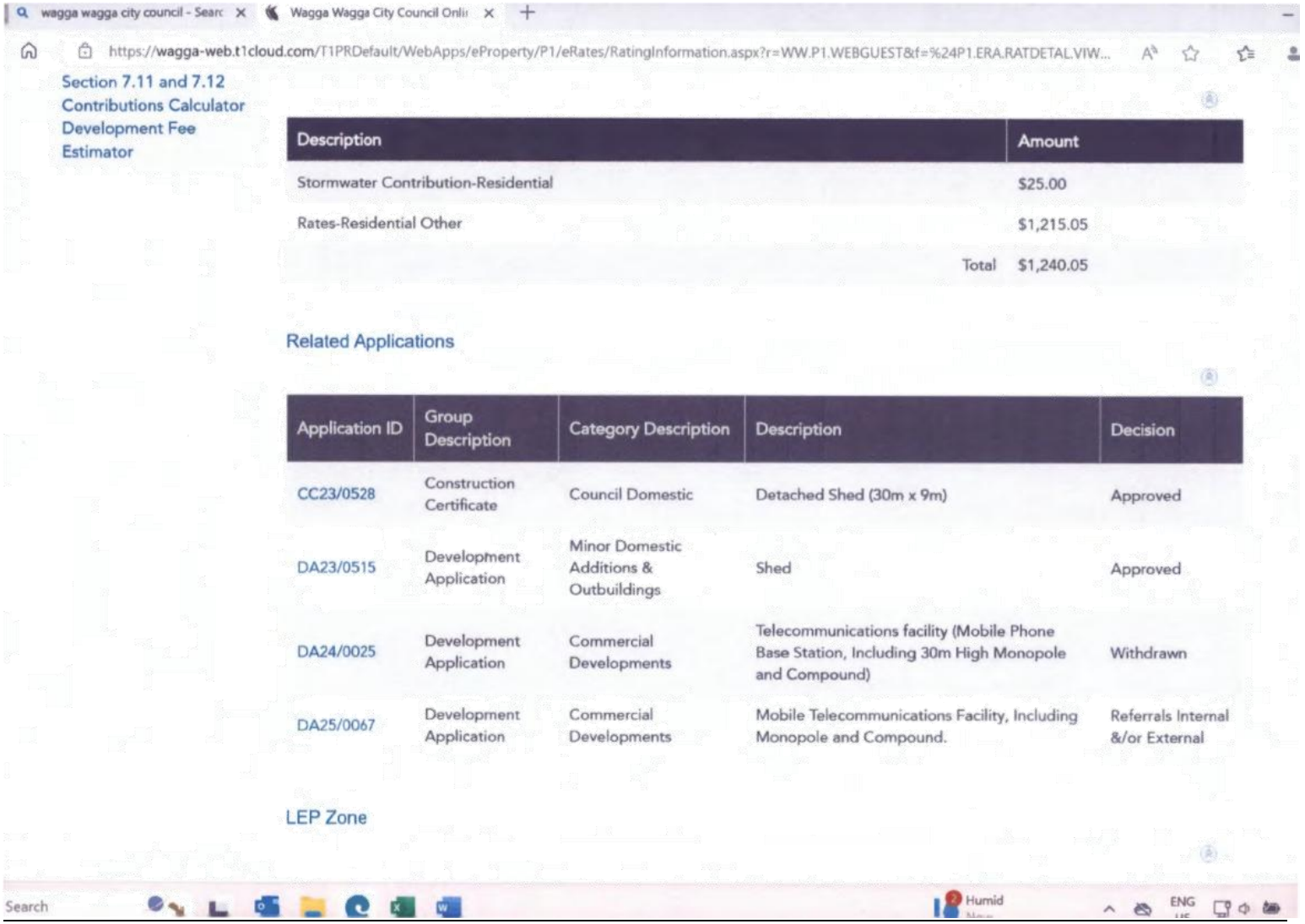
Marie Adriaenssens

Relief Electorate Officer
Dr Joe McGirr MP, Independent Member for Wagga Wagga
64 Baylis Street, Wagga Wagga NSW 2650
E [redacted]
P
W joemcgirr.com.au

I would like to acknowledge the Wiradjuri people who are the Traditional Custodians of this land. I would also like to pay respect to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander peoples

This email is solely for the named addressee and may be confidential. You should only read, disclose, transmit, copy, distribute, act in reliance on or commercialise the contents if you are authorised to do so. If you are not the intended recipient of this email, please notify the sender by e-mail immediately and then destroy any copy of this message. Except where otherwise specifically stated, views expressed in this e-mail are those of the individual sender. The Parliament of New South Wales does not guarantee that this communication is free of errors, virus, interception or interference.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.


wagga wagga city council - Searc
Wagga Wagga City Council Onlir
https://wagga-web.t1cloud.com/T1PRDefault/WebApps/eProperty/P1/eRates/RatingInformation.aspx?r=WW.P1.WEBGUEST&f=%24P1.ERA.RATDETAL.VIW...
Section 7.11 and 7.12 Contributions Calculator Development Fee Estimator
Description
Amount
Stormwater Contribution-Residential
$25.00
Rates-Residential Other
$1,215.05
Total
$1,240.05
Related Applications
Application ID
Group Description
Category Description
Description
Decision
CC23/0528
Construction Certificate
Council Domestic
Detached Shed (30m x 9m)
Approved
DA23/0515
Development Application
Minor Domestic Additions & Outbuildings
Shed
Approved
DA24/0025
Development Application
Commercial Developments
Telecommunications facility (Mobile Phone Base Station, Including 30m High Monopole and Compound)
Withdrawn
DA25/0067
Development Application
Commercial Developments
Mobile Telecommunications Facility, Including Monopole and Compound.
Referrals Internal &/or External
LEP Zone
Search
Humid
ENG

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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Attention: Consent Authority, Wagga Wagga City Council

Please find following my written submission in response to Development Application (DA25/0067) submitted by Waveconn Operations Pty Ltd and their proposal for a telecommunications facility (Mobile Phone Base Station, including 30 meter High Monopole and Compound) to be constructed at 20 Kapooka Road, San Isidore NSW 2650.

Please be advised that I object to DA25/0067 for the following reasons:

✓	San Isidore is zoned large lot residential and I do not agree that the development of a permanent structure on a leased (private property) site that will financially benefit only one resident, should be permitted.
✓	The visual impact of the tower will negatively impact my home environment. It will negatively impact the natural environment which brings peace and enjoyment to me and my family.
✓	The visual impact on the environment will reduce the attractiveness of this area to visitors and potential new residents and there is a high risk my property value will decrease due to both visibility and other concerns potential buyers may have about mobile phone towers.
✓	The proposed site is directly in a water flow path. The site is known to flood frequently and become inaccessible and should not be considered suitable. A fenced compound will catch debris and alter the water flow path and deposit PFAS contamination in new areas and possibly on properties not yet affected.
✓	A mobile phone tower presents a significant bushfire hazard if struck by lightning. The proposed site is across the road from a forest and a threat to flora, fauna and homes. There have been severe electrical storms this year.
✓	I do not have any issues with mobile phone service or internet service and there are alternatives ways to connect that do not require a telecommunications tower. These alternatives are already in place, available and being accessed.
✓	It is known that frequencies emitted from wireless telecommunications do impact human health. I am concerned about how my health and my family's health will be impacted and for that reason would not wish to have a mobile phone tower near my home. There is risk to human health that cannot be ignored.
✓	Details in the Development Application documentation require further investigation to determine the credibility and validity of the information provided. These include claims about the quality of network coverage, images that do not accurately reflect visual impact after construction and inaccurate information about the history of flooding at the site.
✓	A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety.

Submitted By

Name	[redacted]	Address	[redacted] San Isidore 2650
Signature	[redacted]	Date	17/6/25

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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[redacted]
San Isidore NSW 2650

16 June 2025

Consent Authority
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

Dear Sir/Madam

RE: Development Application DA25/0067

I write in response and in objection to the following Development Application:

Development Application DA25/0067 (DA25/0067)
Proposal: Mobile Telecommunications Facility including Monopole and Compound
Property: 20 Kapooka Road, San Isidore NSW 2650, Lot 2 DP 731272
Applicant: Waveconn Operations Pty Ltd (Waveconn)

This submission is to object to DA25/0067 for the following reasons:

- The proposed site is directly in a water flow path. The site is known to flood frequently and become inaccessible and should not be considered suitable. In addition, debris from flooding catches around fencing, which will cause damage to the compound and structures within it. The flow of water would also alter as it will divert around caught debris. This in turn has significant potential to carry and spread PFAS to new areas, and, create more erosion issues and property damage to our property and to others downstream. I have experienced numerous flood events while living on Kapooka Road and have a very good understanding of the nature of these events and the damage that can occur. It's clear that Waveconn does not.

- Mobile phone towers (monopoles) are subject to lightning strikes. San Isidore surrounds is bush fire prone land and the mobile phone tower will be a significant bushfire hazard if struck by lightning. It will also attract lightning. The proposed site is directly across the road from a forest containing pine trees and is therefore a threat to flora, fauna and homes. In Waveconn's submission there is reference to bushfire being a lower risk. A low risk rating seems unlikely when the consequences of a bushfire would be catastrophic (high risk). Earlier in 2025 Wagga experienced severe electrical storms.

- A telecommunications facility (mobile phone tower) located on the boundary of Kapooka Army Base (Defence) is a safety concern due being a potential target.

- We do not have any problems with our mobile phone or internet services and question Waveconn's claims that network coverage is poor. Waveconn have not surveyed us to clarify the quality of our network and phone coverage. Waveconn admit in their application that alternatives for connectivity are already available for San Isidore.

- San Isidore is zoned large lot residential, however DA25/0067) will result in a permanent, ugly structure that will be located on a leased site that is private property. This is a convenient

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arrangement for Waveconn as monopoles will become redundant and they can walk away. But what then happens to the structures that remain in situ – an unattractive and unwelcome addition to an otherwise scenic and natural environment. More waste in landfill that takes years to break down.

- Without a doubt, my property will become less desirable and its value and saleability will decrease due to the high visibility of a mobile phone tower. It will reduce the attractiveness of San Isidore to potential new residents (property buyers) who will likely also have other concerns about living under a mobile phone tower. I will be able see the mobile phone tower from my back verandah, as well as from nearly every point on my property and it is not something I wish to see at all. It will negatively impact the natural space we live in and reduce our quality of life.

- The images presented by Waveconn are a gross misrepresentation of the actual visual impact to residents living close by, what will be seen by the naked eye and what will be seen within the boundaries of my property. Waveconn have misleadingly opted for images that portray depth and distance, large numbers of trees and no homes – all attempts to conceal the visual impact of the mobile phone tower.

- Emissions from microwaves and radiation radio wave frequencies continue to raise concerns about risk to health. Evidence shows the closer the proximity to a mobile phone tower, the higher the risk to human health. I am concerned about how my health, and my family's health will be impacted. There is no evidence to substantiate that emissions from wireless communication is 100% safe to human and other animal life. There will also be noise emissions that are of concern.

- We live in San Isidore so as not to be surrounded by urban and industrial development. We have lived here for 20 years and invested in our property for our future and our retirement. I am disgusted that this proposal seeks to financially benefit a party who does not live in San Isidore and clearly does not understand the issues with water along Kapooka Road, and one resident who hasn't lived here for long. Yet as a longstanding ratepayer, I will suffer a significant personal and financial cost. There is literally no benefit to me or my family. I also wish to note that Mr Cook from Council advised on 11 June 2024 that devalued property and subsequent emotional responses due to impact on residents would not be considered by Council when objecting to DA24/0025 (the original application), however it is, another significant blow for those of us already impacted by PFAS. It is disappointing that Council could be dismissive of the real impact to the emotional wellbeing of ratepaying residents.

I trust that these are sufficient reasons to consider declining DA25/0067 outright, however, before any decision is made, I also invite Council staff and Councillors to my property for the purpose of obtaining a realistic understanding of the impact a second mobile phone tower will have. I look forward to hearing from Council to arrange a time to meet and consider

Yours sincerely

[redacted]

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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Attention: Consent Authority, Wagga Wagga City Council

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✓	The proposed site is directly in a water flow path. The site is known to flood frequently and become inaccessible and should not be considered suitable. A fenced compound will catch debris and alter the water flow path and deposit PFAS contamination in new areas and possibly on properties not yet affected.
✓	A mobile phone tower presents a significant bushfire hazard if struck by lightning. The proposed site is across the road from a forest and a threat to flora, fauna and homes.
✓	I do not have any issues with mobile phone service or internet service and there are alternatives ways to connect that do not require a telecommunications tower. These alternatives are already in place, available and being accessed.
✓	It is known that frequencies emitted from wireless telecommunications do impact human health. I am concerned about how my health and my family's health will be impacted and for that reason would not wish to have a mobile phone tower near my home. There is risk to human health that cannot be ignored.
✓	Details in the Development Application documentation require further investigation to determine the credibility and validity of the information provided. These include claims about the quality of network coverage, images that do not accurately reflect visual impact after construction and inaccurate information about the history of flooding at the site.
✓	A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety.

Submitted By

Name	[redacted]	Address	[redacted]
Signature	[redacted]	Date	17/6/25

ATTENTION ROBYN BRADLEY
AND ALL ELETED COUNCILLORS

WAGGA CITY COUNCIL.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

(3)

Perfluorinated chemical testing: PFAS – PFOS

SULLIVAN NICOLAIDES PATHOLOGY

Testing for perfluoroalkyl substances including perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) is available at Sullivan Nicolaides Pathology.

These compounds and their salts have been used commercially either directly, such as in aqueous fire-fighting foams, or as dispersants in polymer manufacture (e.g. TEFLON™), or as chemical intermediates in the production of surface coating products such as the earlier formulations of SCOTCHGUARD™. Both PFOS and PFOA are very stable and can remain intact in the environment for many years, accumulating in the food chain and water supply. Concerns around the persistence of these compounds have prompted their phase-out by most manufacturers.

Image courtesy of RAAF Fire Service

Test collection information

Sample type:	2 x Dedicated SST (unopened, no aliquots)
Minimum volume:	8ml blood
Transport:	Ambient – i.e. esky with ice brick (not frozen)
Test performed:	Weekly – results available within 2 weeks of receipt of specimen
Cost:	$500 (plus GST)
SNP Apollo test set:	U072 (Standard comments available under this test set in the SNP system)

This test is covered by NATA accreditation.

In some parts of Australia, the use of specialised fire-fighting foams prior to recognition of their environmental impact, has left considerable PFOS contamination in local groundwater. Local residents around contamination spots may have blood levels 5 to 10 times normal. Recently, the US Environmental Protection Agency lowered the safe drinking water level to below 70 parts per trillion.

For people living at these sites, it is advisable not to drink water derived from the groundwater and also to avoid eating animals that have been raised or caught in the area.

Table 1. Commonly encountered nomenclature for Perfluorinated Alkyl substances

Term/acronym	Definition
perfluorinated	Having all hydrogen atoms not associated with a functional group replaced with fluorine atoms.
polyfluorinated	A compound bearing multiple fluorine atoms. In the context of PFAS, typically refers to highly fluorinated, not perfluorinated compounds (i.e. some hydrogens remaining).
PFAAs	Perfluorinated alkyl acids. Typically any perfluoroalkyl incorporating a sulfonic, carboxylic or phosphonic acid head group, or the conjugate base of these. Includes both PFOS and PFOA.
PFASs	Perfluorinated alkyl substances or perfluoroalkyl substances. Generic term for all perfluorinated compounds regardless of functional group.
PFC	Perfluorinated compounds. Used in earlier literature, discouraged from use due to confusion with simple perfluorocarbons as used in refrigerants etc.
PFCAs	Perfluorinated carboxylic acids — includes PFOA.
PFSAs	Perfluorinated sulfonic acids — includes PFOS.

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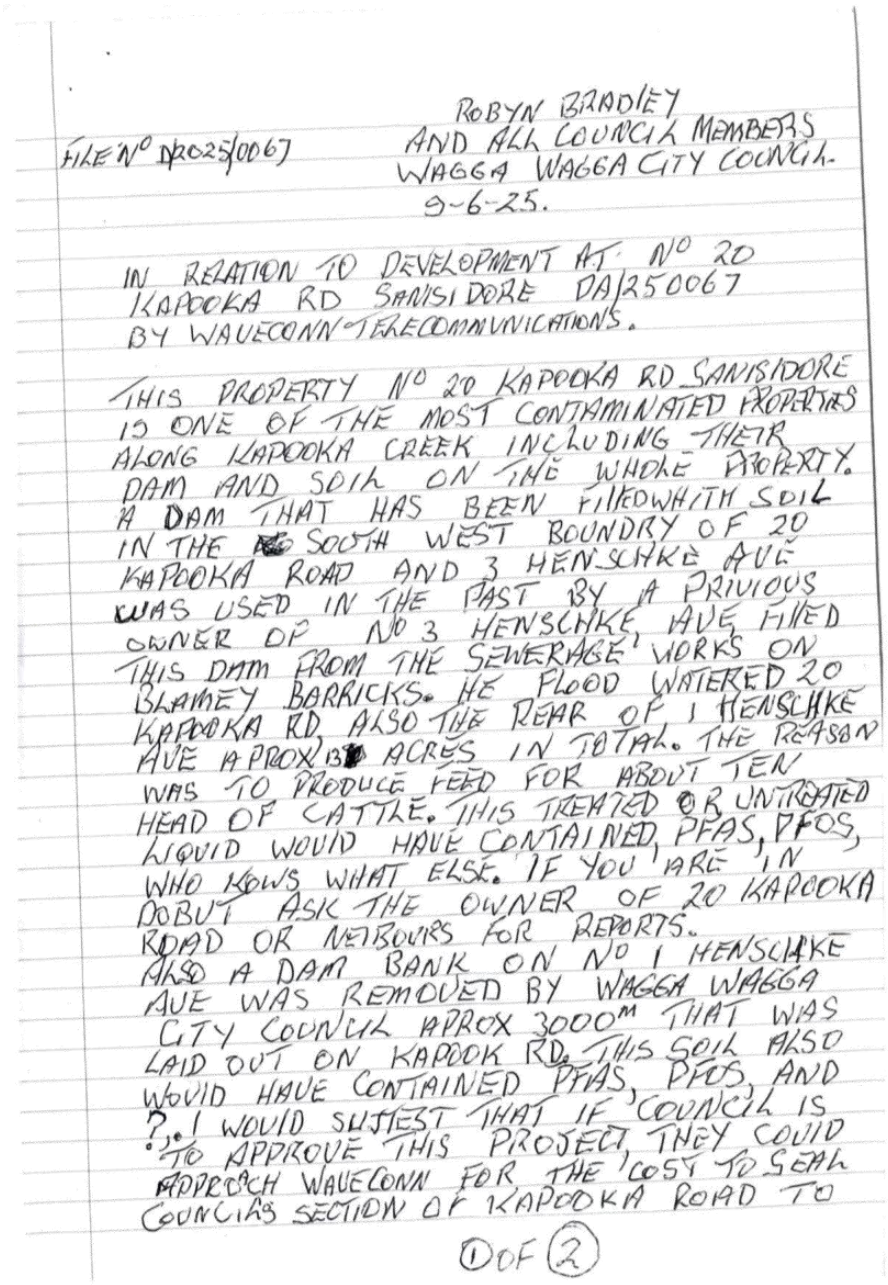

FILE N° DA25/0067

ROBYN BRADLEY
AND ALL COUNCIL MEMBERS
WAGGA WAGGA CITY COUNCIL.
9-6-25.

IN RELATION TO DEVELOPMENT AT N° 20 KAPOOKA RD SANSIDORE DA/250067 BY WAVECONN TELECOMMUNICATIONS.

THIS PROPERTY N° 20 KAPOOKA RD SANSIDORE IS ONE OF THE MOST CONTAMINATED PROPERTIES ALONG KAPOOKA CREEK INCLUDING THEIR DAM AND SOIL ON THE WHOLE PROPERTY. A DAM THAT HAS BEEN FILLED WITH SOIL IN THE SOUTH WEST BOUNDRY OF 20 KAPOOKA ROAD AND 3 HENSCHKE AVE WAS USED IN THE PAST BY A PRIVIOUS OWNER OF N° 3 HENSCHKE AVE FILLED THIS DAM FROM THE SEWERAGE WORKS ON BLAMEY BARRICKS. HE FLOOD WATERED 20 KAPOOKA RD ALSO THE REAR OF 1 HENSCHKE AVE APROX [redacted] ACRES IN TOTAL. THE REASON WAS TO PRODUCE FEED FOR ABOUT TEN HEAD OF CATTLE. THIS TREATED OR UNTREATED LIQUID WOULD HAVE CONTAINED, PFAS, PFOS, WHO KNOWS WHAT ELSE. IF YOU ARE IN DOBUT ASK THE OWNER OF 20 KAPOOKA ROAD OR NEIBOURS FOR REPORTS.
ALSO A DAM BANK ON N° 1 HENSCHKE AVE WAS REMOVED BY WAGGA WAGGA CITY COUNCIL APROX 3000M THAT WAS LAID OUT ON KAPOOK RD. THIS SOIL ALSO WOULD HAVE CONTAINED PFAS, PFOS, AND ?. I WOULD SUJEST THAT IF COUNCIL IS TO APPROVE THIS PROJECT, THEY COULD APPROACH WAVECONN FOR THE COST TO SEAL COUNCILS SECTION OF KAPOOKA ROAD TO

① OF ②

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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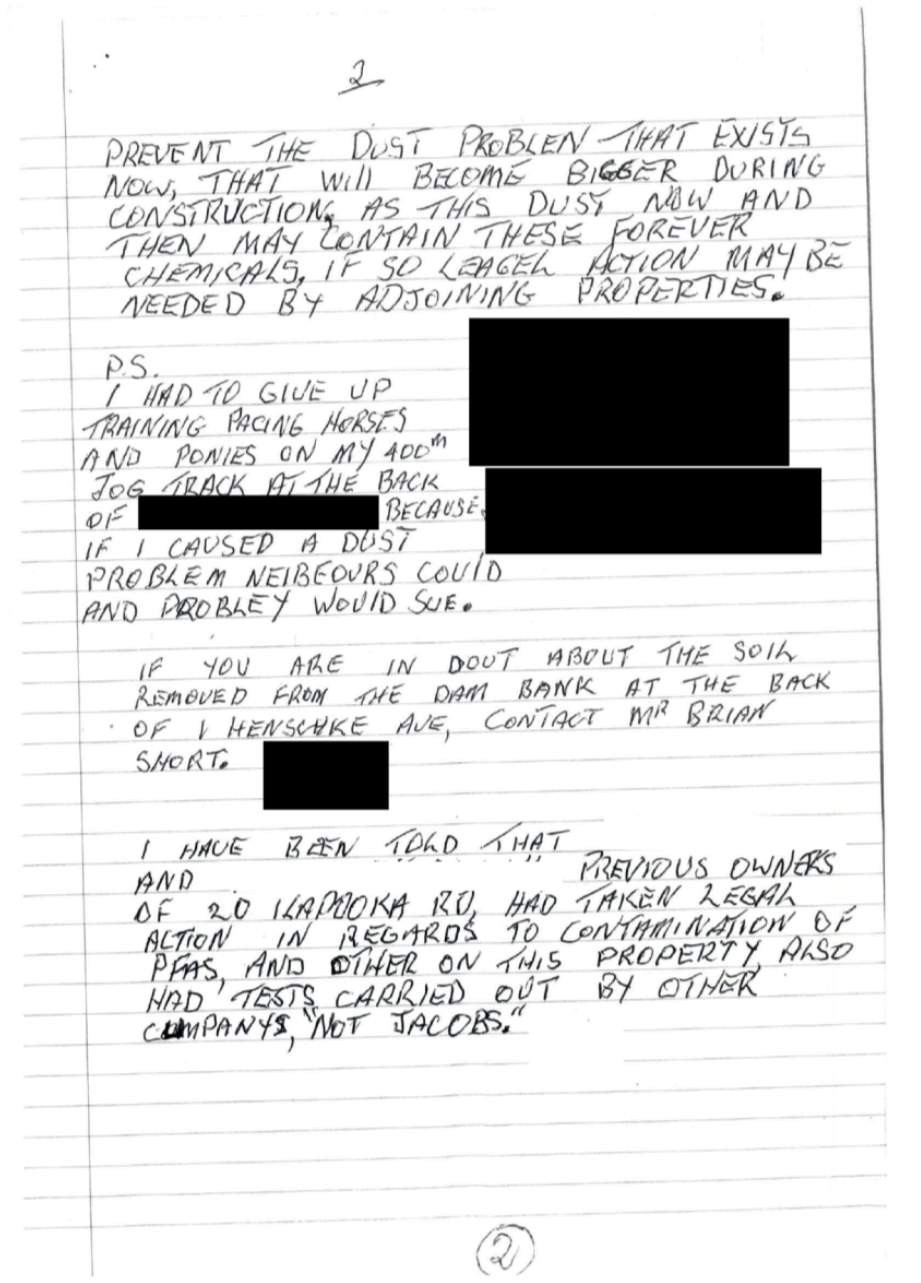

2

PREVENT THE DUST PROBLEM THAT EXISTS NOW, THAT WILL BECOME BIGGER DURING CONSTRUCTION, AS THIS DUST NOW AND THEN MAY CONTAIN THESE FOREVER CHEMICALS, IF SO LEAGEL ACTION MAY BE NEEDED BY ADJOINING PROPERTIES.

P.S.
I HAD TO GIVE UP TRAINING PACING HORSES AND PONIES ON MY 400m JOG TRACK AT THE BACK OF [redacted] BECAUSE, IF I CAUSED A DUST PROBLEM NEIBEOURS COULD AND PROBLEY WOULD SUE.

IF YOU ARE IN DOUT ABOUT THE SOIL REMOVED FROM THE DAM BANK AT THE BACK OF 1 HENSCHKE AVE, CONTACT MR BRIAN SHORT. [redacted]

I HAVE BEEN TOLD THAT PREVIOUS OWNERS AND [redacted] OF 20 ILAPPOKA RD, HAD TAKEN LEGAL ACTION IN REGARDS TO CONTAMINATION OF PFAS, AND OTHER ON THIS PROPERTY, ALSO HAD TESTS CARRIED OUT BY OTHER COMPANYS, "NOT JACOBS."

(2)

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

WAGGA WAGGA
CITY COUNCIL
REF DA25/0067.
CONTACT - "ROBYN BRADLEY"

"ATTENTION"
"CAMERON COLLINS".

PLEASE NOTE
THIS REPORT WAS OBTAINED FROM THE PREVIOUS OWNER OF N° 20 KAPOOKA ROAD. THIS IS A FOLLOW UP ADVISE TO MY PREVIOUS SUBMISSION IN THIS MATTER

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

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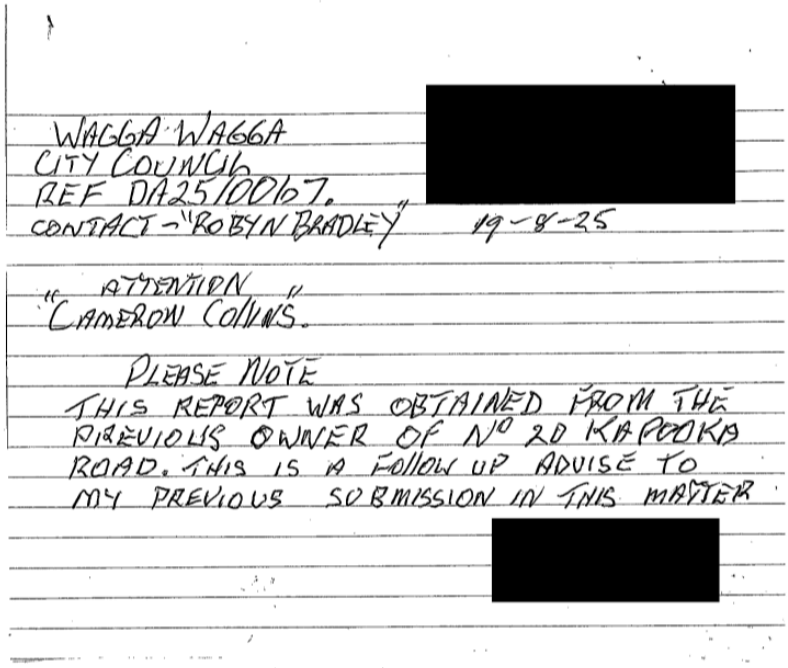

WAGGA WAGGA
CITY COUNCIL
REF DA25/0067.
CONTACT - "ROBYN BRADLEY" 19-8-25

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"CAMERON COLLINS".

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[redacted]

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1

2→

Australian Government
Department of Defence

2 April 2019

Dear Mr

Blamey Barracks, Kapooka PFAS investigation – surface water, surface soil and biota test results.

I am writing to you on behalf of the Department of Defence, to provide you with the additional test results for per- and poly-fluoroalkyl substances (PFAS) at your property.

These results are for the samples collected at 20 KAPOOKA ROAD, SAN ISIDORE NSW 2650 on 26/02/2019 & 5/03/2019.

Test results

The table below summarises the test results for the three PFAS compounds that are most closely associated with the historical use of the firefighting foams used by Defence for firefighting training and incident control – perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA) and perfluorohexane sulfonate (PFHxS).

Please see **enclosed** 'Certificates of Analysis', provided by the laboratory for the full analysis of the samples collected.

Table: Test Results – 20 KAPOOKA ROAD, SAN ISIDORE NSW 2650

Sample description	Test Results		Comparison against applicable guidance values
	PFOS+PFHxS	PFOA	
0315_SW603_190305 *Surface water*	0.25 µg/L	0.01 µg/L	This test result is above the health-based guidance values for drinking water and below the health-based guidance values for recreational water.
0315_SS616_0.1_190305 *Surface Soil*	0.0306 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS617_0.1_190305 *Surface Soil*	0.0373 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS618_0.1_190305 *Surface Soil*	0.0352 mg/kg	0.0003 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS619_0.1_190305 *Surface Soil*	0.0572 mg/kg	0.0005 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS620_0.1_190305 *Surface Soil*	0.0307 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.

Sample description	Test Results		Comparison against applicable guidance values
	PFOS+PFHxS	PFOA	
0315_SS621_0.1_190305 *Surface Soil*	0.0138 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_BIO606_190226 *Biota – Lemon verbena*	1 µg/kg	<1 µg/kg	This sample is less than the FSANZ trigger levels for PFOS + PFHxS and PFOA in vegetable (all) (Child 2-6 years and Adult 2+ years)
0315_BIO607_190226 *Biota – Olives*	<1 µg/kg	<1 µg/kg	This sample is less than FSANZ trigger levels for PFOS + PFHxS and PFOA in fruit (all) (Child 2-6 years and Adult 2+ years)
0315_BIO608_190226 *Biota – Bay leaves*	6 µg/kg	<1 µg/kg	This sample is above the FSANZ trigger levels for PFOS + PFHxS in vegetable (all) (Child 2-6 years and Adult 2+ years)
0315_BIO609_190226 *Biota – Rosemary*	<1 µg/kg	<1 µg/kg	This sample is less than the FSANZ trigger levels for PFOS + PFHxS and PFOA in vegetable (all) (Child 2-6 years and Adult 2+ years)
0315_BIO610_190226 *Biota – Walnuts*	<1 µg/kg	<1 µg/kg	This sample is less than the FSANZ trigger levels for PFOS + PFHxS and PFOA in fruit (all) (Child 2-6 years and Adult 2+ years)
0315_BIO611_190226 *Biota – Duck egg*	13 µg/kg	<1 µg/kg	This sample is above the FSANZ trigger levels for PFOS + PFHxS in poultry eggs (Child 2-6 years), and below the FSANZ trigger levels for PFOS + PFHxS in poultry eggs (Adult 2+ years)
0315_BIO612_190226 *Biota – Duck egg*	40 µg/kg	<1 µg/kg	This sample is above the FSANZ trigger levels for PFOS + PFHxS in poultry eggs (Child 2-6 years and Adult 2+ years)

Test results are expressed as milligrams per kilogram (mg/kg), micrograms per litre (µg/L) or less than (<) the limit of reporting (abbreviated as LOR).

The limit of reporting is the lowest concentration level that the laboratory is able to measure in a sample with a reasonable degree of certainty. Where the test results show '<LOR', it means that *if* PFAS is present in the sample it is too low for the laboratory to measure with any degree of certainty.

The limits of reporting are listed in each certificate of analysis for different sample types.

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Understanding comparison of sample results against applicable guidance values

The PFAS National Environmental Management Plan (NEMP), published in January 2018, contains the health-based guidance values that Defence has used to compare against water and soil samples collected for the environmental investigation.

Summarised below are the guidance values for PFAS that apply to your surface soil and surface water samples:

Health Based Guidance value	PFOS+PFHxS	PFOA
Drinking water quality value	0.07 µg /L	0.56 µg /L
Recreational water quality value	0.7 µg /L	5.6 µg /L
Soil value for residential properties with garden/ accessible soil	0.009 mg/kg	0.1 mg/kg

Further information can be found at: http://www.epa.vic.gov.au/PFAS_NMP

The NEMP however, does not provide health-based guidance values for PFAS in food. Defence has instead compared the concentrations in the biota to the trigger points for fruit, vegetables and poultry eggs developed by Food Standards Australia and New Zealand (FSANZ).

Summarised below are the trigger points for PFAS in fruit and vegetables that apply to your samples:

Food Classification	PFOS+PFHxS	PFOA
Fruit (all) (Child, 2-6 years)	0.6 µg /kg or LOR if higher	5.1 µg/kg
Fruit (all) (Adult, 2+ years)	1.6 µg/kg	13 µg/kg
Vegetable (all) (Child, 2-6 years)	1.1 µg/kg	8.8 µg/kg
Vegetable (all) (Adult, 2+ years)	2.5 µg/kg	20 µg/kg
Poultry eggs (all) (Child, 2-6 years)	11 µg/kg	85 µg/kg
Poultry eggs (all) (Adult, 2+ years)	24 µg/kg	192 µg/kg

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How Defence manages the information collected from your property

As outlined in your property access letter, details of the sampling location and results of testing may be shared with Defence's environmental experts, relevant government agencies and business entities directly involved in any action linked to the investigation.

The data collected from your property will be managed in accordance with the option you selected on the 'Landowner Authority to Access Property and Acknowledgement Form'.

A copy of your completed signed form is **enclosed** for your records and shows the data management option you selected before this sampling was completed.

More information:

For more information about the investigation:

- Visit the project website http://www.defence.gov.au/environment/pfas/Kapooka/
- call the project team on 1800 931 700
- email wagga.defence@jacobs.com

Yours sincerely,

[redacted]

Danny Hetherington
Project Director
PFAS Investigation & Management Branch
Department of Defence

Enclosures:
1. Certificates of Analysis – 20 KAPOOKA ROAD, SAN ISIDORE NSW 2650
2. Landowner Authority to Access Property and Acknowledgement Form
3. Factsheet – *Health Based Guidance Values for PFAS* – Department of Health

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Attention: Consent Authority, Wagga Wagga City Council

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Submitted By

Name [redacted]

Address [redacted] SANISIDORE WAGGA WAGGA 2650

Signature [redacted]

Date 18-6-2025

RECEIVED 18 JUN 2025 WWCC CSC

ATTACHMENT AFIXED.

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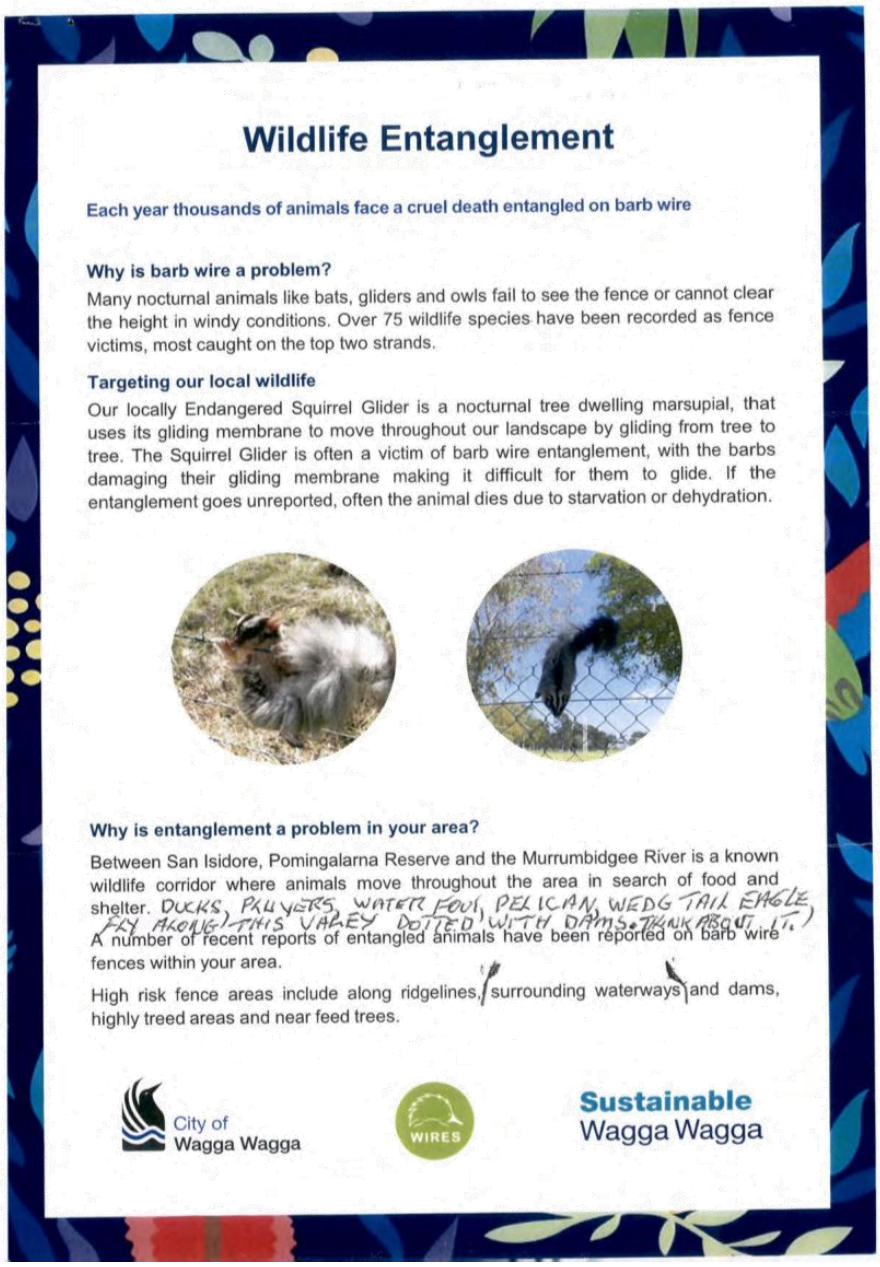

Wildlife Entanglement

Each year thousands of animals face a cruel death entangled on barb wire

Why is barb wire a problem?

Many nocturnal animals like bats, gliders and owls fail to see the fence or cannot clear the height in windy conditions. Over 75 wildlife species have been recorded as fence victims, most caught on the top two strands.

Targeting our local wildlife

Our locally Endangered Squirrel Glider is a nocturnal tree dwelling marsupial, that uses its gliding membrane to move throughout our landscape by gliding from tree to tree. The Squirrel Glider is often a victim of barb wire entanglement, with the barbs damaging their gliding membrane making it difficult for them to glide. If the entanglement goes unreported, often the animal dies due to starvation or dehydration.

Why is entanglement a problem in your area?

Between San Isidore, Pomingalarna Reserve and the Murrumbidgee River is a known wildlife corridor where animals move throughout the area in search of food and shelter. DUCKS, PLOVERS, WATER FOWL, PELICAN, WEDGE TAIL EAGLE, FLY ALONG THIS VALLEY DOTTED WITH DAMS. THINK ABOUT IT.)
A number of recent reports of entangled animals have been reported on barb wire fences within your area.

High risk fence areas include along ridgelines, surrounding waterways and dams, highly treed areas and near feed trees.

City of Wagga Wagga

WIRES

Sustainable Wagga Wagga

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Submitted By

Name	[redacted]	Address	[redacted] SAN ISIDORE
Signature	[redacted]	Date	16.5.25

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Submitted By

Name	Address
	SAN ISIDORE
Signature	Date 17-06-25

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Name		Address	San Isidore
Signature		Date	17.6.25

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Name	[redacted]	Address	[redacted] San Isidore
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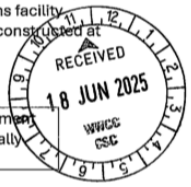

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Signature	[redacted]	Date	18/6/25

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Submitted By

Name	[redacted]	Address	[redacted]
Signature	[redacted]	Date	16.5.25

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Attention: Consent Authority, Wagga Wagga City Council

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Submitted By

Name	[redacted]	Address	[redacted] 2650
Signature	[redacted]	Date	15/6/25

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Attachment 7: DA25/0067 - Submissions (Redacted)
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Name	[redacted]	Address	18/6/2025
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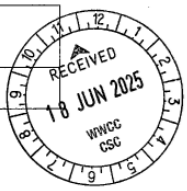

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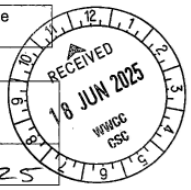

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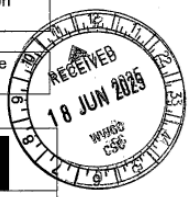

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Submitted By

Name	[redacted]	Address	[redacted]
Signature	[redacted]	Date	17/6/25

Photo from [redacted]

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

16 Kapooka Road
San Isidore NSW 2650

16 June 2025

Consent Authority
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

Dear Sir/Madam

RE: Development Application DA25/0067

I write in response and in objection to the following Development Application:

Development Application DA25/0067 (DA25/0067)
Proposal: Mobile Telecommunications Facility including Monopole and Compound
Property: 20 Kapooka Road, San Isidore NSW 2650, Lot 2 DP 731272
Applicant: Waveconn Operations Pty Ltd (Waveconn)

Background Information

- In June 2024 we received correspondence from Wagga Wagga City Council regarding DA24/0025. This was the first attempt by Waveconn to seek approval for a mobile telecommunications facility at 20 Kapooka Road, San Isidore 2650.
- The exhibition period for DA24/0025 closed on 9 July 2024.
- From early July 2024 earthworks at 20 Kapooka Road involved the removal of a significant number of large established trees and vegetation and what appears to have raised the level of the driveway that runs from Kapooka Road to the residence. It is not known if these works are compliant.
- Dr Joe McGirr assisted in facilitating a meeting with Waveconn representative Mr Chris Hayes. This meeting occurred on 16 December 2024 and took place at our property, 16 Kapooka Road, San Isidore 2650. "Point 12 On Site Meeting in the Statement of Environmental Effects" is reference to that meeting. Attached is a copy of the correspondence received from Dr McGirr and a copy of my email response, as records of the meeting. The photomontage provided by Waveconn is a gross misrepresentation of the visual impact at a distance of 450 meters. To compare, there is an image of the phone tower on Pominglarna Hill that is included with my response to DA24/0025.
- I refer to the "Statement of Environmental Effects" Application for Development Consent lodged by Waveconn, dated Feburary 2025. This document refers to Appendix 1 though 5, however, there is no information under any of the Appendix headings on pages 39-43.

- All attachments, including the response to DA24/0025 are inclusions in this response to DA25/0067.

Reasons for Objection

In addition to reasons included in the response to DA24/0025, following are reasons for objecting to DA25/0067.

- Waveconn continue to misrepresent the impact of the development. Photographic evidence that they submit is not an accurate reflection of visual impact. Waveconn have relied on images from DA24/0025 for their new submission which is no longer relevant as visual impact has been significantly affected with the removal of many large established trees at the property where the development is proposed. For example, where we had previously been unable to see a concrete wall and a hay shed at the property "Dalkenny", this is now clearly visible to us, from our property, at ground level. "Dalkenny" is further from our property than the proposed site for development. We can also see very clearly the residence which was previously screened by large trees.

- Of concern is, should DA25/0067 be approved, more trees and vegetation will continue to disappear making an industrial compound and telecommunications facility very clearly visible (it already will be) from ground level and not just above tree level. It will be difficult to guarantee controls in regards to maintaining screening due to the development being located on private property.

- The term "critical infrastructure" has been referred to in relation to DA25/0067. I would argue that critical indicates there are no alternatives for service. There are clearly alternatives already in place (e.g. satellite) that some San Isidore residents access. Additionally, in 2019 Defence commissioned a contractor who put in place an underground NBN line that runs the entirety of Kapooka Road that serves Blamey Barracks. While the NBN line is not accessible to us, we also do not need it. We do not have issues with phone service or internet service at San Isidore. We use both Telstra and Optus for connectivity and I am able to make calls and have internet coverage when walking around San Isidore, anywhere on our property, and all the way along Kapooka Road to Blamey Barracks and beyond towards Uranquinty. There is no service disruption. There are no black spots that I've experienced. Waveconn readily admit alternatives are available.

- In Mr Hayes' correspondence dated 14 April 2025 to Wagga Wagga City Council, he seeks to address the issues of flooding. I find his correspondence to be dismissive and unresearched. Flooding in the San Isidore valley is an issue clearly known to San Isidore residents, Wagga Wagga City Council and local member Dr Joe McGirr. It is a lame to state that Waveconn's phone tower will enable us to make emergency calls. It is remiss of Mr Hayes to suggest that the compound will not impact water flow. It is also disrespectful of him to dismiss what local residents, through years of experience, know will happen:
    - The telecommunications compound will catch debris and water will rush around it, impacting and changing the water flowpath. Running water and pressure from the buildup of debris will create pressure on the compound fence. Water will be forced to run to the east and west of the compound and facility. Please refer to the images attached that demonstrate the damage that can be caused by debris

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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buildup and the force of storm water flooding. Please also note the water that caused this damage had already run through the proposed site. There's not a flood gate between Defence and 20 Kapooka Road (immediately adjacent to where Waveconn wish to build) for no reason.
  - Any change to the water flowpath will move PFAS contamination into other parts of our property, other affected properties, and potentially onto other properties that may not have yet been assessed as PFAS impacted.
  - Raising equipment suggested in the Flood Assessment report (conducted by a non-local company) is not a solution. Raising equipment will further impact water velocity. Without understanding further implications, it also suggests increasing visibility.

- Other considerations:
  - The water flow path runs crosses the driveway at 20 Kapooka Road. Earthworks undertaken at that location from July 2024 appear to have raised the level of the driveway. This will very likely cause water to back up, overflow and run onto and along Kapooka Road. There will be consequences, including water coming closer to our home than in the past. The water is also likely to push out to the west and impact other properties. Any spreading and redirection of water will also spread PFAS contamination.
  - I am concerned that due to the infrastructure and its development, there will be a request to seal the dirt section of Kapooka Road. Being a dirt road keeps traffic to a minimum. Sealing Kapooka Road would increase traffic which would further affect the value of our property and reduce the quality of quiet village lifestyle.
  - There will be noise emissions from the compound, acknowledged by Waveconn. However, there is a distinct lack of understanding acoustics in a valley and that noise travels and is amplified.
  - Residents in the San Isidore valley have, for many years, been affected by flooding and the damage it causes. Waveconn don't appear to be willing to take note of that despite our photographic and video evidence. In more recent years we've also had to deal with learning that our properties are contaminated with PFAS. Our water supplied by RWCC is regularly of poor quality, often filthy, due to ongoing mains breakages. This is creating concern that there is PFAS seepage into our water supply. And now Waveconn seek to build a monstrosity that will loom over us and further decrease the value of our property and minimise what little enjoyment our rural residential lifestyle can still offer. All of these issues combined have taken a toll. DA25/0067 is the last straw.

I trust that Wagga Wagga City Council will duly consider the following risks associated with DA25/0067:
  - Health of residents – both physical and psychological.
  - PFAS spread due to water redirection around a structure in its flowpath.
  - Property damage due to water redirection.
  - Health and preservation of the environment, its fauna and flora (non-human live is affected by emissions too).
  - Proximity to a Defence base.
  - Lightning strikes and bush fire.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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I trust that Wagga Wagga City Council will duly consider issues that while many other Wagga residents benefit by seeing their property value increase, we do not as we continue to have to deal with and are affected by:

- PFAS contamination
- Damage to property from flooding
- Erosion
- Household water supply that is frequently not suitable for consumption

So please; consider the impact a mobile phone tower will have on our biggest asset; the asset that like everyone else we have worked just as hard for - only to see it crumble.

In the unfortunate event that Wagga Wagga City Council, the Consent Authority do consider a telecommunications facility is required, there are alternative sites and clearly a more appropriate site is likely available on what we believe to be crown land to the east of San Isidore. While it doesn't address the risk to human and animal health, it would at least remove visual impact, lessen the impact of diminished property value, and, address the very real concerns related to flooding through the San Isidore valley. There must be an authority who can assist Waveconn to broaden their search and make contact with other prospective hosts.

I would welcome any Wagga Wagga City Council Employees or Councillors who would like more information, or who would like to see for themselves the visual impact, to meet with us and visit our property. I can also provide video and more photographic evidence that shows a history the impact flooding has had on our property as well as more recent changes to the landscape. Alternatively, this can be provided on a portable device if requested.

Please don't hesitate to contact me should you have any questions or if you would like to arrange to visit us to gain more insight.

Yours sincerely,

Annette Combs
Resident
16 Kapooka Road, San Isidore

cc: Dr Joe McGirr, Independent Member for Wagga Wagga
Cr Dallas, Mayor of Wagga Wagga
Mr Michael McCormack, Federal Member for Riverina

Attachments

- Images of Flooding at 16 Kapooka Road, San Isidore
- Response to DA24/0025 including original attachments
- Email correspondence from Dr Joe McGirr 22 January 2025 including 2 x attachments (Photomontage 3 – supplied by Waveconn suggesting the visual impact of a 30 meter telecommunications tower at a distance of 450 meters)
- Email to Dr Joe McGirr 10 February 2025
- List of Development Applications for 20 Kapooka Road, San Isidore - Wagga Wagga City Council webpage

Images of Flooding at 16 Kapooka Road, San Isidore

Appendix to Response to Development Application DA25/0067

Please note that the damage caused by flood water in the images below, is water that has already run through the proposed site for construction of the telecommunications facility and compound. Images are from 2010 and 2021. There have been many other flood events in other years.

6 February 2021. Water current moved farm equipment.

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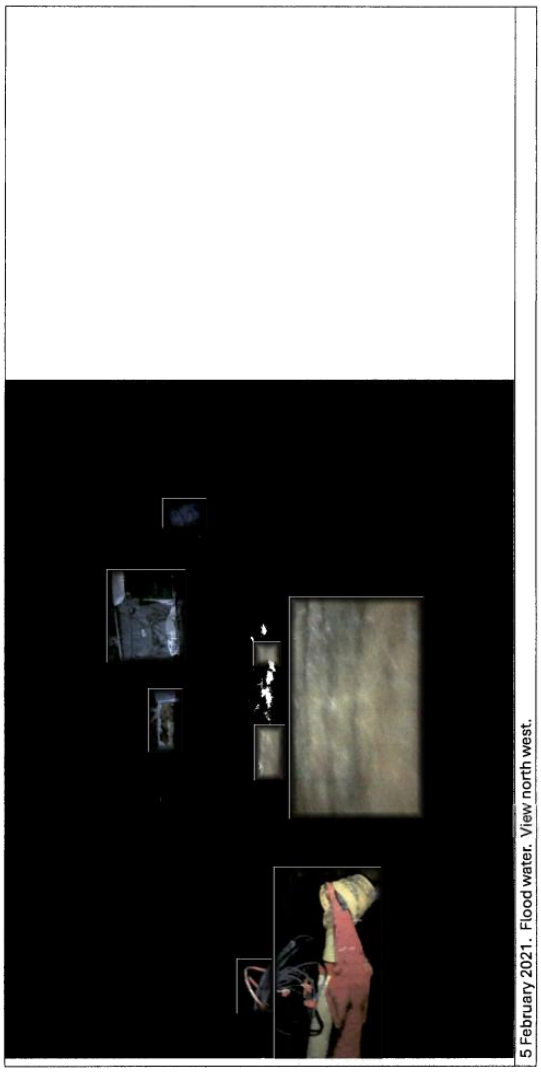

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

6 February 2021. Middle of property. View south east.

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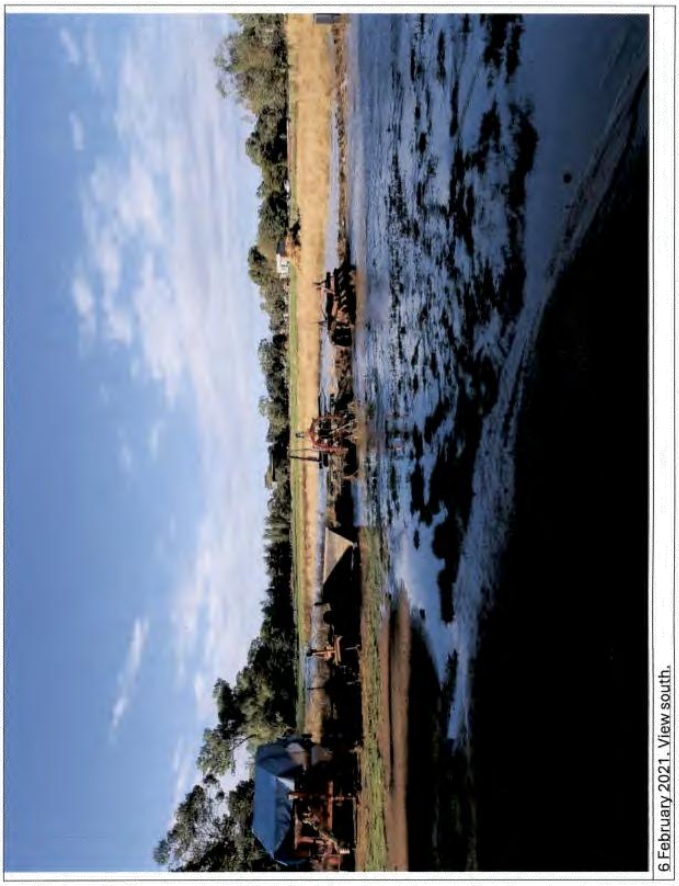
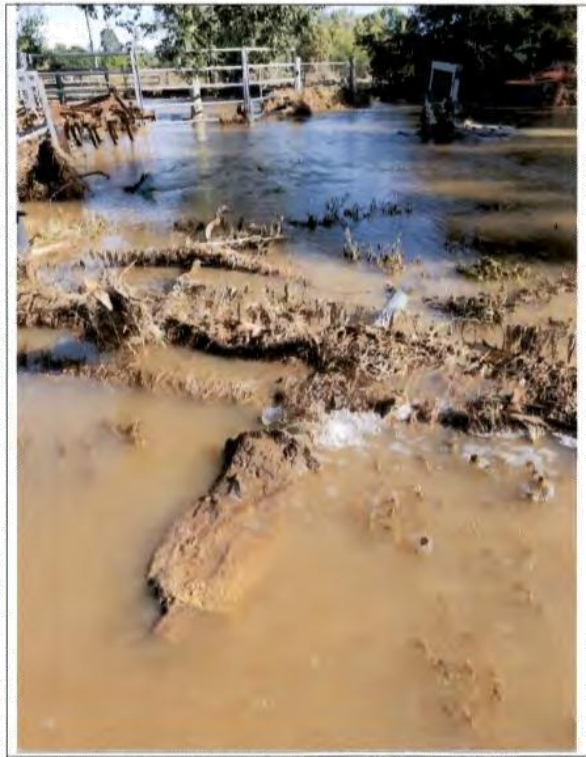
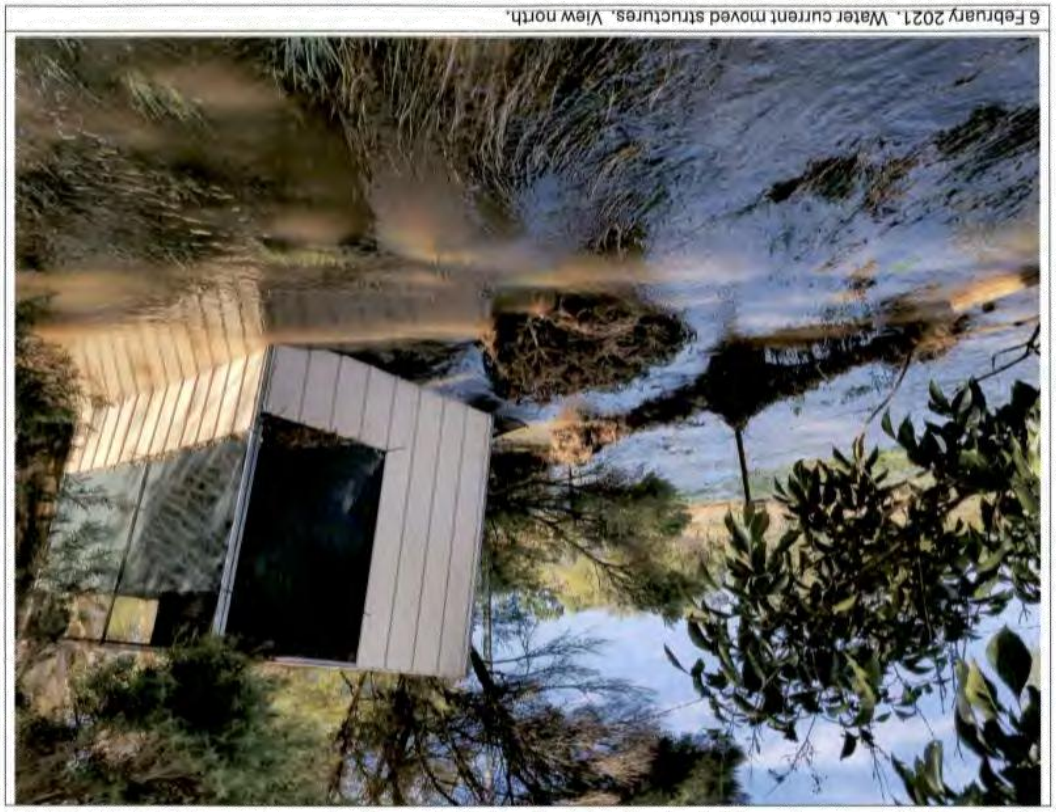


6 February 2021. View south.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

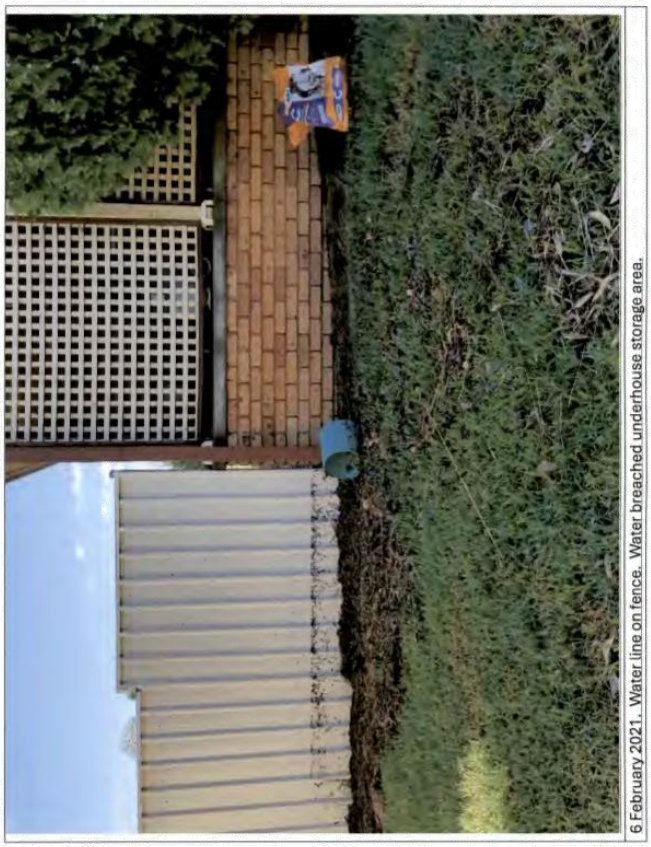


6 February 2021. Debris. Fences knocked down and other damage.


6 February 2021. Water current moved structures. View north.

6 February 2021. Debris caught in fencing. Fences destroyed. View north west.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.



6 February 2021. Water line on fence. Water breached underhouse storage area.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

6 February 2021. Damage to fences and buckled round yard panels.

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Attachment 7: DA25/0067 - Submissions (Redacted)
19.

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5 February 2021. Water in sheds and breaching back yard. View north.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

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Attachment 7: DA25/0067 - Submissions (Redacted)
19.

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2010. Flood water. View south.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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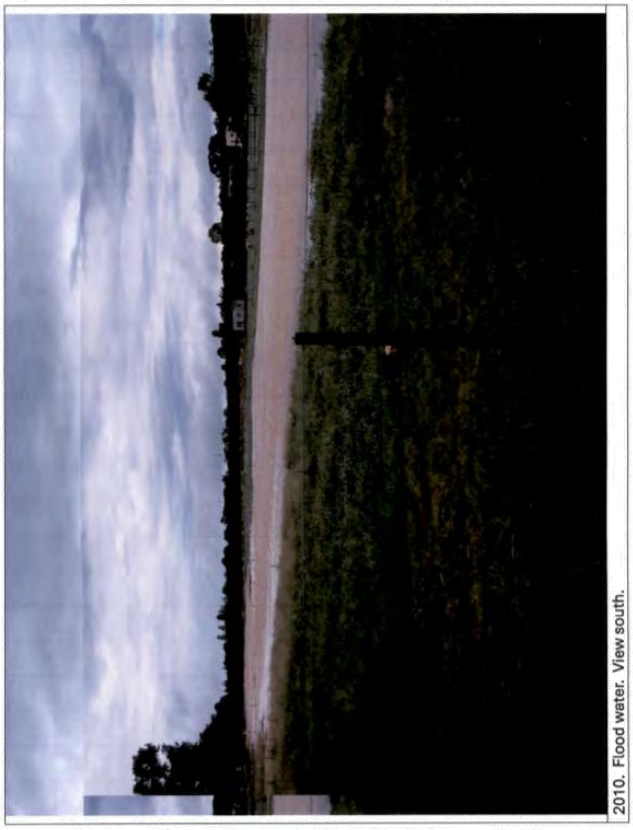
2010. Flood water. View west.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.



Attachment 7: DA25/0067 - Submissions (Redacted)
19.

2010. Flood Water. View north directly behind house.

2010. Flood water. View south from back verandah.

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16 Kapooka Road
Wagga Wagga NSW 2650

8 July 2024

Cameron Collins
Development Assessment Co-ordinator
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650
E: council@wagga.nsw.gov.au

Dear Sir/Madam

Submission to Respond to Your Reference: DA24/0025

I acknowledge receipt of your correspondence dated 6 June 2024 giving notice of Development Application (DA24/0025) submitted by Waveconn Operations Pty Ltd and their proposal for a telecommunications facility (Mobile Phone Base Station, including 30 meter High Monopole and Compound) to be constructed at 20 Kapooka Road, San Isidore NSW 2650. Please find following my written submission in response to DA24/0025.

Please be advised that I object to DA24/0025, including any amendments that may ensue or any other proposals to construct a mobile phone or similar communications tower of any height that will be in close proximity to, and visible from our property at 16 Kapooka Road, San Isidore for the following reasons:

1. Visual Impact:
    a. San Isidore is a peaceful rural setting where nature and the environment are an important part of the community and the reason why we and other residents choose to live here. The development of a 30 meter high tower in close proximity to homes (less than 500 meters from our home) will be unsightly and unwelcome. From within our property, our view is across a flat landscape with cleared paddocks. The construction of a 30 meter monopole with "assets" will be very clearly visible from nearly every point on our property. It will sit well above any remaining trees.
    b. The images provided by Waveconn that show before and after pictures are extremely misleading and depict very small, almost invisible images of the tower. There are no images provided by Waveconn to show the visual impact from within the boundaries of San Isidore properties, particularly those at the following addresses:
        - 16 Kapooka Road (our property)
        - 25 Eugene Avenue
        - 27 Eugene Avenue
        - 1 Henschke Avenue
        - 3 Henschke Avenue

    The tower would be visible from our back verandah at 16 Kapooka Road (Image 7) which will negatively affect our lifestyle and the enjoyment we get from living with nature. Further, we already have an unpleasant view of the mobile phone tower on Pomingalarna Hill. This is clearly visible from our property (Image 8). (Image 6 is offered to show a more realistic and proportionate example of visual impact compared).

2. Environmental:
    a. Flooding: There is long history of flooding along Kapooka Creek and through the San Isidore valley, including along the front of the property at 20 Kapooka Road which is directly in the path of the creek . For this reason the proposed site is clearly inappropriate and any development at that site would be inaccessible at times when flooding occurs. It's important to understand San Isidore is not subject to river flooding that is infrequent. The flooding occurs as a result of storm water run-off and this happens regularly. In such an event, fast flowing water collects debris. Damage to structures occurs when the debris creates blockages and alters the flow path of water. The force of flowing water causes structures to be pushed over and damaged. I expect that in such an event, debris would collect around the 12 x 12 meter compound fence, causing damage to the structures within and then impacting properties downstream. Misleadingly, the Preliminary Site Investigation Report (2.3 Environmental Setting) states "There are no flood history, studies or flood planning areas on the property or within the search buffer". (Images 1,2,3,4, 5).
    b. Removal of Trees: It is evident that some trees would have to be removed for construction. Given the close proximity to the dam, this is likely to result in destabilisation of the soil near the dam bank. This could lead to the dam bank collapsing on the eastern side, or at the very least, erosion. There would be subsequent implications for our property both from a flooding and visibility perspective if trees are removed.
    c. Bushfire: Mobile phone towers are prone to lightning strikes. The proposed development site is directly across the road from land where there is a forest that extends to the north along the eastern side of Kapooka Road. The forest is a sanctuary for kangaroos, gliders and other wildlife who have already had to relocate due to human developments (i.e. Lloyd). If this forest was harmed by fire (through a lightning strike or for any other reason) it would destroy flora and fauna. It would also destroy homes on the western side of Kapooka Road, including our home which is directly across the road from the forest. The forest also contains a large number of pine trees. Pine burns easily and fire can spread quickly.

3. Physiological Health
    a. There is genuine concern about the impact of microwave and radiowave radiation on human health. It remains unproven that emissions from wireless telecommunication facilities are safe and do not cause harm to human or other animal life. The intent of DA24/0025 is for multiple service providers to lease the tower and I am very concerned about the close proximity to our home and the unknown long term affects on health from the emissions that will be generated; a double dose given there is already a tower on Pomingalarna Hill.
    b. Microwave and radiowave frequencies generate high pitch noise. For urban environments, this "noise" can be disguised, but in a rural setting where there is little road, street, social or industrial noise, there is a high probability that noise from high pitched frequencies will be apparent and that the noise will be exacerbated for those residents living in the valley area of San Isidore where noise is amplified.

4. Psychological Health
    a. Having PFAS, storm water and erosion damage to our property has already caused a great deal of emotional distress and uncertainty. It goes without saying that having to go into battle again and fight to save our home from further degradation is stressful and time consuming and has caused a great deal of anxiety. The senselessness of it all due to greedy developers and one opportunistic resident who, because they can, will sell

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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the rest of us out for their own personal financial gain. It is extremely upsetting to think our home and our lifestyle will be shattered because of these people. Waveconn doesn't live here, but I do.

5. Service and Connectivity
   a. Waveconn claims they have identified a poor network coverage in San Isidore and surrounding areas. We do not have any issues with mobile phone or internet connectivity to our home in San Isidore. Our internet concurrently runs multiple devices and our mobile phones access 4G and 5G networks.
   b. In recent times, we are aware of other San Isidore residents have been contacted to canvas for opportunities to construct a mobile phone tower on their (private) property. That development has been unable to progress to an application stage until now clearly indicates residents did not wish to engage, despite the financial incentive offered to lease private land. I was one of those residents previously contacted. Out of respect for our environment, our lifestyle and our neighbours I immediately declinod.

6. Equity:
   a. Property owners along Kapooka Road have been informed by Wagga Wagga City Council that they are unable to build on their PFAS positive and/or flood prone properties. It seems unfair that DA24/0025 can be considered for approval when the same principals for exclusion should apply (also noting that this is a commercial development application from a business that will only be leasing the property but constructing a very large and permanent fixture).
   b. Two parties will benefit financially from DA24/0025. Waveconn and the property owner at 20 Kapooka Road, San Isidore. We, and other property owners, will incur a financial loss – our properties will not be an attractive option for buyers.

7. Safety
   The proposed construction site for DA24/0025 borders with Kapooka Army Base. A telecommunications tower in close proximity to an Australian Defence Force site is a target and poses a threat to the safety of residents in San Isidore and surrounds.

8. The fact that a business can lease a section of private property and develop a permanent structure such as a mobile phone tower is an underhanded way to gain a foothold. This development has the potential to ruin the rural landscape. This isn't a billboard we're talking about. It's a 30 meter high tower that will loom large and ugly for a very long time. And what then – what's the impact to the environment when all these towers become redundant (they just about are). Where do they go? Or do they just remain in situ? Or do the go to landfill? Council has an opportunity to minimise our carbon footprint by rejecting this development application, because it's not necessary. Take a look at Lloyd – there are already 2 towers clearly visible within a very short distance of each other. Then look at Fernleigh Road/Glenfield Road intersection – 2 mobile phone towers within 200 meters of each other. Is that what our planet is going to look like in the future – a myriad of mobile phone towers spaced every 500 meters or so - just so someone who had Vodafone 50 year ago could make a phone call?

   Our property is already impacted by PFAS and has suffered significant erosion due to water run-off. While it's easy for anyone not impacted to turn a blind eye, I hope you can answer honestly – would you want to buy a property with PFAS, erosion, uncontrolled storm water run off, a mobile phone tower on the hill up the road, and another one bearing down less than 500 meters away. If DA24/0025 proceeds, it **will** further decrease the value of our property. There has been and continues to be an emotional toll on me and my family having to deal with DA24/0025.

9. Requests:
   Prior to making a final decision regarding the outcome for DA24/0025, I request that Wagga Wagga City Council:
   a. arrange a meeting to consult with the San Isidore community given Mr Steven Cook from Council was unable to confirm if 10 or more neighbouring properties had been notified of the development application. 10 or more is relevant as Mr Cook explained 10 submissions are required for the application to go to an all-Council meeting to vote.
   b. meet with myself, and any other interested parties, to allow Council to obtain more information, particularly regarding the visual impact from within the boundaries of our property. (The images provided by Waveconn misrepresent proportions and focus on densely treed pictures that lead to assumptions that the visual impact would be minimal). This would also be an opportunity that hasn't been afforded to impacted parties seeking answers to their questions.
   c. provide me with a copy of all submissions received.
   d. Reply in writing to me to answer the following questions:
      - What happens to the telecommunications facility structure when it becomes redundant due to changes in technology?
      - Is Waveconn Pty Ltd an Australian owned and operated company?
      - Why did Waveconn conclude that San Isidore and surrounding areas have poor network coverage?
      - Why does Waveconn consider that Kapooka (residences/Army Base) require better network coverage?
      - Has Waveconn canvased with Kapooka Army Base or Wagga Wagga City Council to put a mobile phone tower on Defence or Council land instead of in the middle of rural/residential holdings? If not, why not?

I trust that DA24/0025 and any similar future development applications targeting San Isidore will not be approved. But if it is, if Council decide to advantage a commercial enterprise and one resident over the rest of us, I know I couldn't live in my home any longer. I won't be able to bring myself to sit on my back verandah. I am devastated to be thinking about that prospect and I also worry that I will be forced to live here because my home wont' sell quickly, or for a fair price because of this development.

Yours sincerely

Annette Combs
16 Kapooka Road
San Isidore NSW 2650

cc Dr Joe McGirr
Michael McCormick
Cr Dallas Tout, Mayor of Wagga Wagga
Defence – Kapooka Army Base (Wendy Frankham)

Attachment 1: Images (1 to 8)
Attachment 2: Notes from meeting to discuss DA24/0025 with Wagga Wagga City Council 11 June 2024

Attachment 1: Images (1 to 8)

Image 1

Property frontage, 20 Kapooka Road, San Isidore.
View to the South.
The body of water at the far left of the picture is the proposed site for DA24/0025.

Image 2

16 Kapooka Road, San Isidore.
View to the south showing water coming through the properties on Kapooka Road. The trees on the left are on Kapooka Road and the tree line at the back of the body of water is 20 Kapooka Road.

Image 3

16 Kapooka Road, San Isidore.
View to the south showing water across the road and flowing through paddocks. Water is also seen in the background across the road at 20 Kapooka Road, San Isidore.

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Image 4 – Feb 2021

20 Kapooka Road, San Isidore
View to the west from Kapooka Road.
This image shows the damage caused from debris collection on the front fence line at the property. This is the front boundary fence which is the proposed site for the construction of the monopole and compound.

Image 5 – 06.02.21

16 Kapooka Road, San Isidore.

View to the west.
This shows damage from flooding and debris collection. This occurred on our property and buckled a steel round yard and destroyed all but one of our fences, as well as many of our neighbours fences. This water and debris had already passed through the through the proposed site for DA24/0025.

Image 6 – Feb 2021

Kapooka Road at 20 Kapooka Road, San Isidore.
View to the south.
This shows an existing, large power pole (right) located apx 30 metres from the site at 20 Kapooka Road, San Isidore.
This image is to demonstrate a more realistic and proportionate example of the visual impact of a 30 meter monopole as compared to the image provided by Waveconn in their submitted documents titled
"Photomontage View 5"

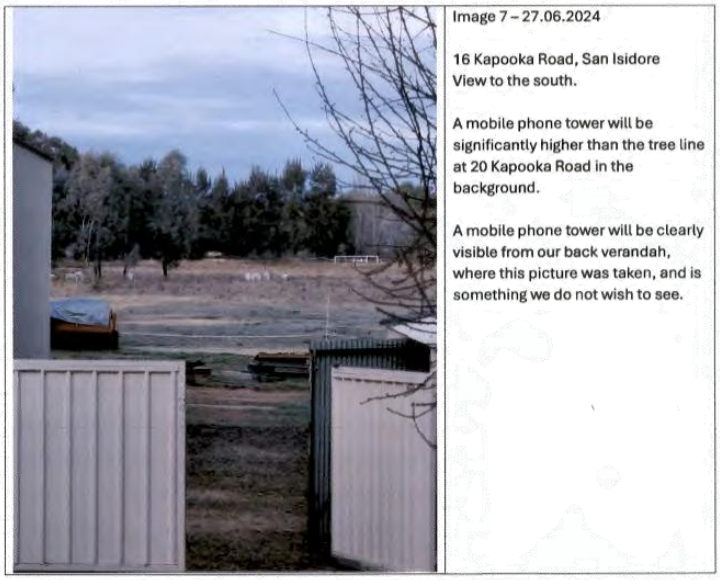


Image 7 – 27.06.2024

16 Kapooka Road, San Isidore
View to the south.

A mobile phone tower will be significantly higher than the tree line at 20 Kapooka Road in the background.

A mobile phone tower will be clearly visible from our back verandah, where this picture was taken, and is something we do not wish to see.

Image 8 – 08.07.2024

16 Kapooka Road, San Isidore.
View to the north.

The mobile phone tower on Pomingalarna Hill which is visible from our front yard and from back paddocks behind our house.

Notes from meeting to discuss DA24/0025 with Wagga Wagga City Council

Date and time of meeting: 11 June 2024 at 10:30am

Attendees:

- Annette Combs (l) and John Smart – property owners, 16 Kapooka Road, San Isidore NSW 2650
- Mr Steven Cook, Staff Member, Wagga Wagga City Council

Purpose: To discuss the correspondence received from Wagga Wagga City Council dated 6 June 2024 notifying some property owners in San Isidore of the proposed development of a Mobile Phone Tower to be located on site at 20 Kapooka Road, San Isidore.

During the meeting, Mr Cook offered the following information:

- DA24/0025 submitted by Waveconn Pty Ltd seeks to construct a 30 meter high communications (mobile phone) tower inclusive of a compound that will contain some infrastructure. The tower (real estate) would then be leased to telecommunications service providers (tenants).

I asked Mr Cook why not everyone in San Isidore knew about this proposal as our neighbour to the north had not received notification.

- Mr Cook advised that Council was only required to notify a certain number of residents and had followed due process. He advised he would be placing signage on the fence at the site later that day as he was required to do that, also part of the notification process.

I suggested to Mr Cook that the site was just off a dirt road to Kapooka Army Base and not many people would pass by. Most San Isidore residents enter from the Sturt Highway turnoff so would remain unaware of the proposal.

I asked Mr Cook if it was Council's intent to consult with the wider San Isidore community.

- Mr Cook advise dthat Council are not required to do so and did not intend to.

I suggested that a meeting be arranged with Council (by Council) for San Isidore residents to attend as the proposal was for a large structure that impacted the wider community.

- Mr Cook was non-committal so I advised I would request this in the submission I would be lodging.

I asked Mr Cook about the next steps in the process.

- Mr Cook advised that the development application would go to Council for a decision. If less than 10 responses (submissions) were received by the closing date, Council would make an inhouse decision based on Council staff delegated authority. If 10 or more submissions were received in response to the development application, it would go to an all Council meeting for a decision.

As our neighbour did not know about the development application, I asked Mr Cook if 10 or more San Isidore properties had been notififed.

- Mr Cook was unable to confirm if Council has notified 10 or more property owners in San Isidore.

I asked Mr Cook about the environmental impact and if trees would need to be removed to do the required construction work.

- Mr Cook advised that he did not believe any trees would need to be removed.

I asked Mr Cook about the timeframe to respond as this was a major development.

- Mr Cook advised that the usual timeframe is 14 days, however the timeframe to respond to this development application was 28 days.

I suggested that this was still not a lot of time given people work and have to navigate a lot of documentation with language that is not familiar to them.

Summary

- Not all San Isidore residents are aware of the development application.
- It's possible that less than 10 San Isidore properties were made aware of the development application.
- Further notification from Council will only be by way of a notice placed at the site location and information available on Council's website, so there is a high risk that DA24/0025 will remain unknown to many San Isidore residents.
- It is not Council's intent to provide further information or to consult with the wider San Isidore community prior to submission closing date on 9 July 2024.

Follow Up

I visited the site later that day to view development application notice Mr Cook advised he would be displaying.

- The notice was placed on the property farm fence at 20 Kapooka Road, San Isidore. It was an A4 piece of paper in a plastic sleeve, cable tied to the fence. The fence is approximately 8 meters from the road with a large grass patch inbetween. Vehicles passing by would not be able to see the sign. Pedestrians passing by would be unlikely to go out of their way to cross the grass to read the sign and it is not legible from the road as it is too small. (Image 1). A closer picture of the sign (Image 2).
- It was evident that trees would need to be removed for construction.

Image 1 – 11.06.2024

20 Kapooka Road, San Isidore
View to the west from Kapooka Road facing the front boundary fence.
This image shows Wagga Wagga City Council's notification of DA24/0025 displayed on the site. The tree at front next to the corner post is just inside the boundary line of 20 Kapooka Road, San Isidore and Kapooka Army Base.

Image 2 – 11.06.2024

20 Kapooka Road, San Isidore
View to the west from Kapooka Road facing the front boundary fence.
This image shows a close up view of Wagga Wagga City Council's notification of DA24/0025 displayed on the site.

Dr Joe McGirr MP
Independent Member for Wagga Wagga

JM44121

22 January 2025

Miss Annette Combs
16 Kapooka Road
SAN ISIDORE NSW 2650

Dear Miss Combs

Following on from our visit to your property with Mr Chris Hayes, Planning Manager, Waveconn 16 December 2024, I have received the following advice from Mr Hayes

'Thank you once again for attending the site visit with Mr and Ms Combs and myself late last year, regarding the proposed mobile telecommunications facility at Kapooka Road San Isidore.

Unfortunately, I have either misplaced or did not take down the Combs' contact details, so I trust you will be able to forward this correspondence on to them as appropriate.

One of the points of discussion was the perceived visual impact the proposed facility may have on the private property of surrounding land holdings. While a drone was flown to an indicated height of 30m on the day of the site visit, it did seem unusually high, and due to distance, was unable to be located at the precise site location.
A photomontage expert has since been utilised to provide a photomontage depiction of what the 30m facility would look like when viewed from the rear yard at the Combs' property (this is attached for reference). I hope this will give a level of reassurance that the facility would not be as intrusive as first thought.

A further point of discussion was the possibility of painting the facility to assist in blending with the surrounding environment. It is now proposed to paint the facility 'pale eucalypt', which is a shade of green that will further minimise any visual impact of the facility by blending with the nearby mature vegetation.

I can confirm that the properties on the eastern side of Kapooka Road (amongst others) were also approached by Waveconn to discuss the possibility of siting a telecommunications facility. As is often the case, no response was received from these land owners, and the proposal progressed in its current location with a willing owner.

64 Baylis Street, Wagga Wagga NSW 2650
P (02) 6921 1622 F (02) 6921 4424
E waggawagga@parliament.nsw.gov.au
www.joemcgirr.com.au

Attachment 7: DA25/0067 - Submissions (Redacted)
19.

A revised and amended Development Application is expected to be lodged with Wagga Wagga Council in the coming month, which will include reference to this meeting, the montagels, and detail around the Flood Assessment and PFAS investigation that has also been undertaken.

I welcome any further comments or questions from the Combs' or your office in the meantime while the documentation is prepared, and thank you again for your time.'

Thank you for taking the time to bring this matter to my attention and meeting with Mr Hayes and I. Please feel free to contact me again if I can be of any further assistance.

Can I pass on your contact details to Mr Hayes so he can liaise with you directly?

Yours sincerely

Dr Joe McGirr, MP
Member for Wagga Wagga

Attachment

PROPOSED
TELCO FACILITY
Before
After
This is a representation only. The final installation may vary slightly in
A 15.01.25 ZV Preliminary
Rev. Date Created Revision Description
Copyright
The information on this drawing is subject to copyright and is not to be copied in whole or in part without the written approval of Pixelwise Pty Ltd.
pixelwise
4/35 Morton St
Wollstonecraft
NSW 2065
P: +61 2 9460 2919
F: +61 2 9460 1873
www. pixelwise.com.au
waveconn
Level 1Suite 3.02, Level 3, Building B
33-35 Saunders Street, Pyrmont, NSW 2009
www.waveconn.com
Site Address
20 Kapooka Road
Kapooka
NSW 2650
Site Name :
San Isidore
Site Number. :
AN2650-008
Drawing title
Photomontage View 6
Drawing No. :
M06
Photographer :
Checker :
Approved :
Date :
15.01.25
REV.
A

Outlook

FW: (Case Ref: JM44121)

From annalee16@bigpond.com <annalee16@bigpond.com>
Date Wed 2025-06-18 6:32 AM
To saswagga@bigpond.com <saswagga@bigpond.com>

2 attachments (1 MB)
Reply - Annette Combs - Waveconn visit - Chris Hayes.pdf; Photomontage 3 - 450m north on private property.pdf;

From: annalee16@bigpond.com <annalee16@bigpond.com>
Sent: Monday, 10 February 2025 10:51 AM
To: annalee16@bigpond.com
Subject: RE: (Case Ref: JM44121)

Good morning Dr McGirr,

Thankyou for forwarding an extract of the communication you received from Mr Chris Hayes from Waveconn, following the meeting kindly arranged by your office on 16 December, 2024.

Please note the following in response to Mr Haye's communication (date unknown) that was sent to your office:

- John (Smart) and I do not recall that at the meeting there was discussion around painting a telecommunications tower a shade of eucalypt green. I would add, tree trunks aren't generally that colour and eucalypt green or steel grey won't make much of a difference against the skyline in terms of reducing visibility.
- The phontomontage provided by Mr Haye's (attached) is an extreme misrepresentation of what the naked eye will see and provides no reassurance. The camera/lens used to portray the image indicates the telecommunications tower will have about as much visual impact as a sewing needle and that is clearly not true.
- At our meeting, Mr Hayes could not recall how many other residents had been contacted about hosting a telecommunications tower on their property, but has now indicated other residents to the east had been contacted but there was not response. Please note that there are no residents to the east, unless Mr Hayes is referring to the property owner of what we think is crown land owned by the Government (possible Soil Conservation) , in which case, that would only be one property owner that was contacted. During our meeting, Mr Hayes advised that Waveconn would try again to contact the owner of that land which we, and other residents, consider would be a better option in terms of reducing visibility and lessening proximity to homes. I would suggest no response indicates communication hasn't got through to where it needs to go.
- Mr Hayes referred to our drone misrepresenting the height of the tower. We don't dispute that as all parties were aware the battery was very low and the drone was not operating correctly. However, we do have drone footage take a while ago with a representative from Wagga Wagga City Council present and this footage is accurate and does indicate a telecommunications tower will be well above the tree line.

Please note the following which, in addition to comments made above, are my notes from our meeting on 16 December 2024:

Present at Meeting: Dr Joe McGirr, Mr Chris Hayes (Waveconn), John Smart and Annette Combs (property owners – 16 Kapooka Road, San Isidore).
Purpose: To discuss a proposed telecommunications tower and compound at 20 Kapooka Road, San Isidore 2650

Mr Chris Hayes advised the following:

- Waveconn intend to lodge a new development application early in 2025. The site of a proposed telecommunications facility will remain unchanged.
- If the development application is approved, building of the structure (telecommunications tower) and compound will commence at the end of 2025 at the earliest, but Waveconn will have up to 5 years to commence building
- Waveconn do not have any providers yet who would rent space on the tower

Mr Hayes, when questioned:

- Indicated there is low risk to human health from the frequencies emitted from telecommunications facilities. However that does not mitigate the risk entirely – low risk does not mean no risk.
- Suggested Waveconn could consider a telecommunications tower 20 meters in height, instead of 30 meters in height.

All parties went outside to view the area to the south and west of our house so that Dr McGirr and Mr Hayes could gain perspective and consider the visual impact and also the proximity to homes. Given the mobile phone tower on Pommingalarna Hill is between 2.5 and 3 kilometres from our home (to the north), and very visible from our front yard, it's clear that the visual impact of a 30 meter high telecommunications tower that is only 450 meters away would be significant.

Other concerns:

- That if a telecommunications facility is constructed, that may prompt changes to the gravel section of Kapooka Road. This is a major concern as it would encourage more traffic to use what is currently a relatively quiet country backroad.
- That water along Kapooka Creek has been, is and will continue to be an issue and any building construction will change the water flow path and how it impacts property owners downstream.

From: Dr Joe McGirr MP <waggawagga@parliament.nsw.gov.au>
Sent: Wednesday, 22 January 2025 11:23 AM
To: annalee16@bigpond.com
Subject: (Case Ref: JM44121)

Good morning,

Please find the attached representation from Dr Joe McGirr MP, Member for Wagga Wagga.

Kind regards,

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Dr Joe McGirr MP
INDEPENDENT MEMBER FOR WAGGA WAGGA

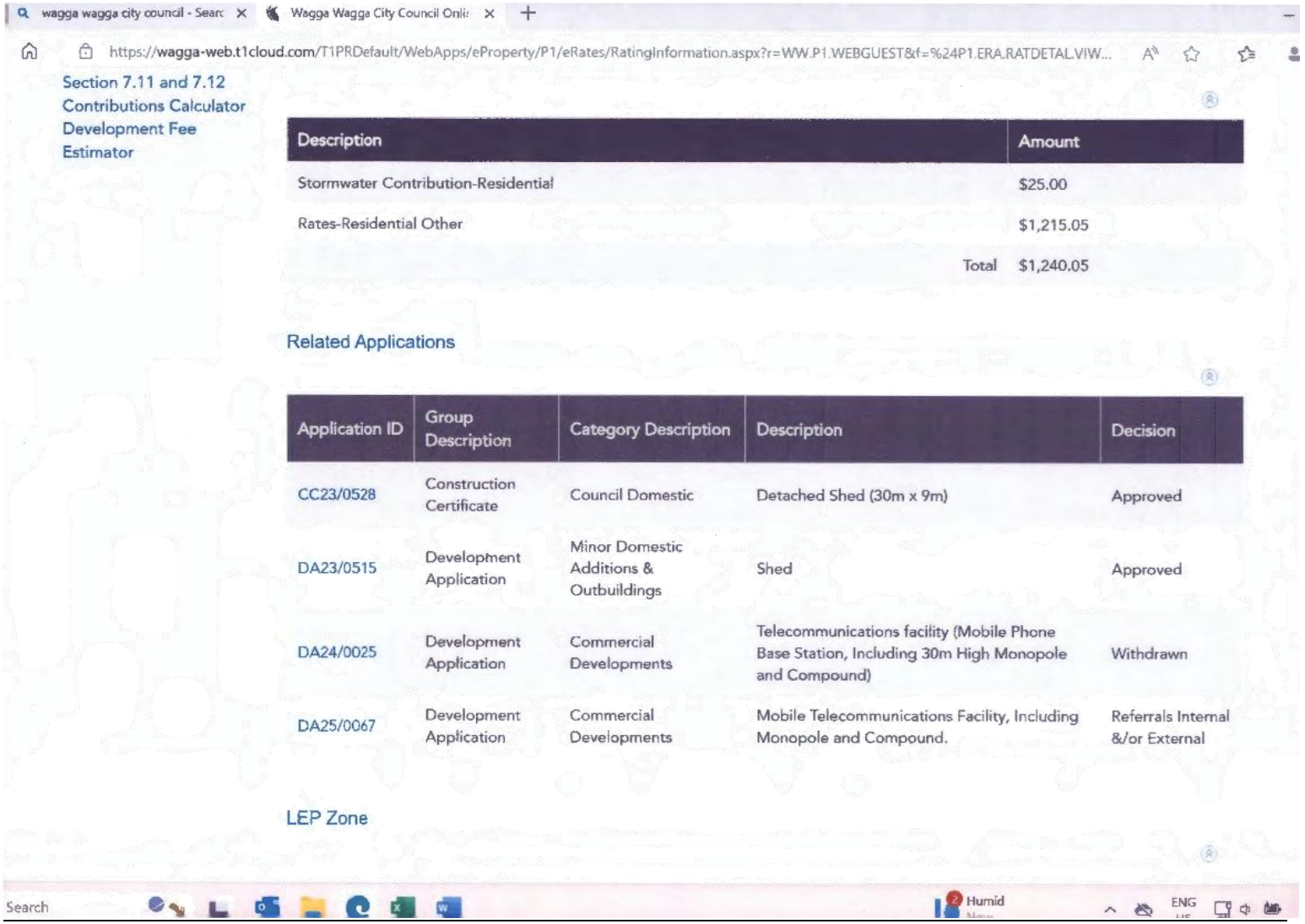
Marie Adriaenssens

Relief Electorate Officer
Dr Joe McGirr MP, Independent Member for Wagga Wagga
64 Baylis Street, Wagga Wagga NSW 2650
E waggawagga@parliament.nsw.gov.au
P 02 6921 1622
W joemcgirr.com.au

I would like to acknowledge the Wiradjuri people who are the Traditional Custodians of this land. I would also like to pay respect to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander peoples

This email is solely for the named addressee and may be confidential. You should only read, disclose, transmit, copy, distribute, act in reliance on or commercialise the contents if you are authorised to do so. If you are not the intended recipient of this email, please notify the sender by e-mail immediately and then destroy any copy of this message. Except where otherwise specifically stated, views expressed in the e-mail are those of the individual sender. The Parliament of New South Wales does not guarantee that this communication is free of errors, virus, interception or interference.

Attachment 7: DA25/0067 - Submissions (Redacted)
19.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Wagga Wagga City Council Onli
https://wagga-web.t1cloud.com/T1PRDefault/WebApps/eProperty/P1/eRates/RatingInformation.aspx?r=WW.P1.WEBGUEST&f=%24P1.ERA.RATDETAL.VIW...
Section 7.11 and 7.12 Contributions Calculator
Development Fee Estimator
Description
Amount
Stormwater Contribution-Residential
$25.00
Rates-Residential Other
$1,215.05
Total
$1,240.05
Related Applications
Application ID
Group Description
Category Description
Description
Decision
CC23/0528
Construction Certificate
Council Domestic
Detached Shed (30m x 9m)
Approved
DA23/0515
Development Application
Minor Domestic Additions & Outbuildings
Shed
Approved
DA24/0025
Development Application
Commercial Developments
Telecommunications facility (Mobile Phone Base Station, Including 30m High Monopole and Compound)
Withdrawn
DA25/0067
Development Application
Commercial Developments
Mobile Telecommunications Facility, Including Monopole and Compound.
Referrals Internal &/or External
LEP Zone
Search
Humid
ENG

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Attention: Consent Authority, Wagga Wagga City Council

Please find following my written submission in response to Development Application (DA25/0067) submitted by Waveconn Operations Pty Ltd and their proposal for a telecommunications facility (Mobile Phone Base Station, including 30 meter High Monopole and Compound) to be constructed at 20 Kapooka Road, San Isidore NSW 2650.

Please be advised that I object to DA25/0067 for the following reasons:

✓	San Isidore is zoned large lot residential and I do not agree that the development of a permanent structure on a leased (private property) site that will financially benefit only one resident, should be permitted.
✓	The visual impact of the tower will negatively impact my home environment. It will negatively impact the natural environment which brings peace and enjoyment to me and my family.
✓	The visual impact on the environment will reduce the attractiveness of this area to visitors and potential new residents and there is a high risk my property value will decrease due to both visibility and other concerns potential buyers may have about mobile phone towers.
✓	The proposed site is directly in a water flow path. The site is known to flood frequently and become inaccessible and should not be considered suitable. A fenced compound will catch debris and alter the water flow path and deposit PFAS contamination in new areas and possibly on properties not yet affected.
✓	A mobile phone tower presents a significant bushfire hazard if struck by lightning. The proposed site is across the road from a forest and a threat to flora, fauna and homes. There have been severe electrical storms this year.
✓	I do not have any issues with mobile phone service or internet service and there are alternatives ways to connect that do not require a telecommunications tower. These alternatives are already in place, available and being accessed.
✓	It is known that frequencies emitted from wireless telecommunications do impact human health. I am concerned about how my health and my family's health will be impacted and for that reason would not wish to have a mobile phone tower near my home. There is risk to human health that cannot be ignored.
✓	Details in the Development Application documentation require further investigation to determine the credibility and validity of the information provided. These include claims about the quality of network coverage, images that do not accurately reflect visual impact after construction and inaccurate information about the history of flooding at the site.
✓	A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety.

Submitted By

Name	Annette Combs	Address	16 Kapooka Rd San Isidore 2650
Signature	A. C	Date	17/6/25

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

16 Kapooka Road
San Isidore NSW 2650

16 June 2025

Consent Authority
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

Dear Sir/Madam

RE: Development Application DA25/0067

I write in response and in objection to the following Development Application:

Development Application DA25/0067 (DA25/0067)
Proposal: Mobile Telecommunications Facility including Monopole and Compound
Property: 20 Kapooka Road, San Isidore NSW 2650, Lot 2 DP 731272
Applicant: Waveconn Operations Pty Ltd (Waveconn)

This submission is to object to DA25/0067 for the following reasons:

- The proposed site is directly in a water flow path. The site is known to flood frequently and become inaccessible and should not be considered suitable. In addition, debris from flooding catches around fencing, which will cause damage to the compound and structures within it. The flow of water would also alter as it will divert around caught debris. This in turn has significant potential to carry and spread PFAS to new areas, and, create more erosion issues and property damage to our property and to others downstream. I have experienced numerous flood events while living on Kapooka Road and have a very good understanding of the nature of these events and the damage that can occur. It's clear that Waveconn does not.

- Mobile phone towers (monopoles) are subject to lightning strikes. San Isidore surrounds is bush fire prone land and the mobile phone tower will be a significant bushfire hazard if struck by lightning. It will also attract lightning. The proposed site is directly across the road from a forest containing pine trees and is therefore a threat to flora, fauna and homes. In Waveconn's submission there is reference to bushfire being a lower risk. A low risk rating seems unlikely when the consequences of a bushfire would be catastrophic (high risk). Earlier in 2025 Wagga experienced severe electrical storms.

- A telecommunications facility (mobile phone tower) located on the boundary of Kapooka Army Base (Defence) is a safety concern due being a potential target.

- We do not have any problems with our mobile phone or internet services and question Waveconn's claims that network coverage is poor. Waveconn have not surveyed us to clarify the quality of our network and phone coverage. Waveconn admit in their application that alternatives for connectivity are already available for San Isidore.

- San Isidore is zoned large lot residential, however DA25/0067) will result in a permanent, ugly structure that will be located on a leased site that is private property. This is a convenient

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

arrangement for Waveconn as monopoles will become redundant and they can walk away. But what then happens to the structures that remain in situ – an unattractive and unwelcome addition to an otherwise scenic and natural environment. More waste in landfill that takes years to break down.

- Without a doubt, my property will become less desirable and its value and saleability will decrease due to the high visibility of a mobile phone tower. It will reduce the attractiveness of San Isidore to potential new residents (property buyers) who will likely also have other concerns about living under a mobile phone tower. I will be able see the mobile phone tower from my back verandah, as well as from nearly every point on my property and it is not something I wish to see at all. It will negatively impact the natural space we live in and reduce our quality of life.

- The images presented by Waveconn are a gross misrepresentation of the actual visual impact to residents living close by, what will be seen by the naked eye and what will be seen within the boundaries of my property. Waveconn have misleadingly opted for images that portray depth and distance, large numbers of trees and no homes – all attempts to conceal the visual impact of the mobile phone tower.

- Emissions from microwaves and radiation radio wave frequencies continue to raise concerns about risk to health. Evidence shows the closer the proximity to a mobile phone tower, the higher the risk to human health. I am concerned about how my health, and my family's health will be impacted. There is no evidence to substantiate that emissions from wireless communication is 100% safe to human and other animal life. There will also be noise emissions that are of concern.

- We live in San Isidore so as not to be surrounded by urban and industrial development. We have lived here for 20 years and invested in our property for our future and our retirement. I am disgusted that this proposal seeks to financially benefit a party who does not live in San Isidore and clearly does not understand the issues with water along Kapooka Road, and one resident who hasn't lived here for long. Yet as a longstanding ratepayer, I will suffer a significant personal and financial cost. There is literally no benefit to me or my family. I also wish to note that Mr Cook from Council advised on 11 June 2024 that devalued property and subsequent emotional responses due to impact on residents would not be considered by Council when objecting to DA24/0025 (the original application), however it is, another significant blow for those of us already impacted by PFAS. It is disappointing that Council could be dismissive of the real impact to the emotional wellbeing of ratepaying residents.

I trust that these are sufficient reasons to consider declining DA25/0067 outright, however, before any decision is made, I also invite Council staff and Councillors to my property for the purpose of obtaining a realistic understanding of the impact a second mobile phone tower will have. I look forward to hearing from Council to arrange a time to meet and consider

Yours sincerely

John Smart
San Isidore Resident

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Attention: Consent Authority, Wagga Wagga City Council

Please find following my written submission in response to Development Application (DA25/0067) submitted by Waveconn Operations Pty Ltd and their proposal for a telecommunications facility (Mobile Phone Base Station, including 30 meter High Monopole and Compound) to be constructed at 20 Kapooka Road, San Isidore NSW 2650.

Please be advised that I object to DA25/0067 for the following reasons:

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✓	The visual impact on the environment will reduce the attractiveness of this area to visitors and potential new residents and there is a high risk my property value will decrease due to both visibility and other concerns potential buyers may have about mobile phone towers.
✓	The proposed site is directly in a water flow path. The site is known to flood frequently and become inaccessible and should not be considered suitable. A fenced compound will catch debris and alter the water flow path and deposit PFAS contamination in new areas and possibly on properties not yet affected.
✓	A mobile phone tower presents a significant bushfire hazard if struck by lightning. The proposed site is across the road from a forest and a threat to flora, fauna and homes.
✓	I do not have any issues with mobile phone service or internet service and there are alternatives ways to connect that do not require a telecommunications tower. These alternatives are already in place, available and being accessed.
✓	It is known that frequencies emitted from wireless telecommunications do impact human health. I am concerned about how my health and my family's health will be impacted and for that reason would not wish to have a mobile phone tower near my home. There is risk to human health that cannot be ignored.
✓	Details in the Development Application documentation require further investigation to determine the credibility and validity of the information provided. These include claims about the quality of network coverage, images that do not accurately reflect visual impact after construction and inaccurate information about the history of flooding at the site.
✓	A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety.

Submitted By

Name	JOHN SMART	Address	16 Kapooka Rd SAN ISIDORE
Signature	J. M. Smart	Date	17/6/25

ATTENTION ROBYN BRADLEY
AND ALL ELETED COUNCILLORS

WAGGA CITY COUNCIL.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

(3)

Perfluorinated chemical testing: PFAS – PFOS

SULLIVAN NICOLAIDES PATHOLOGY

Testing for perfluoroalkyl substances including perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) is available at Sullivan Nicolaides Pathology.

These compounds and their salts have been used commercially either directly, such as in aqueous fire-fighting foams, or as dispersants in polymer manufacture (e.g. TEFLON™), or as chemical intermediates in the production of surface coating products such as the earlier formulations of SCOTCHGUARD™. Both PFOS and PFOA are very stable and can remain intact in the environment for many years, accumulating in the food chain and water supply. Concerns around the persistence of these compounds have prompted their phase-out by most manufacturers.

Image courtesy of RAAF Fire Service

Test collection information

Sample type:	2 x Dedicated SST (unopened, no aliquots)
Minimum volume:	8ml blood
Transport:	Ambient – i.e. esky with ice brick (not frozen)
Test performed:	Weekly – results available within 2 weeks of receipt of specimen
Cost:	$500 (plus GST)
SNP Apollo test set:	U072 (Standard comments available under this test set in the SNP system)

This test is covered by NATA accreditation.

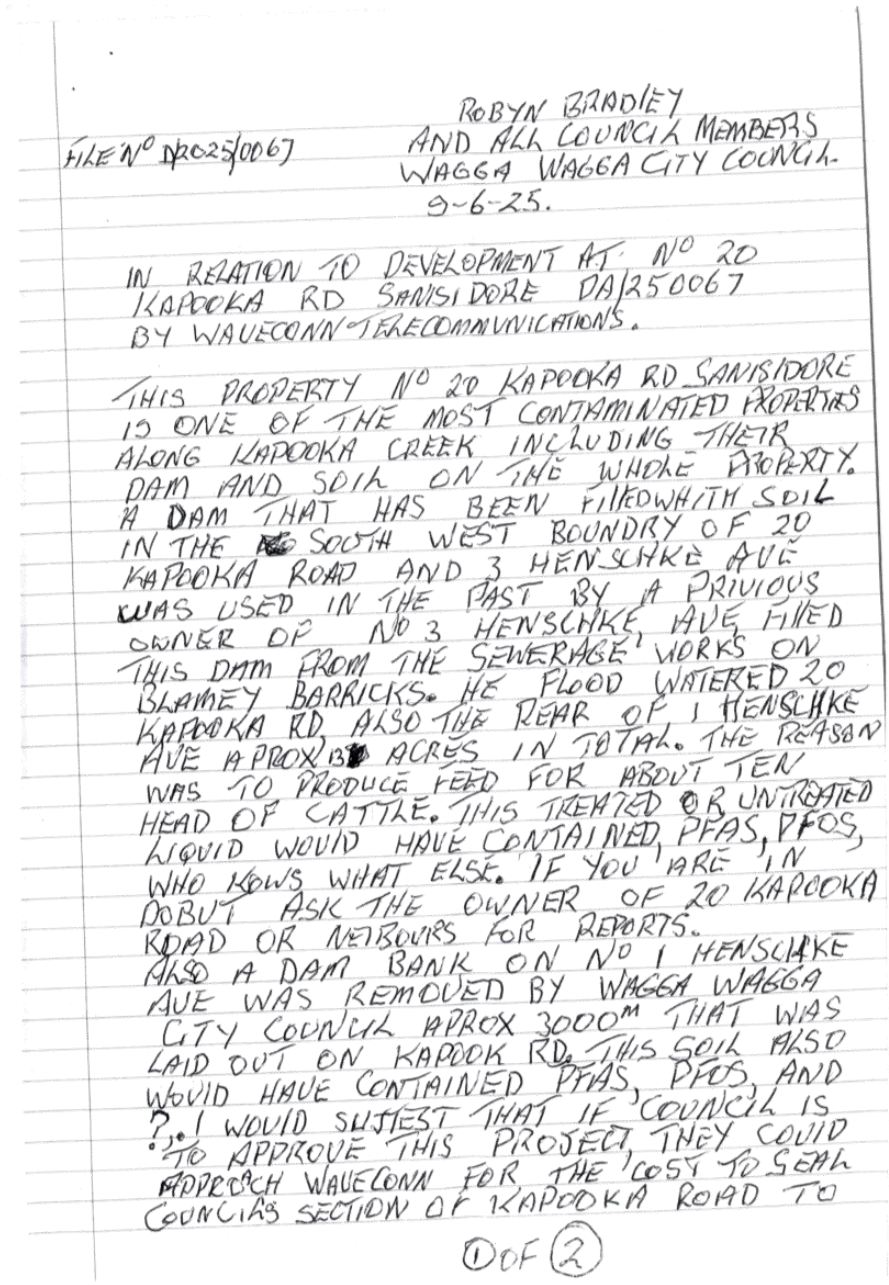
In some parts of Australia, the use of specialised fire-fighting foams prior to recognition of their environmental impact, has left considerable PFOS contamination in local groundwater. Local residents around contamination spots may have blood levels 5 to 10 times normal. Recently, the US Environmental Protection Agency lowered the safe drinking water level to below 70 parts per trillion.

For people living at these sites, it is advisable not to drink water derived from the groundwater and also to avoid eating animals that have been raised or caught in the area.

Table 1. Commonly encountered nomenclature for Perfluorinated Alkyl substances

Term/acronym	Definition
perfluorinated	Having all hydrogen atoms not associated with a functional group replaced with fluorine atoms.
polyfluorinated	A compound bearing multiple fluorine atoms. In the context of PFAS, typically refers to highly fluorinated, not perfluorinated compounds (i.e. some hydrogens remaining).
PFAAs	Perfluorinated alkyl acids. Typically any perfluoroalkyl incorporating a sulfonic, carboxylic or phosphonic acid head group, or the conjugate base of these. Includes both PFOS and PFOA.
PFASs	Perfluorinated alkyl substances or perfluoroalkyl substances. Generic term for all perfluorinated compounds regardless of functional group.
PFC	Perfluorinated compounds. Used in earlier literature, discouraged from use due to confusion with simple perfluorocarbons as used in refrigerants etc.
PFCAs	Perfluorinated carboxylic acids — includes PFOA.
PFSAs	Perfluorinated sulfonic acids — includes PFOS.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments



FILE N° DA25/0067

ROBYN BRADLEY
AND ALL COUNCIL MEMBERS
WAGGA WAGGA CITY COUNCIL.
9-6-25.

IN RELATION TO DEVELOPMENT AT N° 20
KAPOOKA RD SANISIDORE DA/250067
BY WAVECONN TELECOMMUNICATIONS.

THIS PROPERTY N° 20 KAPOOKA RD SANISIDORE
IS ONE OF THE MOST CONTAMINATED PROPERTIES
ALONG KAPOOKA CREEK INCLUDING THEIR
DAM AND SOIL ON THE WHOLE PROPERTY.
A DAM THAT HAS BEEN FILLED WITH SOIL
IN THE SOUTH WEST BOUNDRY OF 20
KAPOOKA ROAD AND 3 HENSCHKE AVE
WAS USED IN THE PAST BY A PRIVIOUS
OWNER OF N° 3 HENSCHKE AVE FILLED
THIS DAM FROM THE SEWERAGE WORKS ON
BLAMEY BARRICKS. HE FLOOD WATERED 20
KAPOOKA RD ALSO THE REAR OF 1 HENSCHKE
AVE APROX [redacted] ACRES IN TOTAL. THE REASON
WAS TO PRODUCE FEED FOR ABOUT TEN
HEAD OF CATTLE. THIS TREATED OR UNTREATED
LIQUID WOULD HAVE CONTAINED, PFAS, PFOS,
WHO KOWS WHAT ELSE. IF YOU ARE IN
DOBUT ASK THE OWNER OF 20 KAPOOKA
ROAD OR NEIBOURS FOR REPORTS.
ALSO A DAM BANK ON N° 1 HENSCHKE
AVE WAS REMOVED BY WAGGA WAGGA
CITY COUNCIL APROX 3000M THAT WAS
LAID OUT ON KAPOOK RD. THIS SOIL ALSO
WOULD HAVE CONTAINED PFAS, PFOS, AND
?. I WOULD SUJEST THAT IF COUNCIL IS
TO APPROVE THIS PROJECT, THEY COULD
APPROACH WAVECONN FOR THE COST TO SEAL
COUNCILS SECTION OF KAPOOKA ROAD TO

① OF ②

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

2

PREVENT THE DUST PROBLEM THAT EXISTS NOW, THAT WILL BECOME BIGGER DURING CONSTRUCTION, AS THIS DUST NOW AND THEN MAY CONTAIN THESE FOREVER CHEMICALS, IF SO LEAGEL ACTION MAY BE NEEDED BY ADJOINING PROPERTIES.

P.S.
I HAD TO GIVE UP TRAINING PACING HORSES AND PONIES ON MY 400m JOG TRACK AT THE BACK OF 1 HENSCHKE AVE, BECAUSE IF I CAUSED A DUST PROBLEM NEIBEOURS COULD AND PROBLEY WOULD SUE.

T.A. VT. HUGHES
1 HENSCHKE AVE
SANSIDORE WAGGA
WAGGA 2650.
T A Hughes V Hughes

IF YOU ARE IN DOUT ABOUT THE SOIL REMOVED FROM THE DAM BANK AT THE BACK OF 1 HENSCHKE AVE, CONTACT MR BRIAN SHORT.

I HAVE BEEN TOLD THAT MR BOB SMITH, AND MRS CHERYLE BAULKIN, PREVIOUS OWNERS OF 20 ILARROOKA RD, HAD TAKEN LEGAL ACTION IN REGARDS TO CONTAMINATION OF PFAS, AND OTHER ON THIS PROPERTY, ALSO HAD TESTS CARRIED OUT BY OTHER COMPANYS, "NOT JACOBS."

(2)

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

WAGGA WAGGA
CITY COUNCIL
REF DA25/0067.
CONTACT - "ROBYN BRADLEY"

T.A HUGHES
1 HENSCHKE AVE
SANSIDORE.
19-8-25

"ATTENTION"
"CAMERON COLLINS".

PLEASE NOTE
THIS REPORT WAS OBTAINED FROM THE PREVIOUS OWNER OF N° 20 KIAPOOKA ROAD. THIS IS A FOLLOW UP ADVISE TO MY PREVIOUS SUBMISSION IN THIS MATTER

D A Hughes.

RECEIVED
20 AUG 2025
W.W.C.C
Records

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

WAGGA WAGGA
CITY COUNCIL
REF DA25/0067.
CONTACT - "ROBYN BRADLEY"

T.A HUGHES
1 HENSCHKE AVE
SANSIDORE.
19-8-25

"ATTENTION"
"CAMERON COLLINS".

PLEASE NOTE
THIS REPORT WAS OBTAINED FROM THE PREVIOUS OWNER OF N° 20 KIAPOOKA ROAD. THIS IS A FOLLOW UP ADVISE TO MY PREVIOUS SUBMISSION IN THIS MATTER

D A Hugh.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

1

2

Australian Government
Department of Defence

2 April 2019

Dear Mr Robert Smith,

Blamey Barracks, Kapooka PFAS investigation – surface water, surface soil and biota test results.

I am writing to you on behalf of the Department of Defence, to provide you with the additional test results for per- and poly-fluoroalkyl substances (PFAS) at your property.

These results are for the samples collected at 20 KAPOOKA ROAD, SAN ISIDORE NSW 2650 on 26/02/2019 & 5/03/2019.

Test results

The table below summarises the test results for the three PFAS compounds that are most closely associated with the historical use of the firefighting foams used by Defence for firefighting training and incident control – perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA) and perfluorohexane sulfonate (PFHxS).

Please see **enclosed** 'Certificates of Analysis', provided by the laboratory for the full analysis of the samples collected.

Table: Test Results – 20 KAPOOKA ROAD, SAN ISIDORE NSW 2650

Sample description	Test Results		Comparison against applicable guidance values
	PFOS+PFHxS	PFOA	
0315_SW603_190305 *Surface water*	0.25 µg/L	0.01 µg/L	This test result is above the health-based guidance values for drinking water and below the health-based guidance values for recreational water.
0315_SS616_0.1_190305 *Surface Soil*	0.0306 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS617_0.1_190305 *Surface Soil*	0.0373 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS618_0.1_190305 *Surface Soil*	0.0352 mg/kg	0.0003 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS619_0.1_190305 *Surface Soil*	0.0572 mg/kg	0.0005 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_SS620_0.1_190305 *Surface Soil*	0.0307 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.

Sample description	Test Results		Comparison against applicable guidance values
	PFOS+PFHxS	PFOA	
0315_SS621_0.1_190305 *Surface Soil*	0.0138 mg/kg	<0.0002 mg/kg	This test result is above health-based guidance values for residential properties with garden/accessible soil.
0315_BIO606_190226 *Biota – Lemon verbena*	1 µg/kg	<1 µg/kg	This sample is less than the FSANZ trigger levels for PFOS + PFHxS and PFOA in vegetable (all) (Child 2-6 years and Adult 2+ years)
0315_BIO607_190226 *Biota – Olives*	<1 µg/kg	<1 µg/kg	This sample is less than FSANZ trigger levels for PFOS + PFHxS and PFOA in fruit (all) (Child 2-6 years and Adult 2+ years)
0315_BIO608_190226 *Biota – Bay leaves*	6 µg/kg	<1 µg/kg	This sample is above the FSANZ trigger levels for PFOS + PFHxS in vegetable (all) (Child 2-6 years and Adult 2+ years)
0315_BIO609_190226 *Biota – Rosemary*	<1 µg/kg	<1 µg/kg	This sample is less than the FSANZ trigger levels for PFOS + PFHxS and PFOA in vegetable (all) (Child 2-6 years and Adult 2+ years)
0315_BIO610_190226 *Biota – Walnuts*	<1 µg/kg	<1 µg/kg	This sample is less than the FSANZ trigger levels for PFOS + PFHxS and PFOA in fruit (all) (Child 2-6 years and Adult 2+ years)
0315_BIO611_190226 *Biota – Duck egg*	13 µg/kg	<1 µg/kg	This sample is above the FSANZ trigger levels for PFOS + PFHxS in poultry eggs (Child 2-6 years), and below the FSANZ trigger levels for PFOS + PFHxS in poultry eggs (Adult 2+ years)
0315_BIO612_190226 *Biota – Duck egg*	40 µg/kg	<1 µg/kg	This sample is above the FSANZ trigger levels for PFOS + PFHxS in poultry eggs (Child 2-6 years and Adult 2+ years)

Test results are expressed as milligrams per kilogram (mg/kg), micrograms per litre (µg/L) or less than (<) the limit of reporting (abbreviated as LOR).

The limit of reporting is the lowest concentration level that the laboratory is able to measure in a sample with a reasonable degree of certainty. Where the test results show '<LOR', it means that *if* PFAS is present in the sample it is too low for the laboratory to measure with any degree of certainty.

The limits of reporting are listed in each certificate of analysis for different sample types.

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Understanding comparison of sample results against applicable guidance values

The PFAS National Environmental Management Plan (NEMP), published in January 2018, contains the health-based guidance values that Defence has used to compare against water and soil samples collected for the environmental investigation.

Summarised below are the guidance values for PFAS that apply to your surface soil and surface water samples:

Health Based Guidance value	PFOS+PFHxS	PFOA
Drinking water quality value	0.07 µg /L	0.56 µg /L
Recreational water quality value	0.7 µg /L	5.6 µg /L
Soil value for residential properties with garden/ accessible soil	0.009 mg/kg	0.1 mg/kg

Further information can be found at: http://www.epa.vic.gov.au/PFAS_NMP

The NEMP however, does not provide health-based guidance values for PFAS in food. Defence has instead compared the concentrations in the biota to the trigger points for fruit, vegetables and poultry eggs developed by Food Standards Australia and New Zealand (FSANZ).

Summarised below are the trigger points for PFAS in fruit and vegetables that apply to your samples:

Food Classification	PFOS+PFHxS	PFOA
Fruit (all) (Child, 2-6 years)	0.6 µg /kg or LOR if higher	5.1 µg/kg
Fruit (all) (Adult, 2+ years)	1.6 µg/kg	13 µg/kg
Vegetable (all) (Child, 2-6 years)	1.1 µg/kg	8.8 µg/kg
Vegetable (all) (Adult, 2+ years)	2.5 µg/kg	20 µg/kg
Poultry eggs (all) (Child, 2-6 years)	11 µg/kg	85 µg/kg
Poultry eggs (all) (Adult, 2+ years)	24 µg/kg	192 µg/kg

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

How Defence manages the information collected from your property

As outlined in your property access letter, details of the sampling location and results of testing may be shared with Defence's environmental experts, relevant government agencies and business entities directly involved in any action linked to the investigation.

The data collected from your property will be managed in accordance with the option you selected on the 'Landowner Authority to Access Property and Acknowledgement Form'.

A copy of your completed signed form is **enclosed** for your records and shows the data management option you selected before this sampling was completed.

More information:

For more information about the investigation:

- Visit the project website http://www.defence.gov.au/environment/pfas/Kapooka/
- call the project team on 1800 931 700
- email wagga.defence@jacobs.com

Yours sincerely,

Danny Hetherington
Project Director
PFAS Investigation & Management Branch
Department of Defence

Enclosures:
1. Certificates of Analysis – 20 KAPOOKA ROAD, SAN ISIDORE NSW 2650
2. Landowner Authority to Access Property and Acknowledgement Form
3. Factsheet – *Health Based Guidance Values for PFAS* – Department of Health

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Attention: Consent Authority, Wagga Wagga City Council

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✓✓	A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety.

Submitted By

Name	THOMAS A. HUGHES VALDA T. HUGHES	Address	1 HENSHAKE AVE SAN ISIDORE WAGGA WAGGA 2650
Signature		Date	18-6-2025

RECEIVED 18 JUN 2025 WWCC CSC

(ATTACHMENT AFIXED.)

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
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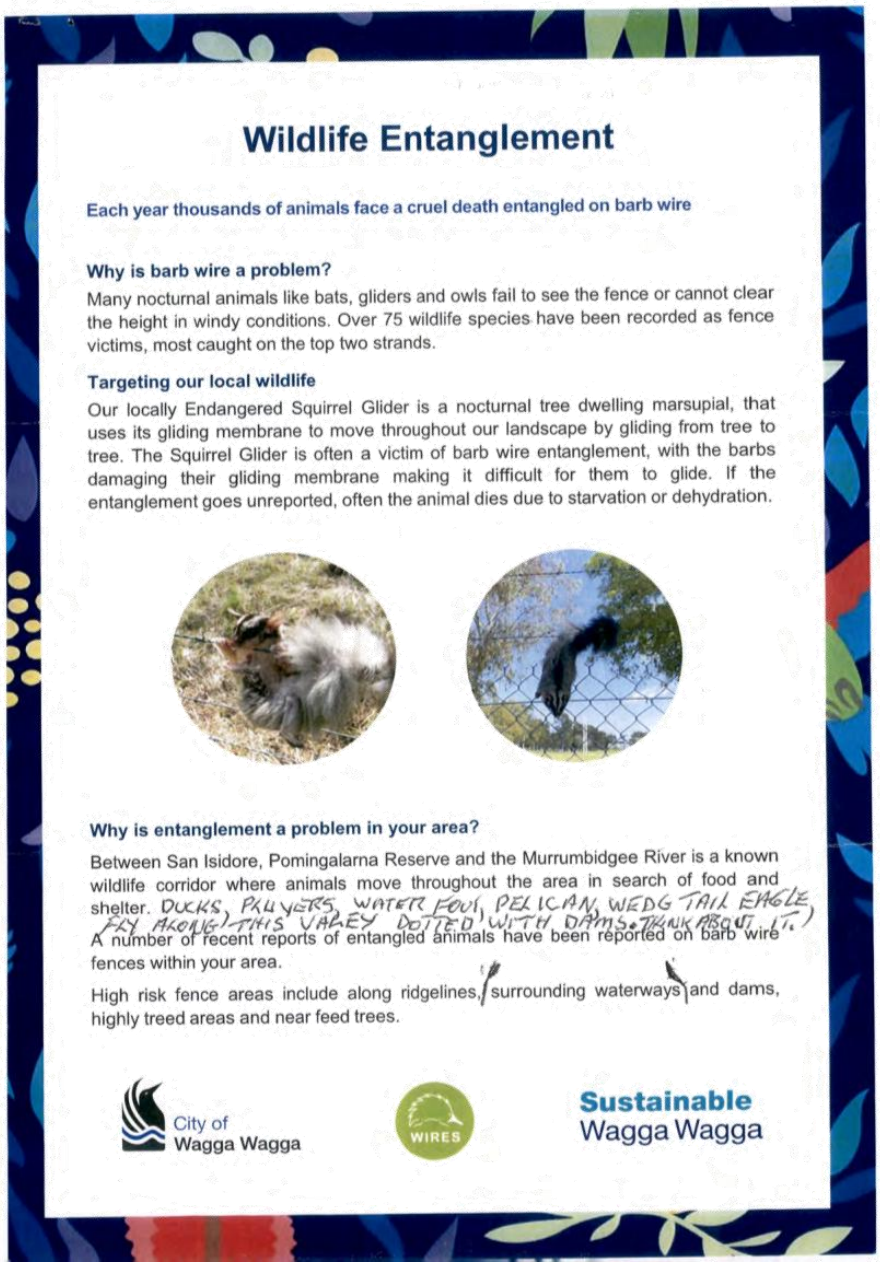

Wildlife Entanglement

Each year thousands of animals face a cruel death entangled on barb wire

Why is barb wire a problem?

Many nocturnal animals like bats, gliders and owls fail to see the fence or cannot clear the height in windy conditions. Over 75 wildlife species have been recorded as fence victims, most caught on the top two strands.

Targeting our local wildlife

Our locally Endangered Squirrel Glider is a nocturnal tree dwelling marsupial, that uses its gliding membrane to move throughout our landscape by gliding from tree to tree. The Squirrel Glider is often a victim of barb wire entanglement, with the barbs damaging their gliding membrane making it difficult for them to glide. If the entanglement goes unreported, often the animal dies due to starvation or dehydration.

Why is entanglement a problem in your area?

Between San Isidore, Pomingalarna Reserve and the Murrumbidgee River is a known wildlife corridor where animals move throughout the area in search of food and shelter. DUCKS, PLOVERS, WATER FOWL, PELICAN, WEDG TAIL EAGLE FLY ALONG THIS VALLEY DOTTED WITH DAMS. THINK ABOUT IT.)
A number of recent reports of entangled animals have been reported on barb wire fences within your area.

High risk fence areas include along ridgelines, surrounding waterways and dams, highly treed areas and near feed trees.

City of Wagga Wagga

WIRES

Sustainable Wagga Wagga

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Submitted By

Name	FELIX COMES	Address	3 HENSCHKE AVE SAN ISIDORE
Signature		Date	16.5.25

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Attachments

Attention: Consent Authority, Wagga Wagga City Council

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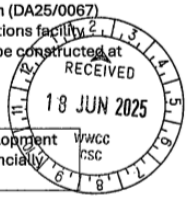

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Submitted By

Name	STEPHEN CHENEY	Address	27 EUGENE AVE SAN ISIDORE
Signature		Date	17-06-25

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

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Submitted By

Name	Trent Parker	Address	8 Kapooka Rd San Isidore
Signature		Date	17.6.2025

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Submitted By

Name	Kathryn Parker	Address	8 Kapooka Rd San Isidore
Signature		Date	17-6-25.

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Submitted By

Name	Joe Price	Address	4 Eugene Avenue, San Isidore
Signature		Date	16/06/2025

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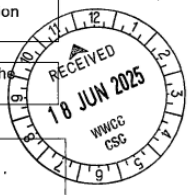

Submitted By

Name	Wayne Carroll	Address	11 Cummins Dr. San Isidore
Signature	Carroll	Date	18/6/25

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Submitted By

Name	N. Whitehouse	Address	3 Henshke ave San Isidore
Signature		Date	16.5.25

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Submitted By

Name	Janenne Kidd	Address	7015 Olympic Hwy Kapooka NSW 2650
Signature		Date	15/6/25

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18 JUN 2025
WWCC
CSC

Submitted By

Name	Jane Nockolds	Address	25 Eugene Ave
Signature	Jnockolds	Date	17.6.25

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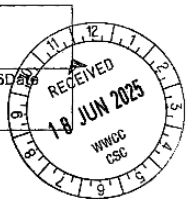
Submitted By

Name	Sharon Kidd	Address	3 Justinian Pl Gumly Gumly
Signature		Date	15/6/25



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- [x] San Isidore is zoned large lot residential and I do not agree that the development of a permanent structure on a leased (private property) site that will financially benefit only one resident, should be permitted.
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- [x] A telecommunications facility inclusive of mobile phone tower located on the boundary of an Australian Defence site, is a target and a threat to safety.

Submitted By

Name	VALERIE McGUIRE	Address	3 Henschke Ave
Signature	[signature]	Date	18.6.25

RECEIVED 18 JUN 2025 WWCC CSC

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

Attention: Consent Authority, Wagga Wagga City Council

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Submitted By

Name	Michelle Borserio	Address	18/6/2025
Signature	Michelle Borserio	8 Henschke Ave San Isidore	Date

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

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RECEIVED 18 JUN 2025 WWCC CSC

Submitted By

Name	Jacquelyn M Mueller	Address	12 Kapooka Road
Signature	Jacquelyn M Mueller	Date	17/6/25

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

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RECEIVED 18 JUN 2025 WWCC CSC

Submitted By

Name	Jamie Nicholds	Address	25 EUGENE AV
Signature		Date	17-6-25

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RECEIVED 18 JUN 2025 WWCC CSC

Submitted By

Name	Margaret Gilmour	Address	14 Kapooka Rd San Isidore
Signature	M Gilmour	Date	17/6/25

Report submitted to the Ordinary Meeting of Council on Monday 9 February 2026.
Attachments

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RECEIVED 18 JUN 2025 WWCC DSC

Submitted By

Name	William Cochrane	Address	12 Kapooka Road
Signature	WJ	Date	17/6/25

Photo from 12 Kapooka Road

City of Wagga Wagga

Report of Development Application

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979

APPLICATION DETAILS

Application No:	DA23/0598
Council File No:	D/2023/0598
Date of Lodgement:	11/12/2023 (Original Application) 26/07/2024 (1st Amendment) 14/05/2025 (2nd Amendment)
Applicant:	Eringoarrah Pty Ltd Oura Station 2052 Oura Rd OURA NSW 2650
Proposal:	Livestock Processing Industry (Abattoir) for a throughput of 1,903 tonnes of live weight annually and including an ancillary Solar Energy System, ancillary outbuildings, a wastewater treatment plant and associated storage tanks, landscaping works, and hardstand servicing and parking areas.
Development Cost	$11,567,926.70
Description of Modification:	N/A
Other Approvals:	An Environment Protection Licence to carry out scheduled development work under Sections 43(a), 47 and 55 of the *Protection of the Environment Operations Act 1997*. An Environment Protection Licence to carry out a scheduled activity under Sections 43(b), 48 and 55 of the *Protection of the Environment Operations Act 1997*.
Determination Body & Reason:	Council - the number of submissions in the form of objections received in response to the notification of this development application exceeds 10.
Assessment Officer:	Cameron Collins, Manager Development Assessment & Building Certification, with assistance from an external consultant.
List of Materials and Documents Comprising the Development Application	See Appendix G

City of Wagga Wagga

Report of Development Application
Development Application No. DA23/0598

SITE DETAILS

Subject Land:	2056 Oura Rd OURA NSW 2650 Lot 8 DP 114170, Lot 10 DP 114170, Lot 137 DP 751397, Lot 139 DP 751397, Lot 142 DP 751397, Lot 51 DP 751423, Lot 81 DP 751423
Owner:	Eringoarrah Pty Ltd

REPORT

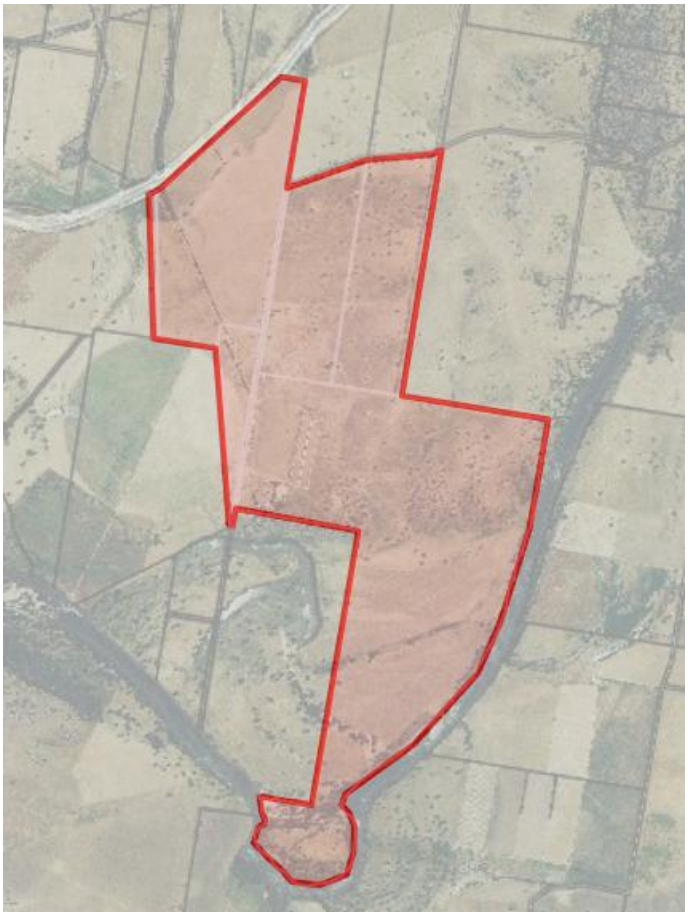
Type of Application:	Development Application - Designated Development
Concurrence Required:	No
Referrals:	Internal, EPA, Water NSW, Department of Primary Industry – Agriculture, Essential Energy
Notification Periods:	• 30 January 2024 - 27 February 2024. • 29 August 2024 - 26 September 2024. • 28 May 2025 - 27 June 2025. • 29 September 2025 - 30 October 2025. • 12 November 2025 - 12 December 2025.
Owner's Consent Provided:	Yes, dated 19/10/2023
Location:	Southern side of Oura Road, approximately 5.5 km to the east of Oura.

Notes regarding interpretation:

*Unless otherwise expressly stated, references to **'the development'** or **'the development application'** of the **'application'** in this report are to the development as amended by both the First Amendment to the Application (formally accepted by Council on 26 July 2024) and the Second Amendment (formally accepted by Council on 14 May 2025), and not the original application.*

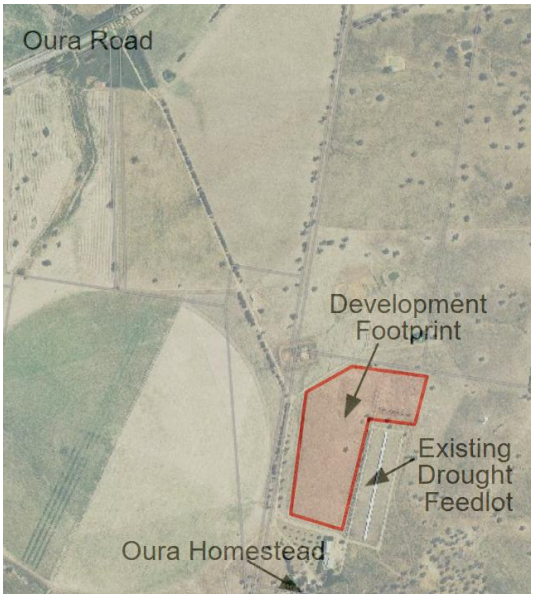
*A reference in this report to **'Eringoarrah'** is a reference to an aggregation of farms covering approximately 7,747 hectares (ha) between Oura and Wantabadgery.*

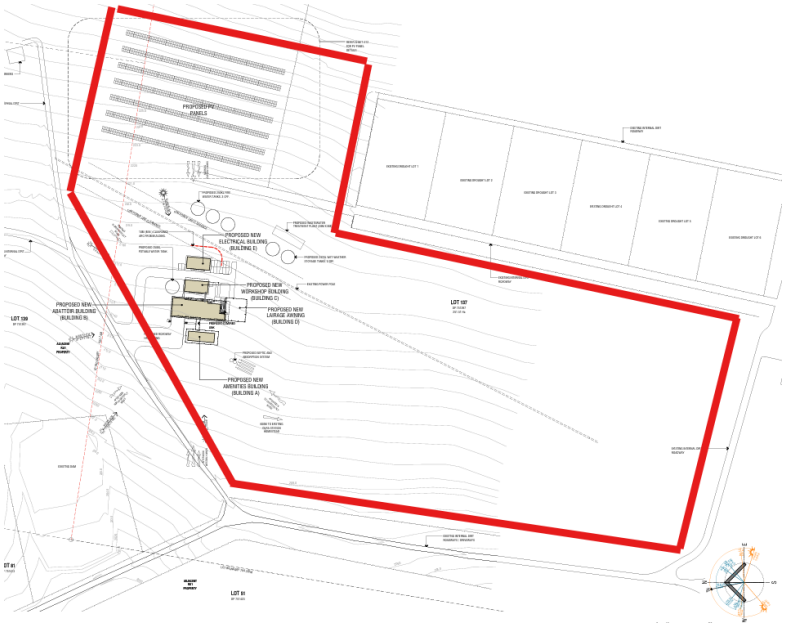
*A reference in this report to **'The development site'** is a reference to the area of the land holding, as illustrated below, containing all elements of the development and comprising allotments as described in the Site Details at the commencement of this report. The development site is located on the 'Oura Station' property which forms part of the 'Eringoarrah' aggregation of farms.*



Notes regarding interpretation (cont.):

*A reference in this report to **'Development footprint'** is the area of the development site containing the abattoir buildings, the waste water treatment facilities, the solar array and the irrigation area as illustrated below.*





Introduction

Eringoarrah Pty Ltd (the Applicant) is seeking development consent to construct a livestock processing facility (abattoir) for cattle, sheep and pigs with a proposed processing capacity of 1,903 tonnes of live weight per year. The proposal is considered designated development as it involves the slaughter of more than 750 tonnes of livestock per year as per clause 31 of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (the Regulations). The proposal is also an integrated development pursuant to Division 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), seeking the following approvals:

1. The development requires an Environment Protection Licence (EPL) from the Environment Protection Authority (EPA) as it is declared a scheduled activity (Livestock processing) under clause 23 of Schedule 1 of the *Protection of the Environment Operations Act 1997*. The development requires:
   - an Environment Protection Licence to carry out scheduled development work under Sections 43(a), 47 and 55 of the *Protection of the Environment Operations Act 1997*. The Approval Body is the Environment Protection Authority (EPA); and
   - an Environment Protection Licence to carry out a scheduled activity under Sections 43(b), 48 and 55 of the *Protection of the Environment Operations Act 1997*. The Approval Body is the Environment Protection Authority (EPA).
2. Water NSW responded to Council's integrated referral on 11 June 2025, informing Council that the development did not require a Water Use Approval under Section 89 of the Water Management Act 2000, despite the application being referred to them as an Integrated Development. This response was confirmed in further emails received from Water NSW dated 24 and 25 June 2025.

Timeline of Application

The application for the original development was lodged with Council on **11 December 2023**.

30/1/24 – 27/2/24: First public notification period

During the initial public exhibition period for the original development application, Council received approximately 75 public submissions to the application. These submissions included a mix of objections and support.

Upon consideration of the application and the submissions received, the EPA raised concerns that the Environmental Impact Statement (EIS) did not address all of the environmental assessment requirements in the Department of Planning, Housing and Infrastructure's (DPHI) Secretary's Environmental Assessment Requirements (SEARs), including those related to groundwater and surface water impacts. The EPA also raised concerns that the proposed wastewater treatment plant (WWTP), including lagoons, could pose a risk to groundwater and surface water if not adequately managed.

26/07/2024: First Amendment to Application (First Amendment)

Following the initial public exhibition of the original development application and in response to issues raised in public submissions and by agencies, including the EPA, the Applicant submitted an amended development application under Clause 37 of the Regulations. Wagga Wagga City Council (Council) reviewed and formally accepted the amended development application on 26/07/2024.

The amended development application (first amendment) proposed an alternative method for treating and disposing of effluent produced on-site through the use of a Dissolved Air Flotation (DAF) and Sequencing Batch Reactor (SBR) system, which would treat effluent prior to its reuse for surface irrigation over a 3.3-hectare (ha) portion of the development site.

29/08/24 – 26/09/24: Second public notification period

During the second public exhibition period, Council received approximately 50 submissions, which again included a mix of both objections and support.

The EPA reviewed the amended development application (first amendment) and expressed some residual concerns, which the Applicant addressed in an additional letter of response and a revised onsite wastewater management strategy (OWMS), including increased wet weather treated effluent storage and treated effluent irrigation areas.

18/12/24: Initial General Terms of Approval (GTAs) issued by EPA

On 18 December 2024, the EPA issued GTAs for the development (first amendment) with respect to carrying out a scheduled activity under Section 48 *Protection of the Environment Operations Act 1997.*

This response has now been superseded by later GTAs issued in relation to the second amendment of the application (see below).

10/03/25: Council Meeting

The development application (first amendment) was reported to Council at its meeting of 10 March 2025 for consideration. During this meeting, a further public submission was tabled, identifying concerns, including procedural issues with the content of Council's public notice issued during the second notification period. The submission identified that:

- the incorrect legislative references had been provided with respect to the type of Environment Protection Licence required from the EPA as integrated development; and
- the public notice failed to identify the identify the development as Integrated Development requiring a Water Use Approval (WUA) under the Water Management Act 2000.

Council resolved (resolution 25/054) to defer consideration of the development application (first amendment) pending a review of procedural issues raised.

14/05/2025: Second Amendment to Application (Second Amendment)

Further investigation revealed that the incorrect reference regarding the Environment Protection Licence had been made in the notification material and that a WUA was required under the Water Management Act 2000. This investigation also identified that the applicant had not correctly nominated their application as an integrated development in the Planning Portal application.

The amended development application (second amendment) was publicly exhibited on an additional three occasions. Council chose to re-exhibit the application on each occasion to

address potential errors in the exhibition process and ensure compliance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021. In addition, and prior to the third re-notification, further investigation identified that the applicant had not correctly nominated the application as an integrated development in the Planning Portal.

The applicant was informed of these issues and, to rectify this matter, the applicant chose to make a further amendment to the application under Clause 37 of the Regulation. The amendment sought for the application to be considered as integrated development pursuant to Division 4.8 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*

Council reviewed and formally accepted the amended application (second amendment) on 14/05/2025.

28/05/25 – 27/06/25 - Third public notification period

During the third public exhibition period, Council received approximately 100 submissions, which again included a mix of both objections and support.

During this period, a submission was received raising concern as to a deficiency in the content of Council's public notice provided during the third notification period. The Third Notice incorrectly referred to the Planning Assessment Commission (PAC) in reference to required information pertaining to the appeal rights of persons objecting to the application. The notice was required to reference the functions of the Independent Planning Commission (IPC) rather than the PAC. On this basis, Council considered that it had not correctly notified the application as required under the EP&A Regulation.

To rectify this issue, the application was re-notified.

11/6/2025: Response from Water NSW to Integrated Development

Water NSW responded on 11 June 2025, informing Council that the development did not require a Water Use Approval under Section 89 of the Water Management Act 2000, despite the application being referred to them as an Integrated Development. This response was confirmed in further emails received from Water NSW dated 24 and 25 June 2025.

29/09/25 – 30/10/25 - Fourth public notification period

During the fourth public exhibition period, Council received approximately 135 submissions, which included a mix of both objections and support.

During this period, certain documents forming part of the Development Application were not available to the public on Council's website for the entirety of the notification period. This concern was raised in a number of submissions received during the notification period. As a consequence, Council considered that it had not correctly notified the application as required under the EP&A Regulation.

To rectify this issue, the application was re-notified.

12/11/25 – 12/12/25: Fifth public notification period

During the fifth public exhibition period, Council received approximately 140 submissions, which included a mix of both objections and support.

22/12/25: Class 1 Appeal – NSW Land and Environment Court (LEC)

On 22 December 2025, the applicant lodged a Class 1 appeal in response to a deemed refusal of the development application under the provisions of Section 8.11 of the EP&A Act. A right to appeal a deemed refusal is taken if the application has not been determined by the consent authority following a period of 60 days from the lodgement of the application. In this case, the period commenced upon the lodgement of the second amendment to the application on 14 May 2025.

A first directions hearing for the appeal is set for 2 March 2026, where the LEC will allocate a date for a section 34 conciliation conference.

23/12/2025: General Terms of Approval (GTAs) issued by EPA

On 23 December 2025, the EPA issued amended GTAs for the development with respect to undertaking scheduled development work under Sections 47 and to carry out a scheduled activity under Sections 48 *Protection of the Environment Operations Act 1997*.

Description of Development

The development application seeks consent for development described in the Environmental Impact Statement (EIS) and the Addendum to the EIS as:

- "…a new small scale on-farm meat processing facility, being a livestock processing industry at the subject site."
- Having a production capacity of *"1,903 tonnes per year of live weight, equating to a total production capacity of 798 tonnes per year of meat products"*
- Including *"landscaping, wastewater management and irrigation system, and car parking, as well as the installation of an electricity generating work being a photovoltaic system. The purpose of the photovoltaic system is to provide all the energy required to operate the livestock processing industry."*
- With operating hours of *"6:00am – 6:00pm Monday to Friday."*

Development Components

The Applicant suggests in the EIS that the proposal "*has been designed with careful regard to the constraints of the site, specifically to address the site's rural setting, heritage significance, and groundwater vulnerability. The proposal also seeks consent for electricity-generating works, being a photovoltaic system to support the proposed livestock processing industry. The facility will enable a higher standard of livestock processing which better aligns with Eringoarrah's core business focuses of animal welfare, environmental sustainability and providing the community with high-quality, locally-sourced products.*"

Figure 1: Perspective View of the Proposal (Source: Icono Building Design)

Figure 2: Development Footprint

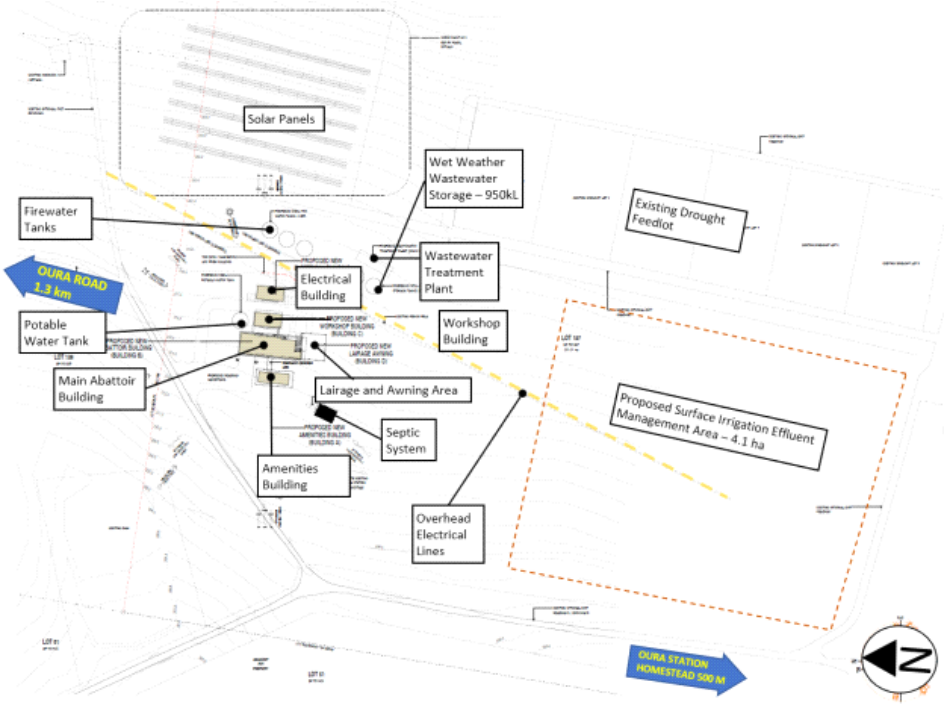


Figure 3: Bird's Eye View of the Proposal

As discussed above, in response to submissions raised by agencies and the public, the Applicant submitted an amended development application 9first amendment), which primarily included amendments to the Wastewater Treatment Plant (WWTP) and Onsite Waste Management Plan (OSWM). The development, as amended by the First Amendment and subsequently by the Second Amendment to the application, includes the following components:

- Main abattoir building: 614.54m^2.
- Office and amenities building: 180.79m^2.
- Workshop and storage room: 200m^2.
- Electrical building: 200m^2.

Other components of the proposal include:

- Lairage area: 337.83m^2.
- 4 x 250 kL water tanks
- Wastewater treatment plant (WWTP) including:
    - rotary drum screen to separate solids;
    - a 22.5 KL raw wastewater flow balance tank;
    - two 25 KL SBR tanks operating in parallel;
    - a decant tank receiving treated effluent from the SBRs;
    - a media filtration unit;

- a UV disinfection unit;
- 950m^3 of wet weather-treated effluent storage; and
- 4.1 ha of treated effluent irrigation area.

- A car park with 14 parking spaces
- Installation of a photovoltaic (PV) system with a 1,300-kW solar collector, 1,500 kWh battery and 500 kVA backup generator. The PV panels would have a width of 4.8 m and an overall height once mounted of 5.134 m. The panels would be mounted in nine rows, and the entire panel array would utilise 1.5 ha of the development site.
- A new internal roadway connecting to the existing driveway off of Oura Road.
- Landscaping, including:
  - retention of landscaping along Oura Road and new screen planting around the solar panel area and to the west of the proposed buildings; and
  - new screening trees and shrubs (utilising native species endemic to the area) to the north of the proposed buildings.

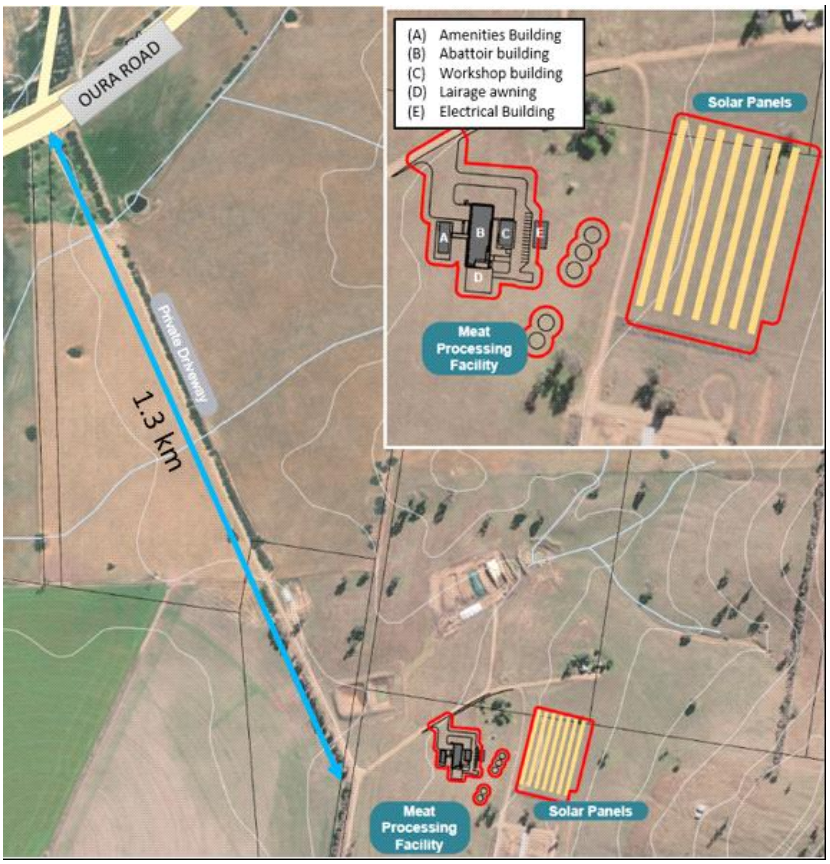


Figure 4: Site Context

Operation

The proposal includes processing a maximum of 1,903 tonnes of live weight per year. The predominant focus for the Applicant and the proposal is to process cattle 'grazed on the farm' known as 'Eringoarrah'.

(Note - *'grazed on the farm' is identified in the development application as the livestock that are bred, born, raised and/or finished at Eringoarrah.)*

The processing of sheep and pigs to be grazed on '*Eringoarrah'* in the future also forms part of the development application, but no timeline for the introduction of these animals has been proposed.

The total yearly production capacity of abattoir in terms of finished meat products would equate to 798 tonnes. The facility would operate six days a week from 6 am to 6 pm, employing 10 full-time and two part-time staff.

The Applicant would raise and finish all animals using pastoral grazing across the farm holding. The Applicant has proposed that 60 cattle, 50 lambs, and 20 pigs would be slaughtered and processed each week. Animals would be collected from the surrounding paddocks (no animals would be trucked directly to the abattoir) and walked or directed to the lairage area, which contains holding pens segregating animal species. Animals would then be transferred to the slaughter floor via a raceway. They would be humanely slaughtered in accordance with the Prevention of Cruelty to Animals Act 1979 (NSW). Animals are restrained and then stunned to ensure they are unconscious before slaughter. The carcass is then processed in the boning and quartering area of the abattoir before being placed in the freezer or chiller room, awaiting dispatch to customers. A total of six two-way refrigerated or freezer truck movements would collect products weekly. The largest vehicle accessing the development site would be a 12.5 m heavy rigid vehicle (HRV).

Following the slaughter and processing of animals, the facility will be washed down at the end of each day, including the internal processing areas and the lairage area. The operations would require approximately 19.9 - 22.8 KL/day of water to wash down the internal area and 7.6 - 10.6 KL/day to wash down the lairage area. A wastewater collection system has been proposed for the development site to direct washdown water to a wastewater treatment plant (WWTP).

Wastewater Treatment

The WWTP proposed as part of the amended development application has been designed by Hydroflux Industrial and includes:

- Wastewater stream separation into 'green' (manure) and 'red' (animal byproducts from the slaughtering process) streams.
- Physical separators (shakers, hydrocyclones/rotating screens, screw presses etc.) to separate solids from liquids in the abattoir wastewater stream.
- Primary treatment through flow balancing and DAF, followed by secondary treatment through parallel SBR, followed by tertiary filtration and UV disinfection before land irrigation.
- Surface spray irrigation of effluent through fixed or movable coarse drop sprinklers over a minimum area of 4.1 ha.
- A wet weather storage system comprising tanks capable of storing 950m^3 of treated wastewater during wet weather events.

Staff amenities would be connected to a new onsite sewerage management system with an absorption trench or beds sized to cater for the expected 12 staff onsite at any given time.

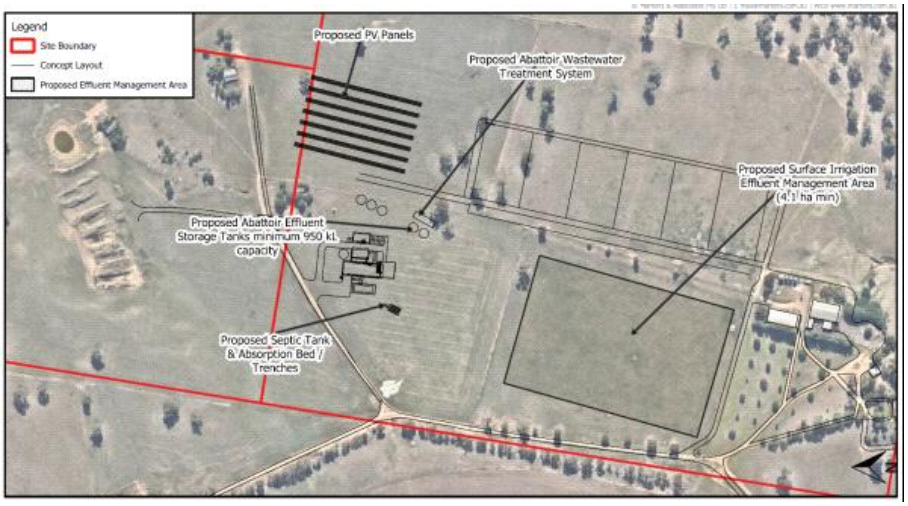
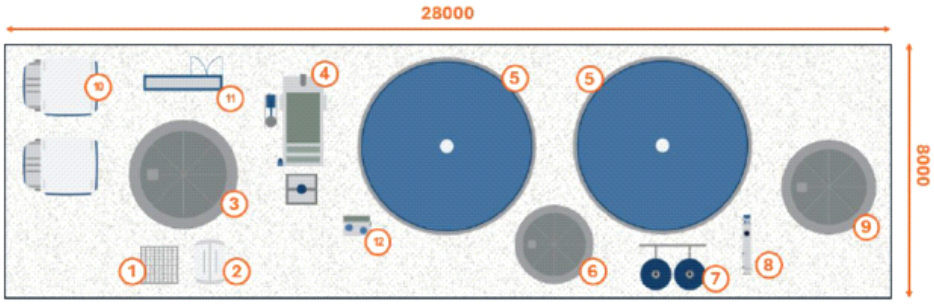


Figure 5: Proposed Onsite Wastewater Management System (Source: Martens, 2024)



No.	Equipment	No.	Equipment
1	WTP Sum	7	Media Filters
2	Rotary Drum Screen	8	UV System
3	Balance Tank	9	Treated Water Tank
4	DAF	10	Chemical Storage IBCs
5	SBR Reactor	11	Control Panel
6	Decant Tank	12	Polymer System

Figure 6: Concept Layout of WWTP (Source: Martens, 2024)

Wastes

Solid wastes would be created during the slaughter and processing of animals, including biosolids, paunch (manure) and sludge from the WWTP. The Applicant has prepared a Waste Management Plan (WMP), which was updated as part of the amended development application.

Biosolids

Biosolids produced on the development site would include parts of the animals not present in the finished products, such as heads, hocks, fat, bones, and any other solid waste from the animals. During and after processing, these wastes would be collected and placed in a refrigerated waste room via chutes from the slaughter floor. The wastes are then segregated in storage bins and tanks by type, including:

- Hides and skins would be stored in bins.
- Blood would be stored in a tank.
- All other wastes would be stored in bins.

Wastes would be stored in the refrigerated waste room and transported off-site by a licensed contractor to a licensed waste facility. Blood would be pumped from the tank into a truck for disposal at a licensed facility.

Paunch

Within the waste room, paunches would be cut open and emptied into a bin as manure. The manure from the lairage area would be collected in a sump and placed in the bin, which would then be removed from the development site to an appropriately licensed facility.

Sludge

Sludge accumulated in the wastewater treatment system would be managed by periodic pump out by licenced pump out trucks and transported to an appropriately licensed facility.

The management and disposal of all waste produced on the development site would be controlled under the Environment Protection Licence (EPL) through a Waste Management Plan. All wastes would be required to be disposed of at a licensed facility.

EPA and Council Requirements for wastewater treatment and disposal

It should be noted from the outset that Council and the EPA have required that the final wastewater (effluent) treatment and disposal system be designed and operate to ensure the development operates as a 'nil discharge site', meaning that wastewater would not be permitted to be released from the development site via either overland flow or to groundwater for any rainfall event.

To this end, and in recognition of the concerns raised through public submissions, in consultation with Council, the EPA have required the preparation of detailed Wastewater (Effluent) System Management Plan and Water Management Plan (including groundwater monitoring) to monitor and manage the generation, treatment, and irrigation of wastewater. These plans would include trigger levels, which, if breached, would require additional

mitigation measures to be implemented to decrease the impacts and ensure the development does not impact receiving waters and the environment. The plans would be required to be prepared in consultation with the EPA and approved before the commencement of operations. Council and the EPA have also required the preparation of detailed plans for the WWTP to ensure a nil-discharge site is attained, including the following:

- Additional wet weather storage;
- Additional available land area to use for effluent that may have otherwise overflowed;
- Pump out of excess effluent;
- Reduction in wastewater generation by reducing water usage and/or lowering production rates; and
- Avoidance of over-irrigation.

The Site and Locality

The Site

Eringoarrah Pty Ltd is an Australian company that owns several properties collectively known as Eringoarrah. Eringoarrah Farm is currently used for the grazing of livestock and the production of fodder crops.

The development site comprises approximately 466 hectares of Primary Production zoned land and forms part of 'Oura Station', part of the Eringoarrah farm. It is located on Oura Road, around 5 km from the village of Oura and 20 km from the Wagga Wagga central business district (CBD).

The development site is occupied by livestock farming land, a pivot irrigation area and associated rural buildings, a rural workers' cottage and a local heritage-listed federation homestead ('Oura Station Homestead'). The development site also contains an existing drought feedlot with six fenced paddocks, a covered feeding area with a zinculume roof and an unsealed road surrounding it (see Figure 8).

The development site is legally described as Lot 8 DP 114170, Lot 10 DP 114170, Lot 137 DP 751397, Lot 139 DP 751397, Lot 142 DP 751397, Lot 51 DP 751423 and Lot 81 DP 751423 and is identified in Figure 7 below.

The development footprint comprises approximately 8.2 ha of the development site (see figure 8 below) and includes the area containing the abattoir buildings, the waste water treatment facilities, the solar array and the irrigation area as illustrated earlier in Figure 5.

Access to the development site is gained from a driveway through Lot 51 and Lot 81 DP751423 and Lot 8 and 10 DP114170, which connects to Oura Road. The driveway, including its connection to Oura Road, comprises an unsealed all-weather surface.

Essential Energy's overhead 11 kV electrical infrastructure is located within the development site and connects to the main overhead lines on Oura Road.

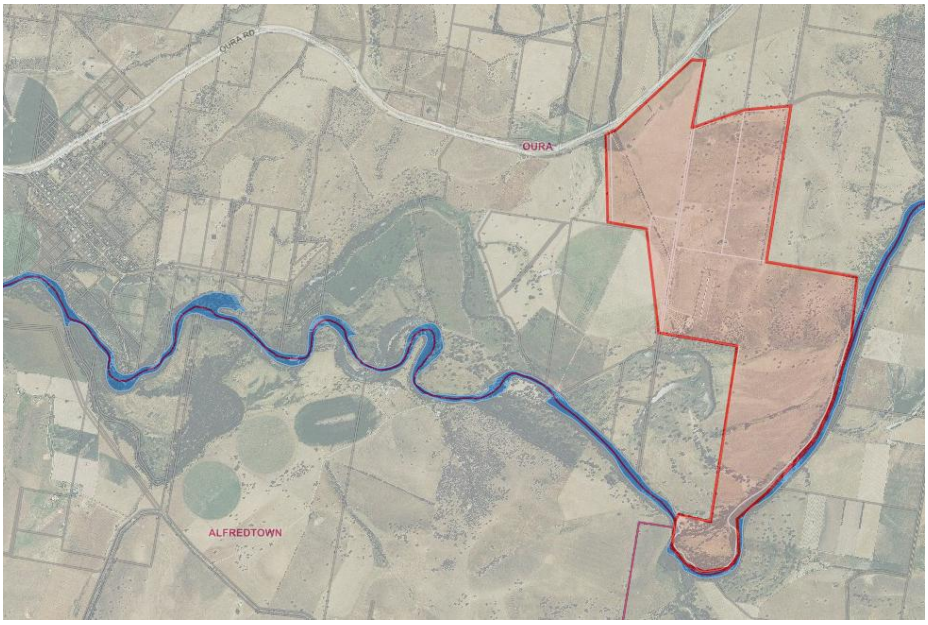


Figure 7: The Development Site and Locality (WWCC)

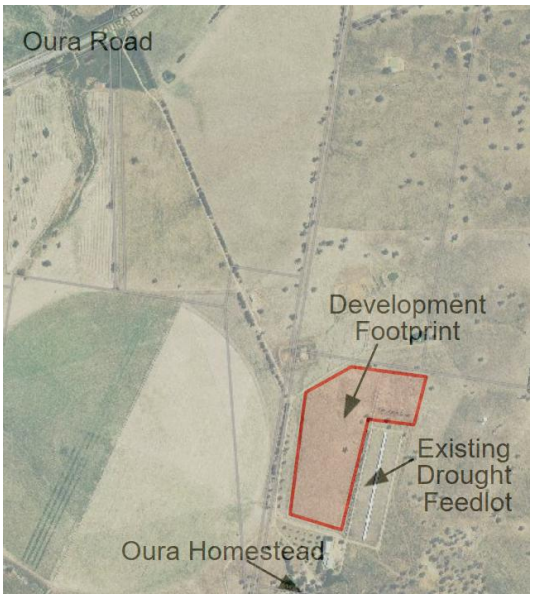


Figure 8: The Development Footprint (Source: WWCC)

The Locality

The primary land use in the locality is primary production, including livestock grazing and irrigated paddocks for fodder crops. Nine rural dwellings are located within approximately 3 km of the development site. The development site has frontage to Oura Road, and the Murrumbidgee River is located to the south, approximately 2 km from the proposed development area. The Oura Beach reserve is situated around 5 km to the southwest of the development site along the Murrumbidgee River. See Figure 9 below.

It is noted that a development application was approved on 10 April 2008 for a rural subdivision to create six 200-ha lots, four 5-ha lots, and one 7-ha lot at 1795 Oura Rd, Oura (Lot 1 DP345402). This property is located to the west and northwest of the development site. The first stage of the subdivision, which included three 200 ha lots, has been finalised, including the registration of lots. The four 5-hectare lots proposed approximately 2.5 km to the west and northwest of the abattoir site have not yet been established. See figure 10 below.

A development application (DA22/0458.01) for “safari tent” style farm stay accommodation was approved recently on the property to the north and northwest of the development site (opposite side of Our Road). This approval includes 5 scattered sites for the safari tents, ranging from 2.5 to 4 kms away from the abattoir site. The development is yet to commence. See Figure 10 below.

Figure 9: Site Location (Source: Moir, 2024)

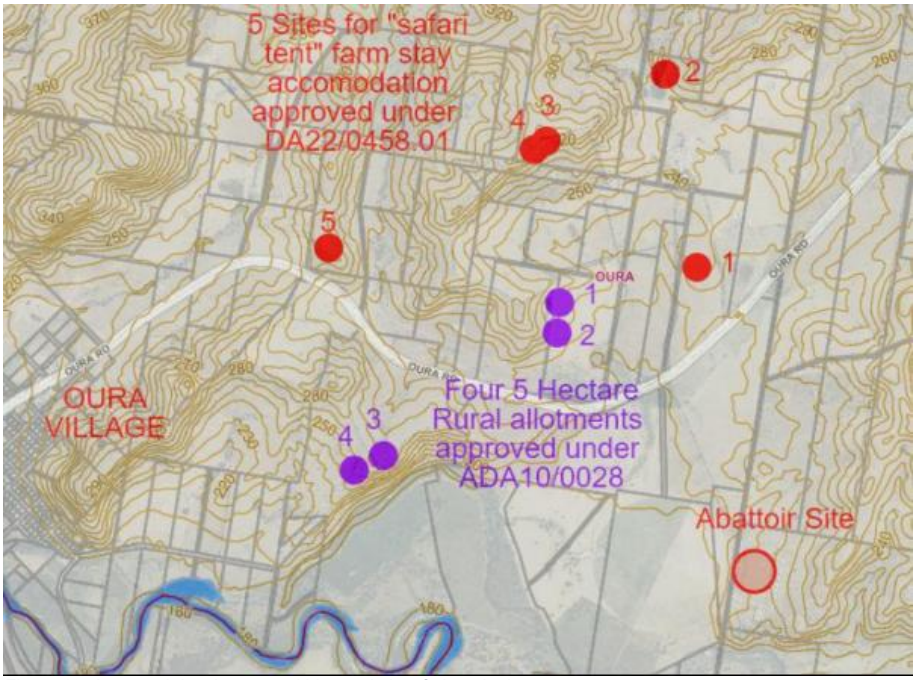


Figure 10: Approved development within proximity of abattoir site

MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1) Section 4.15(a)(i) - The provisions of any environmental planning instrument (EPI)

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Planning Systems) 2021 identifies development that is declared to be State Significant Development, State Significant Infrastructure, Critical State Significant Infrastructure and Regionally Significant Development. The intent of these provisions is to ensure development of an appropriate scale or significance is determined by the relevant State or regional consent authority rather than local council.

Clause 2.19 provides that development specified in Schedule 6 is declared to be Regionally Significant Development (RSD).

Schedule 6 identifies categories of development that are considered RSD, including general development with a capital investment value (CIV) greater than $30 million and certain infrastructure or community facility development above specified value thresholds.

A Quantity Surveyor (QS) report prepared for the development confirms a CIV of $11,567,926.70. Accordingly, the development does not meet the $30 million threshold for

general development under Schedule 6.

The development application lodged seeks consent for a livestock processing facility with associated solar electricity generation and battery storage infrastructure. The applicant initially considered that the proposal may fall within the jurisdiction of the Southern Joint Regional Planning Panel due to the inclusion of electricity generating infrastructure.

However, the development is characterised as being for the purpose of a livestock processing facility. The solar electrical system is designed to supply electricity solely for operation of the facility and is not intended to generate electricity for export, commercial sale or supply to other land uses. The solar and battery infrastructure is therefore considered ancillary to the primary development.

The development is not otherwise captured by any category of Regionally Significant Development under Schedule 6, including designated development, coastal subdivision or development subject to delayed determination provisions.

On this basis, the proposed development is not Regionally Significant Development under Clause 2.19 and Schedule 6 of SEPP (Planning Systems) 2021. Accordingly, the consent authority for the development remains Council.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)

This SEPP aims to facilitate the effective delivery of infrastructure across the State, including identifying the environmental assessment category into which different types of development fall, identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure, and providing for consultation with relevant public authorities about certain development during the assessment process. The following parts are identified as applicable to this proposal.

Chapter 2 Infrastructure, Part 2.3 Development controls, Division 5 Electricity transmission or distribution, Subdivision 2 Development likely to affect an electricity transmission or distribution network

The proposal includes components of the development near electrical transmission lines under Essential Energy's control. Therefore, Council referred the development application to Essential Energy, who requested clarification from the Applicant that the proposed buildings and infrastructure were not within 20 m of the centre line of the conductors. In response, the Applicant moved the proposed Electrical Building to the west slightly, ensuring that a 20 m clearway was provided.

The response and the amended development application were referred to Essential Energy, which had no issues with the proposed development and recommended conditions of consent requiring the Applicant to adhere to their relevant Guidelines during construction.

Chapter 2 Infrastructure, Part 2.3 Development controls, Division 17 Roads & Traffic, subdivision 2 Traffic-generating development

Traffic Generating Development — Clause 2.122

Clause 2.122 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to development specified in Column 1 of Schedule 3 where the development involves new premises or an enlargement or extension exceeding the relevant size or capacity thresholds. As Oura Road is not a classified road, only the thresholds in Column 2 apply.

In this case, the proposal is for a rural industry—specifically a livestock processing abattoir. Under the Standard Instrument (including the Wagga Wagga LEP 2010), rural industry is separately defined and is not a type of "industry" use under Schedule 3. As a result, the specific industrial thresholds do not apply. Instead, the development is categorized as “any other purpose” in Schedule 3. Accordingly, the traffic generation threshold of 200 motor vehicles per hour (Column 2) applies.

The proposed abattoir is expected to generate approximately 12 light vehicle trips and one heavy vehicle trip during the morning peak hour, which is well below the 200 vehicles per hour threshold. Therefore, Clause 2.122 does not apply, and the notification, consultation, and consideration requirements under Clause 2.122(4), including referral to Transport for NSW and consideration of freight, accessibility, and congestion impacts, are not required.

Notwithstanding, a Traffic Impact Assessment was provided. The assessment confirms that traffic generation is well below the threshold, and the proposal is considered acceptable in terms of local road access and network impacts.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 of the SEPP contains provisions for the protection of koala habitat. Wagga Wagga is listed as a Council area to which the provisions of Chapter 4 apply in Schedule 2 of the SEPP. As the development site is zoned RU1- Primary Production, the Chapter applies to the proposed development.

The EIS included a Biodiversity Assessment Report prepared by Ozark, which determined that there were no records of koalas within 10 km of the development site. As the proposal did not require removing trees or potential habitat, preparing a Koala Assessment Report was unnecessary.

Council has reviewed the Biodiversity Assessment Report and concurs with Ozark that the development would not pose an impact on existing or potential koala habitats.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3 - Hazardous and Offensive Development

The Resilience and Hazards SEPP aims to identify development with the potential for significant offsite impacts regarding risk and/or offence. A development is defined as potentially hazardous and/or potentially offensive if, without mitigating measures, the development would have a significant risk and/or adverse impact on offsite receptors. The development would not require the storage of quantities of dangerous goods over the triggers established in the Department’s Applying (the former) SEPP 33 Guidelines; therefore, a Preliminary Hazard Analysis (PHA) was not required.

Chapter 4 - Remediation of Land

Chapter 4 of the SEPP aims to ensure that potential contamination issues are considered when determining a development application.

The proposal includes the construction of a livestock processing facility on land that has historically been used for agriculture, an activity that may cause the contamination identified in Table 1 of DPHI’s former SEPP 55-Remediation of Land Guidelines.

The EIS included a preliminary site investigation (PSI) prepared by Martens Consulting Engineers, which determined that the project area was rural land initially used for grazing purposes. Inspections and reviews of aerial imagery revealed that several soil and waste

stockpiles from earthworks and building demolitions had historically existed on the development site.

The PSI concluded that contamination within these areas would not preclude the proposed commercial/industrial use. Notwithstanding this, a Detailed Site Investigation (DSI) was subsequently prepared and submitted with the EIS. Based on a series of soil samplings, the DSI concluded that potential land contamination had been adequately characterised within the development site and deemed it suitable for proposed commercial/industrial land use development under Section 4.6 of SEPP.

Council considers the Applicant to have adequately assessed the potential contamination likely to occur on the development site and agrees with the DSI that the development site is suitable for the intended use without remediation. As a condition of consent, Council has required the applicant to prepare an unexpected finds protocol for contamination.

Wagga Wagga Local Environmental Plan 2010 (WWLEP)

Under the provisions of the WWLEP, the subject site is located in the RU1 - Primary Production zone. The proposed development is regarded as a livestock processing industry, a category of rural industry that is permissible with consent in the RU1 zone.

Livestock processing industries are defined in the WWLEP as *a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackeries, tanneries, woolscours and rendering plants.*

The objectives of the RU1 zone are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To foster strong, sustainable rural community lifestyles.*
- *To maintain the rural landscape character of the land.*
- *To allow tourist and visitor accommodation only where it is in association with agricultural activities.*

The proposed solar energy system including panel arrays and battery system is considered an ancillary use that is subordinate and subservient to the dominant proposed purpose of the development being a livestock processing industry.

The proposed development is considered consistent with the zone's objectives for the following reasons:

- The proposal represents a unique and diverse primary industry enterprise in Wagga Wagga.
- The siting and proposed design of the buildings are sensitive to the rural character of the landscape in the locality, as detailed in this assessment report.

- The proposed development would minimise adverse effects on other land uses, as detailed in this assessment report.

Height of Buildings

Clause 4.3 of the WWLEP pertains to the Height of Buildings. Although the development site is not identified on the Height of Buildings Map, the specific objectives of Clause 4.3 that are relevant are objectives (b) and (d).

Objective (b) is "to ensure the height of buildings complements the streetscape and character of the area in which the buildings are located," and

Objective (d) is "to ensure the height of buildings preserves the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy."

A Landscape and Visual Impact Assessment (LVIA) by Moir Landscape Architects confirmed that the proposal would only have minor visual impacts, with limited visibility from public vantage points. Further details on the visual impact of the development are contained later in this report, under Section [insert section number]. Thus, the height and scale of the development align with these objectives by preserving amenity and harmonizing with the surrounding character.

Floor Space Ratio

Clause 4.4 of the WWLEP pertains to the Floor Space Ratio. Although the development site is not identified on the Floor Space Ratio Map, the objectives of Clause 4.4, particularly objectives (a) and (c), have been considered in the design of the proposed abattoir.

Objective (a) seeks to regulate the density of development and generation of vehicular and pedestrian traffic. The Traffic Impact Assessment (TIA) prepared by PDC Consultants confirms that the additional traffic generated by the proposal, including light and heavy vehicle movements, will not adversely affect the capacity or safety of Oura Road or surrounding intersections. Required intersection upgrades and internal access arrangements have been included to ensure safe and efficient site access. Further details on the traffic impact of the development are contained later in this report.

Objective (c) seeks to ensure that the bulk and scale of development does not have an unacceptable impact on the streetscape and character of the area. Visual mitigation measures assessed in the Landscape and Visual Impact Assessment (LVIA) by Moir Landscape Architects demonstrate that the proposed development is compatible with the surrounding rural context, preserves visual amenity, and does not dominate the landscape. Further details on the traffic impact of the development are contained later in this report, under Section [insert section number

Accordingly, the proposal is consistent with the objectives of Clause 4.4 by balancing appropriate development density with protection of local amenity, streetscape, and traffic safety.

Heritage Conversation

Clause 5.10 of the WWLEP pertains to heritage conservation.

Subclause (1) Objectives
The objectives of Clause 5.10 have been considered, including conserving the heritage significance, setting, views, and fabric of heritage items, as well as Aboriginal objects and places of heritage significance. The proposed abattoir has been designed in terms of location, bulk, scale, design, and materials to be sympathetic to the Oura Station Homestead and its rural context. Archaeological assessments and protocols have been prepared to manage any unexpected Aboriginal heritage finds, consistent with this objective.

Subclause (2) Requirement for consent
Development consent is required under subclause 2(e)(i) because the proposal involves the erection of new buildings on land on which a heritage item is located, specifically the abattoir buildings and associated infrastructure.

Subclause (3) When consent not required
Not applicable. The development is not exempt and involves new buildings on land containing a heritage item; therefore, consent is required.

Subclause (4) Effect of proposed development on heritage significance
The effect of the development on the heritage significance of the Oura Station Homestead has been thoroughly considered in accordance with subclause 4, which requires the consent authority to consider these matters before granting development consent. The EIS incorporated a Historic Heritage Impact Assessment prepared by Ozark, which concluded that:

- The proposed development would not damage or alter the significant fabric of the heritage item.
- The location, bulk, scale, and design of the abattoir buildings and associated infrastructure would not visually overwhelm the heritage item or its setting.
- Views to and from the heritage item would be maintained, ensuring key sightlines and the visual relationship of the homestead to its surrounding landscape are preserved.
- The architectural style, materials, and colours of the proposed buildings are sympathetic to the rural character and heritage context of the development site.

Council's Heritage Advisor reviewed the proposal and confirmed that the built form, design, and landscaping would be generally acceptable and unlikely to have a material impact on the significance of the heritage item. To achieve this, the landscape plan should address the following key elements:

- Enhance screening of buildings and structures from off-site views.
- Tree Groups:
  - Reflect surrounding rural setting (7–15 m native eucalypts).
  - Groups ~25 m diameter, spaced ~40 m apart.
- Site Focus Areas:
  - West & South: Evergreen grid planting to reduce visual impact.
  - Entrance: Native trees aligned with paddock/fence line trees.
  - Near Structures: 5–12 m trees in groups, 5–10 m spacing for filtered views.
- Solar array area: Trees in groups (~40 m spacing), positioned to avoid impacting performance, filter views of installation.

Recommendations regarding the Landscape Plan, including consultation with Council's Heritage Advisor to address the above elements in the reduction of visual impacts, have been incorporated into recommended conditions of consent

Accordingly, the proposal has been designed to conserve the heritage significance, setting, and visual amenity of the Oura Station Homestead, demonstrating that the matters required under subclause 4 have been fully addressed.

Subclause (5) Heritage assessment
While subclause 5 allows the consent authority to require a heritage management document, this is not considered necessary for this proposal given the heritage assessment and the unlikely impacts on the heritage item.

Subclause (6) Heritage conservation management plans
Not required. The proposed development does not involve works that would alter the fabric of the heritage item, and the Heritage Impact Assessment demonstrates that a heritage conservation management plan is not necessary.

Subclause (7) Archaeological sites
Not applicable. The development site does not contain a known archaeological site, and no works are proposed that would disturb such a site.

Subclause (8) Aboriginal places of heritage significance
The development site has been assessed for Aboriginal heritage values. The Applicant provided an Archaeological Technical Report, including onsite surveys, which did not document any Aboriginal objects or relics. The report concluded that the likelihood of uncovering subsurface deposits is low due to the development site's degraded condition from historical grazing.

Council has reviewed the report and associated strategies relevant to the proposed earthworks and considers that, with the implementation of unexpected finds protocol during construction, the likelihood of the works impacting Aboriginal heritage is low. A recommended condition of consent requires the preparation and implementation of an unexpected finds protocol, which must be followed should any Aboriginal artefacts be uncovered during construction.

Accordingly, subclause 8 has been addressed, and the proposed development is not expected to adversely affect any Aboriginal objects or places of heritage significance.

Subclause (9) Demolition of nominated State heritage items
Not applicable. The Oura Station Homestead is a local heritage item, not a State heritage item, and no demolition is proposed.

Subclause (10) Conservation incentives
Not applicable. The development does not rely on incentives to facilitate conservation works. However, the proposal is designed to conserve the heritage significance of the item through sympathetic siting, design, materials, and landscaping.

The proposed development has been assessed against all objectives and requirements of Clause 5.10 of the Wagga Wagga LEP 2010. Matters including heritage significance, setting, views, visual amenity, and Aboriginal heritage values have been thoroughly considered. With the implementation of recommended conditions of consent, including landscape and

unexpected finds protocols, the proposal demonstrates compliance with Clause 5.10 and is designed to conserve the heritage significance of the Oura Station Homestead and its surrounding context.

Intensive Livestock Agriculture

Clause 5.18 relates specifically to development for the purpose of intensive livestock agriculture, including feedlots, dairies, pig farms and poultry farms, and sets thresholds and environmental requirements for the keeping and management of animals on-site. The proposed development is a livestock processing facility (abattoir) and does not involve the keeping, breeding, or feeding of livestock. Accordingly, the development is not intensive agriculture, and the objectives and provisions of Clause 5.18 are not relevant.

Flood Planning

Clause 5.21 of the Wagga Wagga Local Environmental Plan 2010 (WWLEP) sets objectives to:

- Minimise flood risk to life and property;
- Allow development compatible with flood function and behaviour, including projected climate change impacts;Avoid adverse or cumulative impacts on flood behaviour and the environment; and
- Enable safe occupation and efficient evacuation during flood events.

Flood Planning Assessment

The WWLEP does not identify a mapped Flood Planning Area (FPA). Flood assessment, including whether the development site is considered within the FPA, has been undertaken using:

- The Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study & Plan Final Report (2018);
- The Wagga Wagga Local Government Area, Murrumbidgee River Flood Modelling (2011);
- The Major Overland Flow Floodplain Risk Management Study and Plan; and
- The Flood Impact Assessment (FIA) prepared by the Applicant.

Riverine Flooding:

The development footprint and driveway access to Oura Road are not affected by riverine flooding and are therefore outside the riverine FPA.

Portions of the broader development site are subject to riverine flooding, and are considered to be within the FPA for riverine events. These areas have been assessed under Clause 5.21 to ensure compliance with flood planning objectives.

Overland Flow (MOFFs):

The development site is subject to major overland flow events, including portions of the development footprint such as access roads and the irrigation area.

The development footprint and surrounding areas are considered within the FPA for MOFFs. The FIA was used to determine this and informed the assessment of the development under Clause 5.21.

Flood Impact Assessment Findings

The Flood Impact Assessment (FIA) prepared by the Applicant included hydrologic and hydraulic modelling for 5%, 1%, 0.5%, 0.2% AEP, and PMF events, with the modelling used to specifically assess the MOFF FPA and impacts on the development footprint and surrounding areas. Riverine flooding was assessed separately using Council's Murrumbidgee River Floodplain Risk Management Study & Plan and associated modelling, which confirmed that the development footprint and driveway access are outside the riverine FPA.

Existing Conditions (MOFFS):

- Floodwaters flow from east to north-west across the development footprint.
- The development footprint is generally flood-free in events up to 0.2% AEP, with shallow sheet flow (<100 mm), distributed rather than concentrated.
- 1% AEP: depths <100 mm across the development footprint; maximum 0.6 m in the swale along the western boundary; velocities <0.6 m/s; hazard low ('flood fringe').
- PMF: depths on the development footprint range from 0.16–0.8 m; velocities 1.2–2.5 m/s; generally low hazard; high hazard occurs along access roads and primary channels at the north-west boundary ('floodway').

Proposed Conditions (MOFFs):

- Open channels and culverts capture upstream flows and discharge into existing drainage lines.
- Buildings, WWTP, and ancillary structures remain outside flood-affected areas in both 1% AEP and PMF events.
- Isolated ponding in preliminary design will be removed through final grading and stormwater design.
- Hydraulic hazards within the development footprint remain low; high hazard is limited to access roads and primary channels in PMF events.
- A Flood Emergency Response Plan (FERP) incorporating first-floor shelter in place strategies ensures safe occupancy during high-hazard events.

Offsite Impacts:

- Modelling indicates negligible changes to MOFFs behaviour on adjacent properties, with no increase in erosion, siltation, or damage to riparian vegetation.
- Minor MOFFs flooding is confined to the irrigation area and access roads, and does not affect critical infrastructure or surrounding properties.
- No offsite impacts are expected with regard to riverine flooding given that the development activities will not impact on the riverine FPA.

Wet Weather Storage / Environmental Mitigation:

The development includes 950 m³ of wet weather storage for treated effluent, ensuring nil-discharge operations during heavy rainfall or flood events, in accordance with the EPA Effluent System Management Plan.

Emergency Management – FERP:

The development site is affected by MOFFs from the local catchment; access may be hazardous during events exceeding 1% AEP.

Preliminary FERP measures include:

- Safe occupancy via shelter in place for events up to PMF.

- Monitoring forecasts and warnings via SES, BOM, Early Warning Network, Hazards Near Me NSW, and other alert systems.
- Closing and evacuating the development site in advance of heavy rainfall if warnings are received.
- Avoiding evacuation during high-hazard flooding; any evacuation must occur before onset of flood conditions.
- Short catchment duration (<1 hr) and short inundation (~2 hrs) make shelter in place acceptable.
- No expected impacts to existing community emergency management arrangements.

Clause 5.21(2) – Development Consent Criteria

Sub-Clause	Assessment
(a) Compatibility with flood function and behaviour	Portions of the development footprint are considered within the MOFF FPA; however, the proposed design, including grading, open channels, and culverts, ensures that buildings, WWTP, and ancillary structures remain flood-free for the 1% AEP. The development footprint is not impacted by riverine flooding.
(b) Adverse effects on flood behaviour of other properties	Negligible offsite impacts are anticipated; the development will not cause material changes to flood behaviour, drainage patterns, erosion, or the condition of riparian areas, for either MOFFs or riverine flooding, ensuring that adjacent properties and the broader floodplain are not adversely affected.
(c) Safe occupation and evacuation	FERP will provide for worker safety through shelter in place strategies; while access roads may be inundated during PMF events, safe occupancy does not rely on their use.
(d) Risk to life	Low hazard MOFFs flooding occurs within portions of the development footprint during extreme events. Implementation of shelter in place strategies and the Flood Emergency Response Plan (FERP) mitigates risks to life to acceptable levels, ensuring worker safety. The development footprint and access is not impacted by riverine flooding including the PMF.
(e) Environmental impacts	The inclusion of 950 m³ of wet weather storage and implementation of nil-discharge operations mitigates potential environmental risks; the development will not result in damage to vegetation, riverbanks, or watercourses, and offsite impacts from both MOFFs and riverine flooding are avoided.

Clause 5.21(3) – Additional Considerations

- Climate change: Hydrologic and hydraulic modelling for both PMF and MOFF events has been undertaken to capture extreme flood scenarios, consistent with projected climate change impacts. This ensures that the development footprint and surrounding areas remain compatible with expected future flood behaviour and that risks to life and property are minimised.

- Design & scale: Buildings, WWTP, and ancillary structures are located and designed outside flood-affected areas. Site grading, open drainage channels, and culverts are incorporated to manage floodwaters effectively, preventing inundation of critical infrastructure during both MOFF and extreme riverine events. This approach ensures that the development is compatible with natural flood functions and behaviour.

- Evacuation & risk mitigation: The Flood Emergency Response Plan (FERP), together with shelter in place strategies, provides for the safe occupation of the development during flood events. This ensures that workers are protected without reliance on potentially hazardous access routes and that emergency management procedures are consistent with Clause 5.21 objectives.

- Modification/relocation: Critical infrastructure has been sited and designed to avoid flood impacts, reducing the potential need for relocation.

Assessment Against Clause 5.21 Objectives

Minimise flood risk to life and property:

- Critical infrastructure is located outside flood-affected areas for 1% AEP and PMF, for both riverine and MOFF scenarios.
- Risks to workers are mitigated through FERP strategies.

Allow development compatible with flood function and behaviour, including projected climate change impacts:

- Development footprint designed to maintain natural flood flows.
- Stormwater infrastructure captures and conveys flows without concentrating water.
- Modelling considered PMF and overland flow scenarios, consistent with climate change projections, demonstrating compatibility with flood behaviour.

Avoid adverse or cumulative impacts on flood behaviour and the environment:

- Negligible offsite flood impacts - no significant change to existing drainage, flood hazards, or adjacent properties.
- Environmental protection achieved through wet weather storage, nil-discharge operation, and avoidance of erosion or disturbance to vegetation and watercourses.

Enable safe occupation and efficient evacuation during flood events:

- Shelter in place strategy allows for safe occupancy within the development footprint.
- Early warning monitoring and FERP procedures allow controlled closure and evacuation before the onset of flood conditions, including riverine and MOFF events.

The proposed development meets the objectives and provisions of Clause 5.21 of the WWLEP. Critical infrastructure is outside flood-affected areas, offsite impacts are negligible, safe occupation and evacuation strategies are implemented, and environmental impacts are managed. The development site has been assessed as being within the FPA for both MOFF and riverine scenarios, with the FIA providing the basis for MOFF assessment and Council studies informing riverine flood considerations. FERP strategies ensure safe, compatible, and sustainable flood planning for all relevant flood scenarios, including extreme events consistent with climate change projections.

Special flood considerations

Clause 5.22 of the WWLEP pertains to special flood considerations. The clause applies differently depending on the type of development and its location relative to the flood planning area:

- (a) Sensitive or hazardous development: Clause 5.22 applies to sensitive or hazardous development proposed on land located between the flood planning area and the probable maximum flood (PMF).
- (b) Other development: Clause 5.22 also applies to development that is not sensitive or hazardous, where the consent authority considers that, in the event of a flood, the development may:

    1. Cause a particular risk to life, or
    2. Require the evacuation of people or other safety considerations.

(a) Sensitive or hazardous development

- The proposed development is not sensitive or hazardous development as defined in the clause.
- It is not located between the flood planning area and the PMF in a way that would trigger special flood consideration for sensitive or hazardous development.
- No further assessment is required under this clause in relation to sensitive or hazardous development.

(b) Other development

- The proposed development is not of a kind that would, in the event of a flood, cause a particular risk to life or require the evacuation of people.
- Critical infrastructure (abattoir buildings, WWTP, and ancillary structures) is outside flood-affected areas. Minor impacts are limited to access roads and irrigation areas and do not compromise safe operation.
- Council has recommended a condition of consent requiring the preparation and implementation of a Flood Emergency Response Plan (FERP), to ensure safe operation during extreme flood events.
- No further assessment is required under this clause.

Assessment against the provisions of subclause (3) is not required for the proposed development. The development is neither sensitive nor hazardous, does not pose a risk to life, and does not require evacuation. All critical infrastructure is outside flood-affected areas, and minor overland flow impacts are limited. A FERP is recommended as best practice to ensure safe operation during extreme events.

Earthworks

Clause 7.1A of the WWLEP pertains to earthworks.

Subclause (1) Objectives

The objective of Clause 7.1A(a) has been considered, which seeks to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items, or features of the surrounding land.

The proposed earthworks, including site preparation, excavation for footings, slabs, and conveyance systems for wastewater and stormwater, have been assessed through the Water Balance Assessment, Onsite Wastewater Management Strategy (OWMS), and Groundwater Assessment Reports (GSR and Supplementary GSR). These assessments indicate that the works are unlikely to cause detrimental impacts on drainage, soil stability, neighbouring properties, or heritage and cultural features. Additional mitigation measures, such as sediment and erosion controls and an unexpected finds protocol for Aboriginal artefacts, are included as recommended conditions of consent to further reduce potential impacts.

Subclause (2) Requirement for consent

Development consent is required for the proposed earthworks because:

- The works are not exempt under the WWLEP or any other environmental planning instrument.
- The works are not ancillary to an existing approved development but are necessary for the establishment of the abattoir and supporting infrastructure.

Subclause (3) Matters for consideration before granting consent

a) Disruption to drainage patterns and soil stability: Technical assessments demonstrate that the earthworks are unlikely to adversely disrupt existing drainage patterns or soil stability in the locality or at adjacent properties. Erosion and sediment controls will be implemented during construction.

b) Effect on likely future use or redevelopment of the land: The works are confined to areas required for building foundations and infrastructure and are not expected to adversely affect the future use or redevelopment potential of the development site.

c) Quality of fill or excavated soil: No imported fill is proposed. Excavated material will be managed on-site, and the soil quality is suitable for the intended purposes.

d) Effect on existing and likely amenity of adjoining properties: Earthworks have been designed to minimise impacts on adjoining properties, and assessments show no expected adverse effect on visual or environmental amenity.

e) Source and destination of fill/excavated material: Excavated material will be contained and managed on-site.

f) Likelihood of disturbing relics: An Archaeological Technical Report was prepared, including onsite surveys, which did not identify any Aboriginal objects or relics. The likelihood of uncovering subsurface deposits is low due to historical grazing and site disturbance. A recommended condition of consent requires an unexpected finds protocol to be implemented during construction.

g) Proximity to watercourses, drinking water catchments, or environmentally sensitive areas: The earthworks are not located within or near environmentally sensitive areas, watercourses, or drinking water catchments.

The proposed earthworks have been designed and assessed to meet the objectives and requirements of Clause 7.1A(a). With the implementation of recommended conditions of consent, including erosion and sediment control measures and the unexpected finds protocol, the development is considered to comply with Clause 7.1A and is unlikely to have adverse environmental, heritage, or amenity impacts.

Biodiversity

Clause 7.3 of the WWLEP pertains to biodiversity regarding land identified on the Terrestrial Biodiversity Map.

The ‘development site’ does include land identified as “Biodiversity” on the Terrestrial Biodiversity Map; however, the ‘development footprint’ itself does not encroach on this land. There will be no physical disturbance of the biodiversity-designated land, and no activity associated with the abattoir, ancillary structures, or WWTP will impact these areas, which are located on the surrounding farmland.

(Note - refer to definitions of ‘development site’ and ‘development footprint’ earlier in this report)

As such, Clause 7.3 is not applicable to the development, and the objectives and matters for consideration under subclauses (1) - (4) are not relevant.

Note: Biodiversity impacts, including potential impacts on threatened species and ecological processes, are addressed in the assessment under Part 7 Biodiversity Conservation Act 2016 later in this assessment report.

Vulnerable Land

Clause 7.4 of the WWLEP addresses vulnerable land, which is identified on the Vulnerable Land Map in the WWLEP.

The 'development site' does include land identified as "Vulnerable Land" on the Vulnerable Land Map; however, the 'development footprint' itself does not encroach on this land. There will be no physical disturbance of the vulnerable land, and no activity associated with the abattoir, ancillary structures, or WWTP will impact these areas, which are located on the surrounding farmland.

(Note - refer to definitions of 'development site' and 'development footprint' earlier in this report)

As such, Clause 7.4 is not applicable to the development, and the objectives and matters for consideration under subclauses (1) - (4) are not relevant.

Note: Any potential impacts relating to soil, drainage, or landscape stability are considered separately elsewhere in this assessment report.

Riparian Lands and Waterways

Clause 7.5 of the WWLEP relates to Riparian Lands and Waterways. The development site includes land to which Clause 7.5 may apply. However, the development footprint does not encroach on any land captured by the clause, specifically:

Land identified as "Water" on the Water Resource Map – No land within the development site is identified as "Water" on the Water Resource Map. Accordingly, the proposed development does not involve any works, disturbance, or activities within mapped "Water" land.

Land identified as "Waterway" on the Water Resource Map – Land within the development site is identified as "Waterway" on the Water Resource Map. However the building footprint including the abattoir buildings, ancillary infrastructure, wastewater treatment plant, and associated works are all located outside the mapped waterways. No construction, vegetation removal, or operational activities are proposed within these waterways, including their beds or banks.

- Land within 40 metres of the bank or shore of a mapped waterway – The building footprint including the abattoir buildings, ancillary infrastructure, wastewater treatment plant, and associated works are all located outside the 40-metre riparian buffer. No construction, vegetation removal, or operational activities are proposed within this buffer area.

(Note - refer to definitions of 'development site' and 'development footprint' earlier in this report)

As there will be no physical disturbance of land to which Clause 7.5 applies, the clause is not applicable to the development, and the objectives and matters for consideration under subclauses (1) - (4) are not directly relevant to the determination of this development

application.

Note: Broader matters relating to water quality, stormwater management, wastewater treatment, and potential downstream environmental impacts are addressed separately elsewhere in this assessment report

Groundwater Vulnerability

Clause 7.6 of the WWLEP relates to groundwater vulnerability. Both the 'development site' and the 'development footprint' include land identified as "Groundwater" on the *Water Resource.*

(Note - refer to definitions of 'development site' and 'development footprint' earlier in this report)

Rural industries are identified as a type of development that is specified for the purpose of the clause. As such, the clause is relevant to the proposal, and Council must be satisfied the development:

(a) is unlikely to adversely impact on existing groundwater sources, and

(b) is unlikely to adversely impact on future extraction from groundwater sources for domestic and stock water supplies, and

(c) is designed to prevent adverse environmental impacts, including the risk of contamination of groundwater sources from on-site storage or disposal facilities.

Public submissions expressed concern that the original lagoon wastewater treatment system posed risks to local groundwater.

The Applicant provided a Groundwater Assessment in the EIS and a Supplementary Groundwater Assessment in response to issues raised by the EPA and the public, prepared by Martens Consulting. Collectively, the Assessments were prepared to understand the potential impact the development, including the use of the WWTP and treated effluent irrigation area, on groundwater in the locality. The Supplementary Assessment provided the following summary remarks and conclusions:

- Groundwater in the locality has depths greater than 20 m below ground level, which provides a significant separation buffer.
- Groundwater permeability was low.
- The groundwater quality tested in the monitoring wells ranged from fresh to brackish.
- Based on a comprehensive risk assessment, the potential risk to groundwater was deemed very low to low, subject to implementing a Groundwater Monitoring Plan (GMP).

The EPA is satisfied that the proposed WWTP would effectively treat the effluent before using it for irrigation purposes, including ensuring adequate wet weather storage can be made available to reduce the potential for oversaturation of the irrigation area, subject to the required GTA conditions.

The EPA's GTAs require the development to operate on a nil-discharge basis, with treated wastewater required to be contained and prevented from entering groundwater. The EPA have also required the following monitoring requirements, which would further reduce the potential for groundwater impacts:

- Treated effluent quality monitoring.
- Soil quality monitoring.

- Groundwater quality monitoring.

To further reduce the potential for groundwater impacts from the development, the EPA has required the preparation of a detailed Wastewater (Effluent) Management Plan and Water Management Plan (including a groundwater monitoring regime) to monitor and manage the generation, treatment, and irrigation of wastewater and ensure a nil-discharge site is obtained. This approach would provide a defined and concise groundwater monitoring program, including proactive and reactive measures to manage any verified impacts to groundwater from the development.

Council considers that, subject to the implementation of the recommended conditions of consent and the licensing of the facility through the EPA's EPL, it is unlikely that the development would cause adverse impacts on groundwater.

Airspace Operations

Clause 7.11 of the WWLEP pertains to airspace operations with regard to the Obstacles Limitation Surfaces (OLS) Plan for Wagga Wagga Airport. and seeks to ensure that development does not compromise airport operations or create undue risk to the community.

Subclause (1) Objectives of the Clause

(a) To provide for the effective and ongoing operation of Wagga Wagga Airport by ensuring that such operation is not compromised by proposed development that penetrates the Obstacle Limitation Surface (OLS)

The entirety of the development site is identified within the OLS Map for Wagga Wagga Airport. The OLS plan specifies a height limitation at this location of the development footprint of between 363.75 Australian Height Datum (AHD).

The existing ground level across the affected portion of the development site ranges between approximately 210 metres and 220 metres AHD. The proposed livestock processing facility and abattoir has a maximum built structure height of less than 20 metres above natural ground level. Accordingly, the resultant overall height of the development will be no greater than 230 to 240 metres AHD.

This is substantially below the mapped OLS height range of 363.75 metres AHD. Council is therefore satisfied that the development will not penetrate the Obstacle Limitation Surface and will not compromise the effective and ongoing operation of Wagga Wagga Airport.

(b) To protect the community from undue risk from such operation

Given the development remains significantly below the applicable OLS levels and will not intrude into protected airspace, it does not introduce additional aviation safety risk to the community. The proposal is therefore consistent with this objective of the clause.

Subclause (2) Requirement for Consultation if OLS is Penetrated

Clause 7.11(2) requires consultation with the relevant Commonwealth body if the consent authority is satisfied that a proposed development will penetrate the Obstacle Limitation Surface.

Having regard to the mapped OLS level, existing ground levels, and the maximum built structure height, Council is satisfied that the development will not penetrate the OLS.

Accordingly, the consultation requirement under Clause 7.11(2) is not triggered.

Subclause (3) Circumstances Where Consent May Be Granted

Council is satisfied under Clause 7.11(2) that the proposed development will not penetrate the Obstacle Limitation Surface applicable to the Wagga Wagga Airport. Accordingly, consultation

with the relevant Commonwealth body is not required.

As no OLS penetration will occur and no consultation has been triggered, Clause 7.11(3) is not applicable in this instance.

Subclause (4) Circumstances Where Consent Must Not Be Granted

Clause 7.11(4) prohibits the granting of development consent where the relevant Commonwealth body advises that a development will penetrate the Obstacle Limitation Surface and should not be constructed.

In this instance, Council is satisfied that the proposed development will not penetrate the OLS. As consultation under Clause 7.11(2) is not required, no advice from the relevant Commonwealth body has been sought.

Accordingly, Clause 7.11(4) is not applicable in this case.

Subclause (5) Relevant Commonwealth Body

For the purposes of this clause, the relevant Commonwealth body is the Civil Aviation Safety Authority (CASA), or any other body under Commonwealth legislation responsible for approvals relating to development that penetrates the Obstacle Limitation Surface.

As no penetration occurs, referral to CASA is not required.

Council is satisfied that the proposal will not penetrate the Obstacle Limitation Surface and that the development will not compromise the safe and ongoing operation of Wagga Wagga Airport and will not expose the community to undue risk. The proposal is therefore consistent with Clause 7.11 and may be supported.

Section 4.15(1)(a)(ii) - 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

No Environmental Planning Instruments (EPIs) are 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

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

1.10 Notification of Development Application

The development application was first notified and publicly exhibited as per Schedule 1 of the EP&A Act for 28 days from 30/01/2024 to 27/02/2024 (first notification period). During the exhibition period, approximately 75 submissions were received. Council provided redacted submissions to the Applicant and requested that a response to the submissions be provided. The Applicant submitted an amended development application (first amendment) proposing an alternative wastewater treatment and disposal system in response to submissions and issues raised by the EPA. The amended development application included updated, supplementary, or addendum technical studies and reports, as well as a Response to Submissions report.

The amended development application was accepted by Council on 26/07/2024.

The development application was publicly notified on four further occasions as follows:

- Second notification period: 29 August 2024 - 26 September 2024.
- Third notification period: 28 May 2025 - 27 June 2025.
- Fourth notification period: 29 September 2025 - 30 October 2025.
- Fifth notification period: 12 November 2025 - 12 December 2025.

Further detail regarding the notification history of the application, including the reasons for subsequent notification periods, is provided in the Introduction section of this report. The introduction also provides detail of a further amendment to the application (second amendment) and the overall timeline of events pertaining to the development application.

Under this section of the DCP2010, the application is required to be referred to Council for determination where the number of submissions in the form of objections received in response to an advertised or notified development application is 10 or more.

The public submissions and the Applicant's response are assessed and reviewed later in this report.

Table 1: Assessment of Pertinent Sections of the DCP

DCP Section	Applicants Comments	Council's Assessment
2.1 Vehicle access and movements	The Traffic Impact Assessment (TIA) prepared by PDC Consultants in the EIS and updated in the amended development application demonstrates that the proposal is suitable for the design and location of the proposed access and the likely nature, volume, and frequency of anticipated traffic. Vehicles would enter and exit the development site in a forward direction via Oura Road, and adequate hardstand areas have been provided for the loading and unloading of goods and waste collection.	Council has carefully reviewed and assessed the TIA provided by the Applicant and considered all of the matters raised in the submissions in relation to potential traffic-related impacts. Council's Traffic Engineer has prepared a detailed review of the TIA, proposal, submissions received during public exhibition periods and the surrounding road network and made the following conclusions: • The sight-stopping distances at the existing intersection were satisfactory from both the western and eastern approaches. The observed sight distances, including to the east, are greater than the minimum Safe Intersection Sight Distance (SISD) requirements under the Austroads Guide to Road Design Part 4. • The mid-December survey period is reasonably representative of typical traffic conditions for Oura Road. • Even allowing for year-round traffic volume variability, there is no realistic scenario in which background traffic volumes would approach the approximately 240 vehicles per hour required to trigger a

		channelised right-turn treatment under the Austroads guidelines. • The additional traffic movements to remove biosolids resulting from the amended development application would amount to only 2 additional heavy vehicle movements (1 inbound + 1 outbound) per week, which is negligible and would not warrant any road network upgrades. Council has required the upgrade of the existing accessway as a condition of consent to provide for the safe movement of vehicles into and out of the development site, including constructing a concrete or bitumen surface from the property boundary connecting to the road carriageway and the construction of a Basix Auxiliary Right (BAR) and Basix Auxiliary Left (BAL) intersection treatment. Council has also required certification by an appropriately qualified person that the required intersection design (once detailed plans are provided) complies with SISD requirements. Subject to the implementation of the above upgrades and conditions, it is considered that the proposed access arrangements, internal roadways, and traffic impacts are acceptable and that the development can be supported on traffic and access grounds.
2.2 Off-street parking	The proposal includes an at-grade car park comprising 14 spaces. The parking area has been designed to allow vehicles and pedestrians safe and efficient movement and would be accessed from Oura Road via internal driveways. The on-site car park provides a space for each employee, with two additional (visitor) spaces considered appropriate and adequate for the proposed use. Note: There is no specific car parking requirement set out in the DCP of relevance to the proposed land use.	Council considers the proposed car parking arrangements sufficient for the development site's intended use, including the 12 staff members who would be on-site at any given time.

2.3 Landscaping	Moir Landscape Architecture has prepared a landscape plan. The proposed plan comprises suitable native and indigenous plant species. No trees are required to be removed for the proposal.	Council considers that the proposed Landscape Plan generally meets the requirements of the DCP and has recommended that a detailed Landscape Plan be submitted as a condition of consent.
2.5 Safety and Security	The proposed development site is located on private land, well away from any public access. Notwithstanding, the proposal has been designed according to the relevant principles of Crime Prevention Through Environmental Design (CPTED), and the Operational Management Plan includes appropriate measures to ensure security at the development site.	Council does not consider that the development would affect perceptions of safety and security or increase opportunities for crime, given the development site's remote location and lack of interaction with the public domain.
2.6 Erosion and Sediment Control	The development proposal is supported by an Erosion and Sediment Control Plan.	Council would require the implementation of the Erosion and Sediment Control Plan as a condition of consent.
3.2 Heritage items	A portion of the subject site (i.e. Lot 137 in DP751397) is designated as a heritage item, 'Oura Station Homestead' (No. I180). Considering that the homestead building is approximately 600m from the proposed works, the proposal is expected to have minimal impacts on its heritage significance. The proposed development would not adversely affect any view corridors, built fabric, landscape qualities, or heritage values of the homestead building, and a sufficient area has been allocated around the heritage item to allow for its interpretation. See further comments under Clause 5.10 of the WWLEP earlier in this report.	Council's assessment of the potential impacts of the proposal on heritage conservation has been provided earlier in this report.
4.1 Bushfire	Section 4.14 of the Environmental Planning and Assessment Act 1979 requires development on bush fire prone land to comply with Planning for Bush Fire Protection 2019 (PBP 2019) or an approved alternative. The Development site is classified as Category 3 (Grassland) bush fire prone land in Wagga Wagga. An updated Bushfire Assessment Report (BAR) was submitted with the amended application, assessing risks associated with the development, including cladding and solar panel installation, and recommending	Council agrees with the recommendations outlined in the BAR and has incorporated them as conditions of consent. Council considers the bushfire risks associated with the development can be mitigated and managed effectively to ensure an acceptable risk for buildings and occupants, provided that the conditions of consent are adhered to, which include a requirement that the construction certificate documentation and the final design of the development meet the fire

	measures to meet PBP 2019 requirements. Council is satisfied the BAR adequately addresses bush fire risks, and the recommended measures have been incorporated as conditions of consent. The development is therefore capable of complying with this section of the DCP and PBP 2019 and meets the requirements of Section 4.14.	safety requirements of the National Construction Code (NCC) and the recommendations of the BAR which implement the requirements of PBP 2019.
4.2 Flooding	The Applicant provided a Flood Assessment prepared by Martens Consulting to satisfy the requirements of this section of the DCP, the WWLEP, and the NSW Floodplain Development Manual.	Council's assessment of the potential flood impacts of the development has been provided earlier in this report (see Clause 5.21 and 5.22 of the WWLEP).
5.4 Environmentally Sensitive Land	The Development site is identified on the Natural Resource Map under clause 7.6 (4) of the LEP. The development has been designed to prevent adverse environmental impacts, including the exacerbation of salinity and the risk of contamination of groundwater sources from on-site storage or disposal facilities.	The Water Resource Map under clause 7.6(2) of the LEP identifies the development site as an area of groundwater vulnerability. Council has assessed the development against this clause earlier in this report and has concluded that the development, as proposed in the amended development application and following further consultation with the EPA, is unlikely to cause an adverse impact on groundwater in the locality (refer to assessment under Section 4.15(a)(i) of the EP&A Act) above. It should be noted again that the EPA have required the development to operate as a nil-discharge site, prohibiting the discharge of treated wastewater overland or to groundwater, thus negating the potential for treated wastewater interacting with environmentally sensitive land, including Endangered Ecological Communities (EEC). Assessments against the provisions of Clauses 7.3 and 7.4 of the LEP have also been provided earlier in this report.
8.1 Development in rural areas	The proposed use is compatible with the locality's character, which is characterised by large rural properties accommodating primary production and agricultural uses (including livestock farming). Appropriate setbacks have been provided to	Council considers the development meets the controls in Section 8 for the following reasons:

	minimise potential conflicts with neighbouring properties.	• The use is considered compatible with the rural setting and character of the locality. • The proposed built form is characteristic of farm building groupings in the surrounding rural localities. • Adequate buffers are available from nearby sensitive receivers, including dwellings. • Strategic landscaping with native species has been proposed for screening and beautification. A detailed landscape plan has been required as a condition of consent. • Subject to the conditions of consent, adequate facilities would be provided for truck movements, parking, and site access.

Section 4.15(1)(a)(iiia) - Planning Agreements

No related planning agreement has been entered into under section 7.4 of the EP&A Act.

Section 4.15(1)(a)(iv) - any matters prescribed by the regulations

No matters prescribed by the regulations are applicable to the proposed development.

Section 4.15(1)(b) - likely impacts of the development

Council has considered the EIS, the issues raised in the submissions and the Applicant's amended development application, including the Response to Submissions (RtS), and input from government agencies in its assessment of the development. Council considers the key assessment issues associated with the development to be Wastewater Treatment, Surface and Groundwater Impacts, and Air Quality and Odour Impacts.

Other issues considered by Council are addressed in earlier sections of the report and in response to public submissions later in the report and in Table 2 below. This assessment report has comprehensively considered the development's likely impacts in accordance with the requirements of Section 4.15(1)(b) of the EP&A Act.

Wastewater Treatment and Surface and Groundwater Impacts

The Development footprint is located approximately 1.2 km from the Murrumbidgee River. The proposed livestock processing facility would generate wastewater from the daily washdown of facility components and from stormwater that comes into contact with the lairage area. Without adequate treatment and disposal mechanisms, this wastewater could impact the surface and groundwater in the locality, including bores used for nearby agricultural operations and groundwater-dependent ecosystems.

The EIS included a Water Balance Assessment (WBA) prepared by Martens Consulting, which provided:

- A description of the development site and water quality of receiving waters.
- Water balance providing a water demand and supply analysis.
- Identification of potential impacts to surface and groundwater during construction and operation phases of the proposed livestock processing facility and management strategies.

There are two water quality monitoring stations near the development site: one situated approximately 5 km upstream and another about 24 km downstream. The Murrumbidgee Surface Water Resource Plan Area Report, produced by the NSW Department of Planning, Industry and Environment (2020), rated the water quality at the upstream location as fair, with poor results for turbidity and total phosphorus, while the downstream location was rated as good.

The WBA utilised wastewater data from comparable developments to ascertain the anticipated demand for wash-down water and established that 10kL per tonne of carcass weight would be required. Based on a standard carcass weight (HSCW) of 1233 tonnes per year, this amounts to 10.2 ML annually or 30.4 kL daily.

The WBA also employed a MUSIC model to assess the volume of water that could be captured by the roof area and reused for washdown purposes, as well as the amount of water required from the existing Water Access Licence (WAL) in average, wet, and dry years. The WBA conservatively estimated that the total water demand for the facility would be 13 ML per year, with 1 ML sourced from roof water and 12 ML provided by the WAL.

In response to concerns raised by the EPA and the public, and drawing on the WBA, the Applicant submitted an updated Onsite Wastewater Management Strategy (OWMS) to ensure a sustainable solution for the proposal's wastewater needs, adopting relevant guidelines and industry best practices. The OWMS replaced the original proposal to use aerobic and anaerobic ponds, which did not receive support from public submissions or the EPA.

The OWMS conducted thorough assessments of the development site's soils and landforms, which the updated Groundwater Assessment also informed. The OWMS found that:

- *Site landforms are generally suited for the application of treated effluent, with a few constraints identified and able to be mitigated through appropriate treatment of the effluent and positioning of the effluent management area.*
- *Site soils are suitable for effluent application, with some constraints identified. Constraints are not significant and are readily mitigated through application of lime and the adoption of environmentally sustainable organic, nutrient and salt loading rates.*
- *There is sufficient area available for the application of treated effluent whilst maintaining appropriate buffers to Site buildings, boundaries, watercourses and dams.*

The OWMS adopted a low strength effluent standard (NSW DEC 2004 - Use of Effluent by Irrigation) based on the development site attributes to select a wastewater treatment system which was designed by Hydroflux Industrial to include:

- Wastewater stream separation into 'green' (manure) and 'red' (animal by-products from the slaughtering process) streams.
- Physical separators (shakers, hydrocyclones / rotating screens, screw presses etc.) to separate solids from liquids in the abattoir wastewater stream.

- Primary treatment through flow balancing and DAF, followed by secondary treatment through parallel SBR, followed by tertiary filtration and UV disinfection prior to land irrigation.
- Surface spray irrigation of effluent through fixed or movable coarse drop sprinklers over a minimum area of 3.3 ha.
- A wet weather treated effluent storage system comprising of tanks capable of storing 430m^3 of treated wastewater.

Based on the quality of treated effluent produced by the proposed WWTP, the effluent disposal area, including its soil profile, would be suitable for the sustainable application of treated effluent. In terms of groundwater, the Applicant's Groundwater Assessments concluded that:

- Groundwater in the locality is at depths greater than 20 m below ground level, providing a significant separation buffer.
- Groundwater permeability was low.
- The groundwater quality tested in the monitoring wells ranged from fresh to brackish.
- Based on a comprehensive risk assessment, the potential risk to groundwater was deemed very low to low, subject to implementing a Groundwater Monitoring Plan (GMP).

The EPA reviewed the public submissions and amended development application, including the revised OWMS and Supplementary Groundwater Assessment, and expressed some residual concerns regarding the potential for salinity impacts (which would cause the wastewater to be considered a medium-strength effluent) and the likelihood of saturation in the irrigation area during heavy rainfall events.

In response to the EPA's concerns, the Applicant expanded the irrigation area to 4.1 ha and increased the capacity of the wet-weather treated effluent storage system to 950 m^3, ensuring the facility could operate as a nil-discharge site.

The EPA were satisfied that the amended OWMS could effectively treat effluent prior to its use for irrigation, including ensuring adequate wet-weather storage areas are available to reduce the potential for oversaturation of the irrigation area and salinity issues, subject to the requirements listed in the issued General Terms of Approval (GTAs), including that:

- *All stormwater runoff from the effluent utilisation area and effluent drains must be within a controlled drainage area that diverts surface water runoff to the effluent management system. Any stormwater runoff that interacts with abattoir operations, including areas under the coverage of a roof such as stock holding pens and lairage, must also be within a controlled drainage area that diverts contaminated surface water runoff to the effluent management system.*

The EPA's GTAs also include the following monitoring requirements, which would further reduce the potential for groundwater impacts:

- Treated effluent quality monitoring.
- Discharge volume monitoring.
- Soil quality monitoring.
- Groundwater quality monitoring.

The protection of groundwater quality for dependent ecosystems and vital bores in the area was an important consideration for Council in its assessment of the proposal. To this end,

Council has considered the Applicant's amended development application, including all technical studies, the public submissions which raised wastewater and groundwater issues as a concern and the advice from the EPA, which would be the responsible authority for the treatment and land application of wastewater through an Environment Protection Licence (EPL).

Council acknowledges the public concerns that the proposal could impact the quality of groundwater, but considers that the Applicant has adequately assessed the potential wastewater impacts of the development and notes that the EPA has issued its GTAs for the development.

Council and the EPA have required that the final and detailed design of the wastewater treatment and disposal system be designed and operated to ensure development is a 'nil discharge site', meaning that wastewater would not be permitted to be released from the development via either overland flow or to groundwater. To achieve this, the wastewater treatment and disposal system would be required to contain additional provisions to ensure no discharge occurs from the development site during substantial heavy rainfall events, including:

- Additional wet weather storage;
- Additional available land area to use for effluent that may have otherwise overflowed;
- Pump out of excess effluent;
- Reduction in wastewater generation by reducing water usage and/or lowering production rates; and
- Avoid over-irrigation.

Further, and in recognition of the concerns raised by the public, in consultation with Council, the EPA (in the GTAs) has required the preparation of a detailed Wastewater (Effluent) Management Plan and Water Management Plan (including a groundwater monitoring regime) to monitor and manage the generation, treatment, and irrigation of wastewater. These plans would include trigger levels, which, if breached, would require additional mitigation measures to reduce impacts and ensure the development does not affect receiving waters and the environment. The plans would be required to be prepared in consultation with the EPA and approved before the commencement of operations. Council has also required the preparation of detailed plans for the WWTP, including additional bunding or alternative containment solutions around the irrigation area, as recommended in the conditions of consent to ensure the development operates as a nil-discharge site.

The EPA will be the ongoing regulatory authority for wastewater at the development site and has issued its GTA's, which are considered to provide a robust regime for the design, construction, validation, monitoring, and management of potential impacts associated with wastewater. Council's assessment of the potential wastewater impacts of the development concludes that the proposal would effectively manage and mitigate wastewater impacts, subject to the conditions of consent and EPL requirements.

Air Quality

The processing of livestock, including washdown and the storage and treatment of wastewater and the movement of vehicles on unsealed surfaces, have the potential to create air quality impacts which could impact the amenity of sensitive receptors if not adequately mitigated and managed. The EIS included an Air Quality Impact Assessment (AQIA) prepared by Benbow

Environmental in accordance with the EPA's 'Approved Methods for the Modelling and Assessment of Air Pollutants in NSW' (Approved Methods). The AQIA modelled the potential air quality impacts of the development at the nine nearest residential receptors. The AQIA used the CALPUFF Dispersion Model to predict potential air quality impacts from odour emissions, total suspended particulates (TSP), dust deposition, and particulate matter ($PM_{2.5}$ and PM_{10}). Ambient background air quality monitoring data was sourced from the nearest EPA monitoring station, the Wagga Wagga North air quality monitoring station, located 21 km to the west of the development site.

TSP, PM and Dust

The AQIA assessed worst-case scenarios for construction and operational activities, including the maximum number of vehicle movements to occur on site at any given time. The predicted annual average total suspended solids (TSP) and dust were found to be below the relevant criteria at all receptors. The AQIA also concluded that the predicted incremental increase in particulate matter (PM) associated with the development was minimal (between 0.01 µg/m3 and 0.45 µg/m3) and not expected to adversely affect sensitive receptors or cause any exceedances of the criteria throughout the year. One minor exceedance of the cumulative impact criteria for 24-hour PM_{10} was experienced at the workers' cottage on the development site. As the receptor is located on the development site, the exceedance is irrelevant.

The AQIA also showed that the background levels of $PM_{2.5}$ over any 24-hour period presently exceeded the impact criteria at all residential receptors without the impacts of the development considered. Due to historical data showing an exceedance of $PM_{2.5}$ at the nearest air quality monitoring station on a single day during the year, the Approved Methods require a demonstration that no additional exceedances of the impact assessment criteria would occur at off-site receptors due to the proposed site activities. The AQIA provided a contemporaneous impact assessment, which concluded that no additional exceedances or days with $PM_{2.5}$ above the impact criteria would be experienced at any receptors.

The EPA reviewed the AQIA and did not raise any concerns about TSP, PM or dust from the development and did not recommend any conditions of consent or GTA's regarding air quality.

Odour

The AQIA included dispersion modelling to predict the off-site odour levels at nearby sensitive receivers caused by the proposal. An odour impact criterion of 7 odour units at residential receivers was adopted based on the locality's low population and rural nature. The main sources of odour generated for the development site, as originally proposed, were from the ponds from the effluent treatment system, the livestock from the holding area and the wastewater treatment screening area. Emissions rates for the livestock, effluent ponds and wastewater screening plants were approximated from existing literature and data from the internal Benbow database.

The results of the model predicted a 99th percentile odour concentration at the nearby residential receivers of between 0.01 and 3.73 OU, which is well below the 7 OU criteria. Benbow provided an Addendum to the AQIA, which stated that the amended development, including the use of an alternative OWMS without the need to use open lagoons (which was the primary source of odour from the development), would be expected to further decrease the potential odour impacts of the development.

The EPA reviewed the modelling, did not raise any issues or concerns, and provided GTAs which included a requirement to prepare an Air Quality Management Plan (AQMP) prior to the commencement of operations.

Council is satisfied that the air quality and odour impacts of the development were conservatively modelled in accordance with the Approved Methods. Council considers that the potential dust impacts of the animals moving through the development site and utilising the drought feedlot should be considered and managed during the facility's operation. To ensure particulate and odour emissions are mitigated and managed for both the construction and operations stages (including the use of the drought feedlot), Council has also required the Applicant to prepare an Air Quality Management Plan (AQMP), which would expand on the EPA's requirement to prepare an OMP.

With these conditions in place, Council's assessment concludes that the air quality impacts of the development would be adequately minimised, monitored and managed.

Flooding

The Applicant prepared a Flood Impact Assessment (FIA), which was revised as part of the amended development application. The FIA was informed by Council's Murrumbidgee River Floodplain Risk Management Study & Plan and the Major Overland Flow Floodplain Risk Management Study and Plan, which together provide a comprehensive assessment of potential riverine and overland flood impacts within the locality. The FIA was also used to determine the Flood Planning Area (FPA) for major overland flow floods (MOFFS) as discussed under Clause 5.21 of the WWLEP.

The FIA identified that portions of the development site are affected by the 1% AEP flood event, primarily the proposed irrigation area and site access. In contrast, the development footprint for the abattoir buildings, ancillary structures, and WWTP is not impacted and is considered flood-free for the 1% AEP event. A small portion of the proposed 4.1 ha irrigation area may experience shallow flooding during the 1% AEP event. To mitigate this, Council has recommended a condition of consent requiring that the final design of the WWTP and irrigation area ensures all components are located and constructed to avoid impacts from the 1% AEP event.

The FIA further determined that portions of the development site access would be affected during the 1% AEP flood and experience more significant impacts during the Probable Maximum Flood (PMF). These access impacts do not compromise the safe occupancy of the abattoir buildings or WWTP, which would experience mainly low-hazard flooding within the development footprint. High-hazard conditions are limited to access roads and downstream channels during PMF events. Shelter in place strategies, together with a Flood Emergency Response Plan (FERP), provide a safe means of managing these events.

The FIA concluded that the proposal would have negligible off-site flood impacts, with minimal changes to existing flood behaviour in adjacent properties or drainage lines. Minor flooding is generally confined to the irrigation field and access roads, and does not affect critical infrastructure or surrounding properties. Risks to workers during flood events can be effectively mitigated through FERP measures, including monitoring forecasts and early warnings.

The development also incorporates 950 m^3 of wet weather storage for treated effluent, which can be utilised during heavy rainfall or flood events to maintain a nil-discharge operation, consistent with the EPA's Effluent System Management Plan.

Council is satisfied that the Applicant has adequately considered flood impacts up to and including the PMF, including both MOFFS and riverine flooding. While minor areas such as the irrigation area and access roads may be inundated during 1% AEP or PMF events, all critical infrastructure is located outside flood-affected areas, ensuring negligible impact on

the development and surrounding properties. The implementation of FERP will provide safe occupancy and operation.

The development will minimise risks to life, maintain compatibility with flood behaviour, avoid adverse impacts on flood behaviour and the environment, and enable safe operation and evacuation during extreme events.

Water Supply

A detailed water balance assessment submitted with the application demonstrates that the development's water demand can be met through a combination of roof water harvesting and licensed groundwater supply. The development site benefits from an existing Water Access Licence (WAL No. 33513) with a total annual allocation of approximately 680.4 ML/year.

The water balance assessment indicates that the WAL would only be required to supplement shortfalls between roof runoff supply and operational demand. The volume required from the WAL is approximately 11.5 to 12.2 ML/year, equating to less than 2% of the total WAL allocation. This very small proportion of the licensed allocation provides a substantial buffer and demonstrates that the water supply is both reliable and sustainable.

WaterNSW has confirmed that:

- No Water Use Approval is required under the Water Management Act 2000.
- no further investigation is required.
- The applicant holds adequate water entitlements to supply the development if necessary.

Based on this information, Council is satisfied that the development will have access to a lawful water supply, that the volume of water available under the existing WAL is more than sufficient to meet operational demand, and that the risk of water supply shortfall is low.

Other Issues

Table 2: Assessment of Other Issues

Findings	Recommendations
Traffic	
• The EIS included a Traffic Impact Assessment (TIA) prepared by pdc consultants to assess the potential traffic impacts associated with the development. • The TIA assessed the existing intersection of the development site with Oura Road against the Austroads Guide to Traffic Management and determined that no upgrades were required. Over 350 m of site distance would be available in each direction. • Based on traffic counts, the TIA established that Oura Road and key intersections along the truck haulage routes operate at good levels of service. • The TIA also included turning path diagrams to illustrate that trucks can enter, exit and manoeuvre through the development site unhindered. • The TIA established that during peak operations, the proposal would require 12 light vehicle trips and one heavy vehicle trip during the morning and evening peak hours. The largest size	Require the Applicant to: • Upgrade the intersection of the development site and Oura Road to a BAR/BAL treatment prior to commencement of construction. • Construct and maintain a 4 m wide all-weather vehicular access from the new intersection in accordance with Council's Engineering Guidelines for Subdivisions and Developments.

vehicle to access the development site would be a 12.5 m heavy rigid truck to deliver meat products to customers. A total of 14 two-way truck movements would be expected per week. • The TIA concluded that this additional traffic generation would not impact the operational capacity of the surrounding road network and that all intersections on the proposed haulage routes would continue to perform at good levels of service. The TIA also concluded that the proposed 14 parking spaces would be sufficient for 10 permanent and 2 part-time staff, with 2 additional spaces for visitors. • Council has carefully reviewed and assessed the TIA provided by the Applicant and considered all matters raised in public submissions regarding potential traffic-related impacts. Council's Traffic Engineer has prepared a detailed review of the TIA, the proposal, public submissions and the surrounding road network and made the following conclusions: o The sight-stopping distances at the existing intersection were satisfactory from both the western and eastern approaches. The observed sight distances, including to the east, are greater than the minimum Safe Intersection Sight Distance (SISD) requirements under the Austroads Guide to Road Design Part 4. o The mid-December survey period is reasonably representative of typical traffic conditions for Oura Road. o Even allowing for year-round traffic volume variability, there is no realistic scenario in which background traffic volumes would approach the approximately 240 vehicles per hour required to trigger a channelised right-turn treatment under the Austroads guidelines. o The additional traffic movements required to remove sludge caused by the proposed WWTP in the amended development application would result in only 2 additional heavy vehicle movements per week, which is negligible and would not warrant any additional road network upgrades. • Council has required the upgrade of the existing accessway as a condition of consent to provide for the safe movement of vehicles into and out of the development site, including constructing a bitumen surface from the property boundary connecting to the road carriageway and the construction of a Basix Auxiliary Right (BAR) and Basix Auxiliary Left (BAL) intersection treatment. Council has also required certification by an appropriately qualified person that the required intersection design (once detailed plans are provided) complies with SISD requirements. • Council's assessment concludes that, subject to the implementation of the above upgrades and conditions, it is considered that the proposed access arrangements, internal roadways, and traffic impacts are acceptable and that the development can be supported on traffic and access grounds.	These matters have been addressed as recommended conditions of any consent.
Visual Impacts	
• The development would alter views from vantage points in the locality through the construction and operation of an abattoir and ancillary solar panels.	Require the Applicant to: • Provide a final colour palette to Council prior to construction.

• The EIS included a Landscape and Visual Impact Assessment (LVIA) prepared by Moir Landscape Architects, which was updated as part of the amended development application.
• The amended development application also included an updated Landscape Plan prepared by Moir Landscape Architects, which proposed retaining and protecting existing screen plantings and establishing additional screen plantings to the north of the proposed abattoir buildings.
• The LVIA included a viewpoint analysis that considered the likely visual impacts of the proposal, including the buildings and solar panel array, on the existing landscape character of the locality and the visual amenity of receivers at 11 viewpoints.
• The LVIA determined that there are limited opportunities to view the proposal from publicly accessible land and roads. Overall, three (3) public viewpoints were assessed as having a 'Low' visual modification to the existing landscape character. Two of these public viewpoints were taken within Oura Beach Reserve, where riparian vegetation screens views of the proposal. The other being from Oura Road, which would have a negligible impact on the travelling public, as the development would be difficult to distinguish when viewed from moving vehicles due to its scale and setback from the road.
• The LVIA concluded that it is unlikely that the proposal would be viewed as a dominant feature within the landscape nor cause significant modification to the key landscape features, including the undulating hills, the Murrumbidgee River and open pastures.
• The LVIA proposed some mitigation measures to reduce the potential visibility of the proposal further, including:
  ○ Retention of existing vegetation along the Oura Road boundary.
  ○ Establish the new screen plantings proposed in the Landscape Plan.
  ○ Maintain and protect new tube stock planting to the north of the proposed buildings to establish a screening buffer.
  ○ Consideration should be given to the buildings' colours to ensure minimal contrast with the surrounding landscape.
• A Glint and Glare Assessment was also undertaken by Moir Landscape, which concluded that the siting, scale and orientation of the development, including the solar panel array, would be unlikely to have an amenity impact on nearby residents.
• Some public submissions raised concerns that the existing drought feedlot was not considered in the LVIA.
• The existing drought feedlot was constructed under the exempt development provisions in clause 2.16 SEPP (Primary Production) 2021 and did not require development consent from Council. Council does not consider the visual impacts of the existing infrastructure warrant assessment, and the buildings on the development site should be treated as existing landscape elements.
• Council considers that the LVIA demonstrates the proposal would have limited visual impacts on rural residential and recreational viewpoints in the area. The proposal has been designed to be sensitive to the region's landscape character and the Oura Station Homestead heritage item (see earlier assessment under Clause 5.10 of WWLEP). Council has required that the Applicant
	• Prepare a detailed landscape plan to be implemented prior to operation.
	
	These matters have been addressed as recommended conditions of any consent.

submit a final colour palette for the buildings to ensure the recommendations in the LVIA are implemented prior to the construction of the development. • Council acknowledges the public concerns that the development would be visible from some existing and potential future residential receptors (including future dwellings on lots approved to the northwest). However, Council considers that the proposal has been designed to be effectively characteristic of farm building groupings that exist within the surrounding rural localities. Council believes the proposed built form would be expected within the existing rural context and setting and would not create a detrimental visual impact to existing and future receptors. • Council also considers that the relatively remote nature of the development and distance from public or private viewpoints is in itself a notable mitigating factor, decreasing the potential for visual impacts. • Council has required the preparation of a detailed landscape plan, including an ongoing maintenance regime, as a recommended condition of consent. • Council's assessment concludes that the residual visual impacts from the proposal are minor and acceptable.	
Noise	
• The EIS included a Noise Impact Assessment (NIA) prepared by Benbow Environmental, which was prepared in accordance with the Interim Construction Noise Guideline (DECC 2009), NSW Road Noise Policy and the NSW Noise Policy for Industry (EPA 2017) (NPI). An addendum to the NIA was provided, which considered any additional impacts from the amended development application, including the operation of the new WWTP. Benbow Environmental concluded in the addendum that the amended development would not alter the noise impacts assessed as part of the NIA. • The predicted construction noise levels were well below the adopted impact assessment criterion/noise management levels for construction of 45 dB at all receptors. • Noise sources during the facility's operation include truck movements, use of forklifts, compressors and other plant (including backup generators) and the WWTP. • The NIA considered a worst-case operational scenario in which all noise sources operate in unison on site and concluded that the development would be able to operate, including during noise-enhancing meteorological conditions, without exceeding the development-specific criterion of LAeq 35 dBA during the day, evening, or night periods at all off-site residential dwellings (Noting that the facility will only operate from 6 am to 6 pm, Monday to Friday). • The Applicant's assessment concluded that the proposed development would have a negligible impact on local amenity with respect to noise emissions. • Some of the public submissions raised noise as a potential amenity issue. The EPA did not raise any issues with noise emissions and has issued GTAs, including a requirement for the facility to be operated in compliance with the NPI, to minimise the	Require the applicant to: • ensure the facility is operated in compliance with the NPI as required by the EPAs GTAs. A recommended conditions of any consent requires Compliance with the General Terms of Approval issued by the NSW EPA.

potential for offensive noise to be generated from the development site. • The GTAs also restrict the hours of operation of the facility to 6 am to 6 pm, Monday to Friday. • Council's assessment concludes that the potential noise impacts from the proposal are minor and acceptable and would be unlikely to cause an issue to the ongoing amenity of sensitive receivers in the area, including the nine dwellings within approximately 3 km of the development site.	
Biosecurity	
• The amended development application included an Operational Environmental Management Plan (OEMP) outlining the proposed management and mitigation measures to prevent disease, weed, and pest issues that could impact the ongoing operation of the development. • A Biosecurity Management Plan (BMP) (dated March 2025) was also lodged by the Applicant. The BMP provided the proposed basic approach to disease, weed and pest management, including measures to be implemented to investigate and document disease outbreaks and carry out disposal during mass mortality events. • Some of the public submissions raised concerns with the lack of information provided by the Applicant related to biosecurity measures. DPI did not raise any issues with biosecurity. • Council considers the Applicant's suggested approach to biosecurity management is generally appropriate, but should be formalised into a more detailed Biosecurity Management Plan (BMP) to provide prescriptive protocols and procedures to manage disease outbreaks and mortality events and has recommended a condition of consent to this end. • The detailed BMP would be required to be prepared in accordance with the NSW Food Authority's "Biosecurity Plan Implementation - Guidance to Processors and Knackeries", the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. The BMP would be required to be prepared in consultation with the NSW Food Authority and DPI and approved before the operation of the development.	Require the Applicant to: • Prepare a BMP in consultation with the NSW Food Authority and DPI prior to the operation of the development. This matter has been addressed as in a recommended condition of any consent.
Bushfire	
• Section 4.14 of the Environmental Planning and Assessment Act 1979 provides that development consent cannot be granted for the carrying out of development for any purpose on bush fire prone land unless the consent authority is satisfied that the development complies with the relevant specifications and requirements of *Planning for Bush Fire Protection 2019 (PBP 2019)* prepared by the NSW Rural Fire Service, or an alternative compliance pathway under the section is satisfied. • Section 4.14 requires development on bush fire prone land to comply with the relevant specifications and requirements of PBP 2019 where any part of a development site is identified as bush fire prone land on a certified bush fire prone land map.	Require the Applicant to: • Ensure the recommendations in the BAR are implemented during the construction and operation of the proposal. • Prepare a Bushfire Emergency Management, Evacuation Plan and Operations Plan in accordance with the NSW RFS document: A Guide

• The Development site is identified as Category 3 (Grassland) bush fire prone land on the bush fire prone land mapping applicable to the Wagga Wagga local government area.
• An updated Bushfire Assessment Report (BAR) was submitted as part of the amended development application. The BAR clarifies and assesses the potential impacts of the amended development, including the proposed cladding and solar panel installation, and confirms the bush fire risk profile of the development.
• The BAR includes recommendations to achieve compliance with the requirements of PBP 2019.
• The BAR recommends a number of bush fire protection measures to be implemented during the construction and operation of the development, including:
  ○ Provision of four (4) 250 kL static water supply tanks with fittings suitable for RFS appliances.
  ○ Establishment and ongoing maintenance of Asset Protection Zones (APZs) around buildings.
  ○ Construction of site access/driveway in accordance with PBP 2019 requirements.
  ○ Preparation and implementation of emergency management procedures for both construction and operational phases.
• Council is satisfied that the amended BAR has adequately considered the bush fire risk associated with the proposal.
• The recommended bush fire protection measures have been incorporated into the development as conditions of consent.
• The proposal is therefore considered capable of complying with the relevant specifications and requirements of PBP 2019 and satisfies the requirements of Section 4.14 of the Act.
	to Developing a Bushfire Emergency Management and Evacuation Plan.
	These matters have been addressed as recommended conditions of any consent.

Section 4.15(C) - The suitability of the site for the development

The development site is considered suitable for the development for the following reasons:

- Livestock processing industries are permissible within the RU1 - Primary Production zone, and the proposal is considered to be supported by the zone objectives.
- Site hazards, including flooding, bushfire risk and contamination, have been adequately assessed by the Applicant and reviewed and assessed by the relevant agencies and Council. The Applicant has shown that the proposal can be constructed and operated despite these potential hazards, subject to the recommended conditions of consent and the Applicant's mitigation measures.
- The potential impacts to groundwater and surface water caused by the proposal have been robustly assessed by the Applicant, the EPA and Council. It is noted that several submissions raised pollution of water as a significant potential issue with the proposal. To this end, the Applicant has amended the original proposal to increase the irrigation area to manage potential salinity issues and proposed an alternative and more advanced WTTP. The EPA has issued its GTAs for the development, and water pollution impacts would be effectively monitored and managed through the EPL, including preparing an Effluent System Management Plan and Groundwater Monitoring Plan and

requiring the development site to operate as a nil-discharge site.

- Other potential impacts, such as odour and air quality, noise, traffic and biosecurity, can be managed through the recommended conditions of consent, including the GTA's

Section 4.15(d) - any submissions made in accordance with the Act or the regulation

The development application has been publicly notified on five separate occasions. A summary of the notification periods and submissions received is provided below:

- **First notification period:** 30 January 2024 - 27 February 2024. Approximately 75 submissions were received during this period.
- **Second notification period:** 29 August 2024 - 26 September 2024. Approximately 50 submissions were received during this period.
- **Third notification period:** 28 May 2025 - 27 June 2025. Approximately 100 submissions were received during this period.
- **Fourth notification period:** 29 September 2025 - 30 October 2025. Approximately 135 submissions were received during this period.
- **Fifth notification period:** 12 November 2025 - 12 December 2025. Approximately 140 submissions were received during this period.

Further detail regarding the notification history of the application, including the reasons for subsequent notification periods, is provided in the Introduction section of this report.

The submissions received raise a range of matters, including both objections and submissions in support of the proposal. The issues raised in submissions are summarised and addressed in the following sections of this report.

Public Submissions to the EIS

The general issues and concerns raised in the public submissions received as part of the first exhibition period, based on the original EIS and application, have been grouped into categories and are provided in the table below, including a summary of the response from the Applicant and a response from Council.

Issue Raised in Submission	Applicants Response	Council's consideration
Traffic including: • Increase traffic in and around Oura. • Road safety. • Road upgrades are required.	• Oura Road is currently operating at a good level of service, and the proposal would have limited truck movements. • The road network has ample capacity for the development. • The existing driveway intersection with Oura Road has been assessed in the Traffic Impact Assessment (TIA) as suitable in terms of sight lines.	Council has assessed the potential traffic impacts of the development under Section 4.15(1)(b) of the EP&A Act in the report above. Council's assessment of traffic concluded that the potential traffic impacts of the development would be managed through the recommended conditions of consent, including requiring the upgrade of the accessway to a concrete or bitumen surface and the provision of a BAR/BAL intersection treatment.
Bushfire including: • Use of timber cladding.	An updated BAR was submitted as part of the amended development application, which clarifies and assesses cladding, confirms the	Council is satisfied that the amended BAR adequately considered the bushfire risk of the proposed development and

• Solar panels increasing fire risk.	bushfire risk of the development, including the solar panels and makes recommendations to achieve compliance with the requirements of the RFS's Planning for Bush Fire Protection (2019).	has included the report's recommendations as conditions of consent.
Economic Impacts, including: • Impact on land value. • Loss of prime agricultural land. • High-order land valuation advice prepared by Herron Todd White.	• Impacts on land value are not considered matters for consideration under Section 4.15 of the EP&A Act. • Council's assessment of DA 07/581 for the subdivision of land adjacent to the development site considered the potential impacts of residential development on existing and ongoing use of adjacent land for permissible agricultural uses. • Rather than having an adverse impact, the development is considered to have a significant positive economic impact through the diversification of on-farm agricultural activities and through the generation of additional agricultural-related jobs.	Council considers the proposal is permissible with consent in the RU1 - Primary Production zone, and the development is not contrary to the zone objectives. Council concurs with the Applicant that potential impacts on land values are not matters for consideration under the EP&A Act. Council's assessment report has fully considered the potential environmental impacts of the proposal, including land-use conflicts, economic impacts, and the suitability of the development site for development. Council's assessment has concluded that the proposal would have some minor environmental impacts which can be mitigated and/or managed to ensure an acceptable level of environmental performance, subject to the recommended conditions of consent.
Flooding including: • Impacts of floodways and flood inundation on the operation of the facility, including causing water contamination.	• The development site within the flood planning area and therefore, the Biodiversity, Conservation and Science (BCS) Group, NSW Department of Climate Change, Energy, the Environment and Water were consulted as part of the preparation of the Flood Impact Assessment included with the EIS. • BCS considers the proposed development to present a minor flood risk and is not likely to have a significant impact on overland flow flood behaviour.	Council has thoroughly assessed the potential flood impacts of the development under Section 4.15(1)(b) of the EP&A Act in the report above. Council's assessment concluded that the potential flood impacts of the development are negligible, but has recommended a condition of consent requiring the preparation of a FERP concurring with the Applicant and noting the potential for large storm events to impact site operations, including workers' safety. The EPA has also required the development to be operated as a nil-discharge site, including during large storm events.

Water Contamination, including: • Overflow of effluent ponds into the river • Proximity to the Murrumbidgee River • sensitivity of groundwater-dependent ecosystems in the region. • Seepage into the groundwater of lagoons of untreated effluent.	• The amended development application included an updated Onsite Wastewater Management Strategy (OWMS) and Supplementary Groundwater Assessment, which collectively address all attributes of the environmental assessment requirements specific to groundwater as required by the EPA. • An alternative wastewater treatment system has been proposed, which results in a low-strength effluent wastewater output (compared to a medium strength as previously proposed). • As set out in great detail within the technical reports provided with the DA (prepared in accordance with the relevant EP&A Guidelines), the appropriate mitigation measures have been incorporated into the design of the development to ensure against contamination of ground and surface water.	Council has thoroughly assessed the development's potential wastewater and groundwater impacts under Section 4.15(1)(b) of the EP&A Act in the report above. Council's assessment of the potential wastewater impacts of the development concludes that the proposal would effectively manage and mitigate wastewater impacts, subject to the conditions of consent and EPL requirements, including a requirement for the development to operate as a nil-discharge site.
Odour and Dust, including: • Smells and particulate matter are impacting the receivers and users of Oura Beach	• The application is supported by a detailed odour assessment demonstrating that odour generated from the proposed development is below the recommended criteria at all sensitive receptors, and no odour mitigation measures are considered necessary. • Importantly, any potential odour from the wastewater treatment ponds would no longer be an issue as the ponds have been deleted from the proposed development.	Council has thoroughly considered the development's potential air quality and odour impacts under Section 4.15(1)(b) of the EP&A Act in the report above. Council's assessment concludes that the air quality impacts of the development would be adequately minimised, monitored and managed through the recommended conditions of consent, including requiring the preparation of an AQMP and restricting the use of the drought feedlot to minimise dust impacts. Council is also satisfied that the users of public spaces, although remote from the development site (such as at Oura Beach), would not be impacted by odours from the operation of the facility.

Visual Impacts, including: • The proposal would be unsightly and cause glare issues for neighbours.	• The proposed development has been designed to minimise visual and environmental impacts. • The DA is supported by a detailed Glint and Glare Assessment and a Visual Impact Assessment, which concludes that the proposed development would not result in significant adverse visual or glint and glare impacts. • Measures would be implemented to mitigate light pollution and solar glare, preserving the area's character, and Council can confirm as much within standard conditions of consent if considered necessary.	Council has considered the potential visual impacts of the development under Section 4.15(1)(b) of the EP&A Act in the report above. Council considers that the Applicant has demonstrated that the proposal would have limited visual impacts on residential and recreational viewpoints in the area. The proposal has been designed to be sensitive to the landscape character of the area and the Oura Station Homestead heritage item. Council has required the Applicant to submit a final colour palette for the buildings to ensure the LVIA recommendations are implemented before construction of the development. Council's assessment of visual impacts concludes that the residual visual impacts from the proposal are minor and acceptable.
Suitability of the site, including: • Alternative locations would be preferable, including in the Special Activation Precinct. • A commercial abattoir is not suitable in the zone. • Impact on the tourism potential of the area. • Too close to the Oura Village and the Murrumbidgee River.	• The design of the abattoir and solar system considers the sloping land and potential runoff risks. Best practices from similar projects, such as those at Bomen solar factories, have been incorporated to minimise environmental impacts. • The area's environmental sensitivity, including flood risk and protected riparian land, has been acknowledged and addressed in the proposal's detailed design. • The amended DA seeks to incorporate a wastewater treatment system that reduces wastewater strength to avoid impacts on the river. • While alternatives such as the Bomen site have been considered, the proposed location offers strategic advantages and aligns with the applicant's goals and requirements.	Rural industries, including abattoirs, are permissible with consent in the RU1- Primary Production zone, and the development aligns with and is not inconsistent with the zone objectives. Council has carefully considered the potential impact of the amended development on groundwater and the Murrumbidgee River and considers that, subject to the implementation of the recommended conditions of consent and through the licencing of the facility through an EPL, the proposal would not be expected to have an adverse impact on the environment. Based on the conclusions of all the technical studies in the EIS and amended development application and the advice of the EPA, the proposal would not have an adverse impact on the locality and existing and future tourism uses by way of traffic, odour, noise and water quality.

Public Interest, including: • Impacts on the amenity of neighbours. • Concerns over future expansion. • Underestimation of potential impacts.	• The promotion of the orderly and economic use and development of land is considered to be in the public interest. In this regard, the EIS and supporting technical documentation demonstrate that the proposed permissible development is well considered with respect to specific and cumulative impacts. • Where impacts have been identified, suitable mitigation measures are proposed to address and manage those impacts. • The proposal is consistent with the relevant land-use objectives and is a well-designed, well-considered development. • It can be reasonably concluded that the proposal represents the orderly and economic use and development of land and is in the public interest.	• Council considers that the public interest is best served by the consistent application of planning and development controls and by promoting the orderly and economical use of the land. Council has carefully considered all of the information provided by the Applicant, advice from agencies and public submissions in its development assessment. • The Applicant's conservative assessment of the potential impacts of the development has concluded that the proposal would not be contrary to the public interest. • The proposal would generate 10 full-time equivalent operational jobs and invest over $11 million in the local economy. • Council considers that the environmental impacts of the development would be appropriately managed via the recommended conditions and through the EPL. • Council also notes the development application seeks approval for a defined production capacity only. The assessment and any conditions of consent apply solely to that capacity and do not extend to any future increase. Any proposal to increase production would require a separate development application and be subject to full assessment. Approval of the current application does not imply approval of any future increase in production, which would be assessed on its own merits. • On balance and based on the thorough assessment carried out in this report, Council considers the development to be in the public interest.

Agency Submissions to the EIS

Environment Protection Authority (EPA)

The EPA raised a number of issues and concerns with the original application and requested that additional assessments and information be provided to meet the requirements of the SEARs. The EPA was concerned that:

- The potential groundwater impacts of the development were not adequately assessed.
- A separate wet-weather storage area has not been provided.
- The proposed wastewater system would pose potential impacts to surface and groundwater.
- There are soil limitations for the proposed effluent irrigation system, considering the quality of the effluent.

Essential Energy

Essential Energy requested clarification from the Applicant that the proposed buildings and infrastructure were not located within 20 m of the conductors' centre line. In response, the Applicant moved the proposed Electrical Building to the west slightly, ensuring a 20 m clearway would be provided.

Department of Primary Industries - Agriculture (DPI)

DPI requested that the Applicant provide a Land Use Conflict and Risk Assessment (LUCRA) and seek clarification regarding the processing of lamb, pigs, and livestock from other farms.

Water NSW

Noted that the Applicant has adequate water entitlements to supply the development if necessary. In correspondence with Council, Water NSW also noted the following:

> "*WaterNSW does not issue GTA or approval for activities where a DA is required. Exemption under clause 35(a) of the Water Management (General) Regulation 2018 applies.*
>
> *Therefore, the standard response that has been provided from WaterNSW in the Planning Portal, no GTA is required, applies, and no further response is required from WaterNSW.*"

Council provided redacted submissions to the Applicant and requested a response to these submissions, addressing the issues raised by the agencies.

Amended Development Application Submissions

In response to the submissions and concerns raised by the EPA, the Applicant submitted an amended development application (first amendment) proposing an alternative WWTP and OWMS. This amended development application included updated supplementary technical studies and reports, and a Response to Submissions report. It also incorporated a LUCRA assessment and clarified that the facility would not process livestock brought to the development site directly from external farms or any other livestock supply chain and that only a limited number of sheep grazed on the farm would be processed at the abattoir. Additionally, the Applicant clarified that provisions had been made for processing pigs in the abattoir that may be reared on the farm in the future.

The amended development application was accepted by Council on 26/07/2024 and placed

on public exhibition for a second period from 29/08/2024 to 26/09/2024. Submitters were informed that all submissions from the initial exhibition period would still be considered during the assessment of the application and did not need to be resubmitted.

Public Submissions on the Amended Development Application

During the second exhibition period, approximately 50 public submissions were received. Several issues and concerns raised during the original exhibition of the EIS were reiterated in the public submissions regarding the amended development application. The following additional issues were raised in the submissions:

Treatment of total dissolved solids (TDS)

Some of the additional submissions raised concerns that the proposed WWTP would not adequately treat TDS, which could result in salinity issues in the soil and groundwater. The EPA also expressed this concern to the Applicant following a review of the amended development application.

In response to these concerns, the Applicant increased the treated effluent irrigation area from 3.3 ha to 4.1 ha and updated the salt balance modelling for the WWTP, demonstrating that there would be no long-term soil salinity issues arising from the use of the treated wastewater irrigation area. The EPA was satisfied with the revised modelling and the enlarged irrigation area, issuing GTAs that included a requirement to prepare an Effluent System Management Plan with salinity trigger values for effluent and soils that, if exceeded, would prompt specific management actions to address potential increases in salinity.

Wet weather storage capacity

Concerns were raised regarding the inadequacy of the wet weather storage capacity to accommodate large storm events, which could lead to oversaturation of the irrigation area.

In response to these concerns, the volume of wet weather treated effluent storage was increased to 950 $m^{3,}$ and the treated effluent irrigation area was increased to 4.1 ha. The EPA's GTAs included a requirement that the capacity of the effluent management system be designed and maintained to provide sufficient storage to prevent any overflows of effluent from the system overland or to groundwater (thus requiring the development to operate as a nil-discharge site). As such, the detailed design of the effluent disposal system must ensure adequate storage capacity and that mitigation protocols are available for all storm events to eliminate the potential for discharge off-site. Such additional measures could include:

- Additional wet weather storage;
- Additional available land area to use for effluent that may have otherwise overflowed;
- Pump out of excess effluent;
- Reduction in wastewater generation by reducing water usage and/or lowering production rates; and
- Avoid over irrigation.

With these measures in place, the risk of oversaturation of the irrigation area and the impacts of surface water and groundwater pollution would be minimised. Furthermore, the EPA has required a detailed regime for monitoring effluent disposal areas and groundwater, providing

ongoing verification that treated effluent is not leaving the development site.

Use of the drought feedlot outside of drought and emergency conditions

Some submissions raised concerns regarding the use of the existing drought feedlot during periods outside drought and emergency situations. The drought feedlot appears to have been constructed on the development site under the exempt development provisions in clause 2.16 of the SEPP (Primary Production) 2021 and did not require development consent from Council. The ongoing use of the drought feedlot must strictly adhere to Clause 2.16 of the SEPP; otherwise, the feedlot's use would necessitate Council's consent.

Assessment of flooding impacts up to the Probable Maximum Flood (PMF)

Concerns were raised that the proposal did not adequately consider flood events up to and including the PMF. A revised Flood Impact Assessment (FIA) was prepared as part of the amended development application, which considered the potential flood impacts of the development for flood events, including the PMF. The FIA found that PMF flood depths across the development area generally range from 100 mm to 200 mm. The FIA concluded that the flood depths and velocities in the development area would not affect the buildings or infrastructure, including the WWTP, and that the offsite impacts from the buildings would be negligible. The irrigation area would also experience low-hazard flooding during the PMF. The FIA concluded that the flood depths and velocities in the development area during the PMF would not adversely affect the buildings or infrastructure, including the WWTP, and that any offsite impacts from the buildings would be negligible.

Cumulative impact of all industries operating in the Murrumbidgee River catchment

One of the submissions suggested that the EIS and amended development application have not adequately considered the cumulative impacts of the development and other developments operating in the Murrumbidgee River catchment.

Council considers that the EIS, amended development application, and additional information provided by the Applicant have adequately assessed the potential impacts of the development, including existing background levels from other sources. Subject to the implementation of the recommended conditions of consent and the ongoing licencing of the facility by the EPA, the environmental impacts of the development would not be expected to exacerbate the potential effects of other developments in the region.

Biosecurity

Some of the submissions raised concerns that a biosecurity plan had not been submitted with the amended development application. It is noted that DPI did not raise issues with biosecurity management in their submissions.

The amended development application included a Biosecurity Management Plan (BMP), outlining the proposed management and mitigation measures to be implemented in order to prevent issues with diseases, weeds, and pests affecting the ongoing operation of the development.

Council considers that the Applicant’s suggested approach to biosecurity management should be formalised into a detailed Biosecurity Management Plan (BMP) and has recommended a condition of consent to this effect. The BMP must be prepared in accordance with the NSW Food Authority’s “Biosecurity Plan Implementation - Guidance to Processors and Knackeries”, the Biosecurity Act 2015, and the Biosecurity Regulation 2017. The BMP should be developed in consultation with the NSW Food Authority and approved prior to the commencement of the

development.

Visual impact of the existing drought feedlot

Some of the submissions suggested that the visual impacts of the existing drought feedlot should have been considered in the Applicant's LVIA.

The existing drought feedlot was constructed under the exempt development provisions in Clause 2.16 SEPP (Primary Production) 2021 and did not require development consent from Council. Council does not consider the visual impacts of the existing infrastructure, and buildings on the development site should be considered as they are existing landscape elements. However, the proposed landscaping, once mature, could provide additional visual buffers, reducing the potential visual impact of the existing drought feedlot.

Public Submissions During the 3rd, 4th and 5th Public Exhibition Period

The development application was publicly exhibited on an additional three occasions. Council chose to re-exhibit the application on each occasion to address potential errors in the exhibition process and ensure compliance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021. In addition, and prior to the third re-notification, further investigation identified that the applicant had not correctly nominated the application as an integrated development in the Planning Portal. To rectify this, the applicant submitted a further amendment (the second amendment) under Clause 37 of the Regulation to have the application considered as integrated development pursuant to Division 4.8 of the EP&A Act.

A number of the submissions received during these exhibition periods reiterated issues raised during the first two public exhibitions. To ensure all key issues are addressed, additional consideration has been given to the concerns raised in submissions received during the subsequent public exhibition periods in the table below.

Issues raised in submissions	**Council's consideration**
Traffic-related Impacts • Inadequate sight lines on Oura Road to the entrance • Increase in traffic from amended development due to the removal of biosolids and manure. • Traffic assessment is inaccurate given the timing of the traffic surveys.	• Submissions raised concerns with the potential impact of the development on the safety and efficiency of the road network, including during peak hours and school bus times, and the sight lines available at the intersection. • Council's Traffic Engineer reviewed the sight lines from the access point and observed the following: • **Western approach (vehicles approaching from the west):** The sight distance is consistent with the TIA's claim of approximately 350 metres, and there are no visual obstructions that would impede driver visibility. • **Eastern approach (vehicles approaching from the east):** Lines of sight were checked for both a car and a truck in accordance with Austroads Guide to Road Design Part 4 for Safe Intersection Sight Distance (SISD). These are summarised below. o Car approaching from the east towards the driveway, observing a car: *Observed sight distance 346m* *Required SISD 293m* o Car at the driveway, observing a car approaching from the east: *Observed sight distance 310m* *Required SISD 293m*

	○ Truck approaching from the east towards the driveway, observing a car: *Observed sight distance 381m* *Required SISD 329m* ○ Truck at the driveway, observing a car approaching from the east: Not separately assessed. This is considered acceptable as the car-at-driveway case complies with the required SISD and represents a more conservative scenario due to the lower driver eye height adopted for car drivers in Austroads design parameters. Given the observed SISD for a car, a truck driver would achieve equal or greater available sight distance. • Council's traffic engineer also considers: ○ The mid-December survey period is reasonably representative of typical traffic conditions for Oura Road. ○ Even allowing for year-round traffic volume variability, there is no realistic scenario in which background traffic volumes would approach the approximately 240 vehicles per hour required to trigger a channelised right-turn treatment under the Austroads guidelines. ○ The additional traffic movements to remove biosolids caused by the WWTP proposed in the amended development application would result in only two additional heavy vehicle movements per week, which is negligible and would not warrant any additional road network upgrades. • Council's traffic engineer's assessment concluded that the observed sight distances, including to the east, are greater than the minimum SISD requirements under the Austroads Guide to Road Design Part 4. • Council has required the upgrade of the existing accessway as a condition of consent to provide for the safe movement of vehicles into and out of the development site, including constructing a concrete or bitumen surface from the property boundary connecting to the road carriageway and the construction of a Basix Auxiliary Right (BAR) and Basix Auxiliary Left (BAL) intersection treatment. Council has also required certification by an appropriately qualified person that the required intersection design (once detailed plans are provided) complies with SISD requirements.
Bushfire-related impacts: • Oura RFS is not equipped to fight fires associated with the development.	• Some of the submissions raised concerns that the proposal would not include sufficient fire safety measures and that the local RFS command would not be equipped to fight fires associated with the development. • As required by the NCC, the development would be required to be serviced by sufficient fire safety measures for the intended use and in consideration of the size and siting of buildings. This would include sufficient fire water supply and hydrant coverage. • The amended Bushfire Assessment Report (BAR), prepared by BEMC, also provides a number of bushfire safety measures to be implemented, including: ○ Provision of 4 x 250 KL static water supply tanks with fittings for RFS appliances. ○ Implementing Asset Protection Zones (APZ) around the buildings. ○ Requiring the driveway to be constructed in accordance with PBP 2019. ○ Preparation of emergency response plans. • Council considers that, through the implementation of the fire safety requirements of the NCC and the BAR/PBP 2019, sufficient firefighting

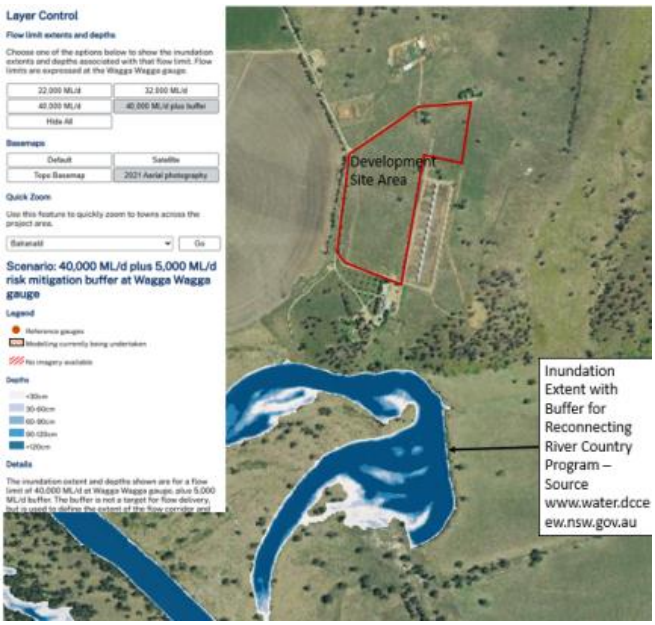
	measures will be available.
Flooding-related impacts: • Increased frequency of flooding resulting from the State Government's "Reconnecting River Country" program	• Some of the submissions raised concerns about the potential future flood behaviour of the Murrumbidgee River due to the State Government's "Reconnecting River Country" program. • The flood-related impacts of the development have been assessed by the Applicant for up to including the Probable Maximum Flood (PMF) in a Flood Impact Assessment (FIA). • The FIA found that a portion of the development site is considered to be impacted by the 1% AEP flood event. However, the development site area proposed for the buildings, ancillary structures, and WWTP is not considered flood-prone for the 1% AEP flood event. • The FIA also found that a portion of the development site access would be impacted during the 1% AEP event, and that during a PMF event, access would be further impacted, with the abattoir building experiencing mainly low-hazard flooding. • The FIA concluded that the proposal would have acceptable off-site impacts and that the risks posed by flooding events to workers' health and safety can be mitigated through the implementation of a Flood Emergency Response Plan (FERP). • Council has reviewed the Reconnecting River Country Interactive Mapping, which details the potential inundation, including a buffer for the extent of the increased environmental flows proposed in the Murrumbidgee River. As seen in the image below, the increased inundation would not cause a higher frequency of flooding that would impact the development site. 

	Figure 11 – Inundation Extent, Reconnecting River Country Interactive Program
Water Contamination-related impacts: • Water contamination from the drought-feed lot. • Contamination of waterways, including groundwater, floodplain, lagoons, wetlands and river. • Contamination from existing on-site dams that capture site-wide runoff. • Potential impact on Endangered Ecological Communities (EEC)	• Several of the submissions raised concerns with water contamination from wastewater and the drought-feedlot. • The potential wastewater impacts of the development have been carefully assessed by Council as part of the 4.15 assessment earlier in this report and by the EPA prior to issuing GTAs. In recognition of the concerns raised by the public, Council and the EPA have required the preparation of a detailed Effluent System Management Plan and Groundwater Monitoring Plan to monitor and manage the generation, treatment, and irrigation of wastewater. These plans would include trigger levels, which, if breached, would require additional mitigation measures to reduce impacts and ensure the development operates as a nil-discharge site, without affecting receiving waters or the environment. The plans would be required to be prepared in consultation with the EPA and approved before the commencement of construction. Council has also required the preparation of detailed plans for the WWTP, including additional bunding or alternative containment solutions around the irrigation area, as recommended in the conditions of consent to ensure the development operates as a nil-discharge site. • Through the above-noted requirements, potential contamination of surrounding waterways (including impacting nearby EECs) and existing farm dams would be avoided. • As discussed previously in this report, the existing drought feedlot does not form part of this development application. • Although the use of the drought feedlot does not form part of the development application, Council considers that using it outside the parameters of Clause 2.16 for the ongoing feeding of cattle destined for the abattoir would heighten the potential environmental impacts of the proposal. Consequently, a condition of consent has been recommended to limit the use of the feedlot to the exemptions permitted under the SEPP. • The EPA will be the regulatory authority for the development site through an Environment Protection Licence. The EPA's GTA's have required the following in terms of runoff from the existing drought feedlot, considering it is located on the lot to which the development proposal relates: ○ *The confinement feeding area, also known as the 'drought feedlot', must be within a separate controlled drainage area. All stormwater runoff must be contained or managed in a manner that it does not infiltrate effluent or stormwater from the abattoir operations.* • As such, runoff from the existing exempt drought feedlot would require separate management to ensure it does not come into contact with the abattoir's stormwater or effluent treatment and disposal systems.
Existing Feedlot No consideration of the impacts of the existing feedlot located on the site, including: • Contamination risk to the floodplain. • The visual impact of glint and glare from the roof of the feedlot is not considered.	• Submissions have raised concerns that the proposed abattoir is co-located with an existing feedlot and that the feedlot should be included as part of the development application. • Council notes that the existing feedlot is a lawful exempt development, established as a temporary stock containment or drought feeding area in accordance with the State Environmental Planning Policy (Primary Production and Rural Development) 2019 (SEPP), which allows certain temporary livestock feeding and housing arrangements to be carried out without development consent. • The feedlot is located on the same property as the proposed abattoir

	and is under the same ownership. As such, it does not require assessment or approval as part of the abattoir application. The assessment of the abattoir focuses solely on the works and operations proposed and their impacts on the broader environment, neighbouring properties, and surrounding land uses. The presence of the feedlot is acknowledged as part of the operational context of the property, but it does not form part of the development proposal being assessed.
Impact on Approved Farm Tourism Development and Rural Subdivision Approval	• Submissions have raised concerns that the proposed abattoir has not assessed potential impacts on nearby approved developments, including a farm stay accommodation development (5 safari tent sites approved under DA22/0458.01) and a rural subdivision comprising four 5-hectare rural residential allotments (approved under ADA10/0028). • Council notes that both development consents remain valid and may be implemented in the future. However, neither development has commenced to date. The approved farm stay accommodation has not been commenced or operated, and while subdivision works have commenced under ADA10/0028, the four approved rural residential allotments do not yet exist and have not been developed. • The approved farm stay sites are located approximately 2–4 kilometres to the north and north-west of the abattoir site, while the approved rural residential allotments are located approximately 2.5–3 kilometres to the north-west and west of the development site. Given these separation distances, intervening rural land uses, and the absence of any existing sensitive receivers, the proposed abattoir is not expected to result in adverse amenity impacts on these approved developments. • Submissions are correct that the submitted Landscape and Visual Impact Assessment (LVIA) did not specifically reference these approvals, as they do not currently exist on the ground. Notwithstanding this, the LVIA assessed the proposal from a range of publicly accessible viewpoints, including Oura Road, which are comparable to the likely viewpoints of the future farm stay accommodation and rural residential allotments. These representative viewpoints provide a reasonable basis for concluding that future residents or visitors would experience low to very low visual modification from the abattoir, given the separation distances, topography, vegetation screening, and the scale of the built form. • In response to earlier submissions raising this concern, the applicant's consultant (Moir) provided an addendum document addressing the potential visual impact of the approved rural subdivision (ADA10/0028). Moir notes that the proposed dwellings were approved in 2008 and have not been constructed, and that a detailed visual assessment is not deemed necessary. A desktop assessment found that due to the distance of approximately 2.9 kilometres, the presence of intervening vegetation, and the relatively minor scale of the abattoir within the broader landscape, the visual impact from these future dwellings is expected to be negligible. • Council acknowledges public concerns that the development would be visible from some existing and potential future residential receptors. However, Council considers that the proposal has been designed to be characteristic of the farm building groupings that exist within the surrounding rural localities. The proposed built form is appropriate to the existing rural context and setting and would not create a detrimental visual impact to existing or future receptors. When combined with the mitigation measures outlined in the LVIA, the

	development is not expected to adversely affect visual amenity or landscape character in the locality.
Odour and Dust-related impacts: • Smells and particulate matter impacting receivers along the river, within Oura and also users of the Oura Beach reserve. • Impact of biosolids, byproducts and manure transport from the site. • Movement of stock in times of drought and reduced grass cover.	• Some of the submissions raised additional concerns regarding odour impacts at nearby recreational areas, the movement of biosolids and manure off-site, and dust issues associated with the use of the drought feedlot. • Some of the submissions noted that Oura Beach reserve is located around 5km from the development site and is an important recreational area. • The AQIA prepared by Benbow assessed the potential odour and air quality impacts of the development on nearby sensitive receptors. Although the beach reserve was not considered a nearby receptor to be assessed (due to its distance from the development site and the proximity of receptors closer to the development site), the Wokolena farm dwelling was assessed, which is only 2.5 km from the development site and in the same westerly direction. • The AQIA considered the storage and transport of wastes off-site to licenced facilities. • The AQIA concluded that the proposal would meet the relevant odour criteria at all receptors by a significant margin. As part of the amended development application, no AQIA amendments were required, as the amendment removed the wastewater ponds, which were the primary source of odour in the original proposal. The sludges associated with the new WWTP would be removed from the development site in an enclosed pump truck, which would not create odour issues along the transport route to the licenced disposal facility. • Council's assessment of odour has concluded that the air quality impacts of the development would be adequately minimised, monitored and managed through the recommended conditions of consent and the EPL, including requiring the preparation of an AQMP and Odour Management Plan (OMP) and restricting the use of the drought feedlot (to the allowances prescribed as exempt development in Planning Policy (Primary Production and Rural Development) 2019 (SEPP)) to minimise dust impacts. • Should offensive odours result during the operation of the development, the Applicant would be required to provide response mechanisms and contingency measures to reduce odours and eliminate the amenity impact at nearby receptors caused by any offensive odours as per the requirements of the GTA.
Noise-related impacts: • Impact of paunch transport from the site. • Operation of back-up generators. • Traffic movements.	• Some submissions raised additional concerns about noise-related impacts from the development due to increased truck movements. **Noise from Truck Movements** • The truck movements associated with the development site's existing operations and the proposed abattoir operations (including the removal of biosolids, by-products, and manure) would total 34 weekly movements, occurring between 6 am and 6 pm, Monday to Friday. No truck movements would occur during the nighttime period. • The EIS included a Noise Impact Assessment (NIA) prepared by Benbow Environmental, which was prepared in accordance with the Interim Construction Noise Guideline (DECC 2009), NSW Road Noise Policy and the NSW Noise Policy for Industry (EPA 2017) (NPI). An addendum to the NIA was provided, which considered any additional impacts from the amended development application, including the

	operation of the new WWTP. Benbow Environmental concluded in the addendum that the amended development would not alter the noise impacts assessed in the NIA. • Due to the limited number of heavy vehicle movements associated with the development, a detailed road noise assessment was not considered warranted by Benbow and was not included in the NIA. Council concurs with Benbow and does not consider that the minimal increase in trucks travelling on Oura Road caused by the development warrants a detailed Road Noise Assessment, as the increase in traffic noise experienced at dwellings along Oura Road would be insignificant and truck movements would not occur during nighttime periods, thus limiting the potential for sleep disturbance. The EPA also did not raise road noise impacts as a potential concern in their submissions. **Noise from Diesel Generators** • The NIA considered a worst-case operational scenario in which all noise sources (including backup diesel generators) operate in unison on site and concluded that the development would be able to operate, including during noise-enhancing meteorological conditions, without exceeding the development-specific criterion of LAeq 35 dBA during the day or evening periods at all off-site receivers (noting that the development site would only operate between 6 am and 6 pm, Monday to Friday. • The Applicant's assessment concluded that the proposed development would have a negligible impact on local amenity with respect to noise emissions. • The EPA will be the regulatory authority for noise impacts associated with the development, and, if verified noise complaints are made, the Applicant would need to provide mitigation measures to reduce noise output and verify compliance with the NPI. The EPA have restricted the operation of the facility to the hours nominated by the Applicant and assessed in the NIA as a GTA.
Greenwashing Concerns • Applicant's carbon-neutral claims not justified.	**Alleged Greenwashing and Climate Change Impacts** • Submissions have raised concerns that information provided by the proponent outside the development application, including references to carbon-neutral beef production, may amount to "greenwashing." Council notes the following. **Scope of the Development Application** • The development application does not include any claims, commitments, or objectives relating to carbon neutrality or certified carbon-neutral beef production. No such claims form part of the description of the development, the Environmental Impact Statement, or the documents relied upon by Council in its assessment. • Accordingly, matters relating to the accuracy or verification of carbon neutrality claims made outside the development application do not form part of the proposal being assessed and are not relevant to the determination. • Council's assessment is limited to the development as described in the application and the impacts arising from that development. **Greenwashing as a Regulatory Matter** • Allegations of "greenwashing" generally relate to marketing, branding, or consumer representations, which are regulated under separate legislative frameworks (including Australian Consumer Law). These matters fall outside the statutory role of Council as consent authority

	under the EP&A Act and are not matters for consideration in the assessment of this development application. **Consideration of Climate Change under s4.15** • Notwithstanding the above, Council acknowledges that climate change impacts are a relevant consideration under section 4.15 of the EP&A Act insofar as they relate to the environmental impacts of the proposed development. • In this regard, Council is satisfied that the proposal incorporates measures that are supportive of emissions reduction and energy efficiency, including: o the establishment of an on-farm abattoir, which is expected to reduce transport-related emissions associated with the movement of livestock to off-site processing facilities; and o the provision of on-site renewable energy generation and storage, enabling the facility to operate with a reduced reliance on grid-supplied electricity. • These measures are relevant to the environmental performance of the development but do not amount to, nor are they assessed as, a commitment to carbon neutrality. **No Requirement for Carbon Neutral Certification** • There is no statutory requirement for the proposed development to demonstrate carbon neutrality, nor is Council required to impose conditions to ensure that outcome. The absence of a formal carbon neutrality claim within the application means that Council is not being asked to assess, endorse, or enforce such a claim. • Council's role is to assess whether the development is acceptable, having regard to its environmental impacts, including climate change considerations, rather than to certify or police marketing statements. • Council is satisfied that concerns regarding alleged greenwashing do not raise a planning issue warranting refusal or additional regulation of the proposal. Climate change impacts have been considered to the extent required under the EP&A Act, and the proposal includes design and operational elements that support reduced emissions when compared to conventional off-site processing. • The development is therefore considered acceptable in this regard.
Potential Increase in Production/Intensification at a Later Date	• Some submissions expressed concern that approval of the proposed abattoir could lead to a subsequent push to substantially increase production beyond the levels applied for. • Council notes that the current application proposes a defined production capacity for the abattoir, and the assessment and any conditions of consent relate only to that capacity. It would be inappropriate and legally untenable to refuse or restrict the current application on the basis of a hypothetical possibility of future expansion. Any future proposal to increase production would require a separate development application and would be subject to full assessment under the *Environmental Planning and Assessment Act 1979*, including consideration of environmental, traffic, amenity, and operational impacts. • Accordingly, the current assessment and determination cannot assume or pre-empt any future proposal, and approval of the application as submitted does not imply approval of any increased production beyond

	that capacity. Council and the EPA will have the opportunity to assess any potential future development proposal to increase production on its own merits, with conditions or mitigation applied as appropriate.
Source of Livestock • The proposal for "animals bred, raised, and or finished on the Eringoarrah aggregation" is unfettered and no different to an ordinary abattoir.	**Justification - Source of Livestock to be Processed** • Submissions have raised concerns regarding the clarification of the source of livestock to be processed in the proposed on-farm abattoir, on the basis that allowing livestock to be transported to the development site could lead to increased heavy vehicle movements and associated traffic, amenity and environmental impacts. Submissions further argue that, if livestock are permitted to be trucked in, the proposal would be no different in function or impact from a conventional commercial abattoir and would therefore be more appropriately located within an industrial zone. • The original Environmental Impact Statement described the livestock to be processed as animals "bred and raised at the existing farm." As part of the first amendment to the application, the applicant clarified that the livestock to be processed would include animals that are "bred, born, raised and/or finished" on the subject land. This clarification was provided to accurately reflect existing agricultural practices on the land, including the lawful and routine movement of livestock between properties for grazing and finishing, including transfers between properties under the same ownership. Such movement, whether through transfer, purchase, or sale, is a standard component of extensive agricultural operations and occurs independently of the proposed abattoir. • Council considers that this clarification does not represent a fundamental change to the nature or scale of the development. Rather, it provides greater accuracy and transparency in describing how the agricultural enterprise currently operates and how the abattoir would function in association with that enterprise. **Agricultural Practice and Accuracy of Description** • The original wording of "bred and raised" did not fully capture lawful and established agricultural practices, including the purchasing, agisting, or transfer of livestock between properties for finishing and grazing prior to processing. The clarified wording acknowledges that livestock production is not always confined to a single property throughout the animal's life and that finishing livestock on the subject landforms part of the extensive agricultural use. • This ensures that the description of the development aligns with established operations rather than imposing an artificial limitation that was not intended and would be impractical in operation. **Livestock Source and Abattoir Function** • Submissions argue that the proposed wording, "animals bred, raised and/or finished on the Eringoarrah aggregation", is unfettered and would allow the abattoir to operate like an ordinary industrial facility. • Council does not accept this characterisation. The clarification reflects lawful agricultural practices within the applicant's own enterprise and does not permit the facility to receive livestock from unrelated third parties for commercial processing. • The key planning consideration is the functional relationship between the abattoir and on-farm agricultural production. Even where livestock are bred or born on another property within the same agricultural enterprise, they remain part of the extensive

	agricultural operations linked to the subject land. The proposal does not transform the abattoir into a standalone or industrial-scale facility. **Zoning and Land Use Consistency** • The subject land is zoned RU1 Primary Production, where extensive agriculture is permissible without consent, and where ancillary agricultural processing facilities may be appropriate when subordinate to and integrated with agricultural activities. • The inclusion of livestock that are finished on the land prior to processing is consistent with the objectives of the zone. It does not necessitate the relocation of the abattoir to an industrial zone, as the facility remains ancillary to agricultural production. **Reasonableness and Enforceability** • Imposing a condition restricting processing solely to animals "bred and raised" on the subject land would be unreasonable and impractical to enforce, as there is no reliable mechanism to verify the place of birth or breeding of individual animals. • Conditions of consent must be clear, reasonable, and enforceable. A restriction based on animal origin alone would fail this test and could unreasonably constrain lawful agricultural practices occurring on the land. • Council considers it more appropriate to regulate the operation of the abattoir rather than the origin of livestock. This approach ensures that the facility remains ancillary to agricultural production while preventing it from functioning as a standalone commercial processing facility. **Proposed Condition of Consent** • To address submissions and ensure the development remains consistent with its on-farm purpose, Council proposes the following condition: *The abattoir approved under this consent must only be used for the slaughtering or processing of livestock that form part of the extensive agricultural operations that are lawfully carried out as a single operation on land comprising the Site and adjoining and adjacent land.* *The abattoir must not operate as a standalone or commercial receival facility for the slaughtering or processing of livestock that are brought to the Site solely for that purpose.* This condition ensures that livestock processed in the facility remain part of the agricultural enterprise, directly addressing objections regarding "unfettered" sourcing while allowing lawful and practical agricultural practices to continue. • Council is satisfied that the clarified description of livestock being "bred, born, raised and/or finished" on the subject land accurately reflects existing agricultural practices and does not represent an expansion of the proposal. • With the proposed condition in place, the abattoir is functionally and operationally distinct from an industrial abattoir, remains ancillary to

	on-farm production, and is consistent with the objectives of the RU1 Primary Production zone. Concerns raised in submissions regarding livestock origin do not warrant refusal or the imposition of impractical restrictions.
Waste Disposal • "Off-property" disposal does not ensure putrescible waste will actually leave the site, since the property is very large, and the abattoir could simply dump the waste elsewhere on its own land.	• Some submissions suggested that waste could be disposed of on-site rather than sent to a lawful facility capable of accepting it. • The EPA have included GTAs that require the following regarding the disposal of wastes: o *A solid waste management plan must be prepared and implemented prior to operations commencing at the premises.* o *Paunch and manure from stock holding areas and lairage must be collected and stored in designated bins on an impermeable hardstand surface before being transported offsite to a facility that can lawfully accept this waste.* o *Wastewater sludges must be managed by periodic pump out by licensed pump out tanker with sludge taken offsite to be disposed of at a facility that can lawfully accept it.* • The disposal of wastes on site would therefore be contrary to and a breach of the GTA's/future EPL and would not be permitted by Council or the EPA.
Notification and Exhibition: Procedural Compliance and Public Participation • References to outdated processes (PAC vs IPC) and inconsistent wording across Third, Fourth and Fifth Notices caused confusion about the statutory process. • DA notified multiple times (Third, Fourth, Fifth Notices) with limited explanation, causing uncertainty about whether further submissions were needed. • Initial missing/incomplete links and complex navigation during 4th notification caused uncertainty about whether the correct documents were being reviewed. • Guidance provided during 3rd notification, suggesting focus only on amendments, could be seen as limiting the scope of submissions.	• Any administrative errors from 3rd notification period corrected during subsequent notification, including a correct reference to IPC. Council is satisfied that statutory obligations have been met as a result of the process followed during the Fifth Notification. • Additional notifications (4th and 5th) were required to correct errors and clarify the application. Council is satisfied that statutory obligations have been met as a result of the process followed during the Fifth Notification, including a clear opportunity for the public to inspect all documents and make submissions. Procedural compliance is now satisfied. • The Fifth Notification ensured all relevant materials were consistent, fully accessible via the Council website, and available for the statutory minimum 28-day exhibition period. • All submissions on the original and amended application were considered under s.4.15(1)(d) of the EP&A Act. Guidance was for clarification only and did not exclude any submissions. Council is satisfied public participation was not impeded.

Environment Protection Authority - Issue of Final GTAs

Following a review of the amended development application, the public submission and further information provided by the applicant, including an undertaking to increase the wet weather treated effluent storage and the irrigation area, the EPA issued its final GTAs on 23 December 2025. Subsequent to this, the EPA issued a modification document on 19 January 2026, amending condition M6.2.

Section 4.15(e) - the public interest

Council considers that the public interest is best served by the consistent application of planning and development controls and by promoting the orderly and economical use of land. Council has carefully considered all of the information provided by the Applicant, advice from agencies and several public submissions in its assessment of the development.

The development is proposed within an appropriate zone, without substantial sensitive receivers in close proximity. The proposal would generate 10 full-time equivalent operational jobs and invest over $11 million in the local economy. The development has been demonstrated to have impacts that can be managed via the conditions of consent and the GTAs issued by the EPA.

Visually, the development is unlikely to unreasonably impact residential receivers, given the scale of the development and the context in which it would appear.

Council considers that the environmental impacts of the development would be appropriately managed through the recommended conditions and the licencing of the facility by the EPA. On balance and based on the thorough assessment carried out in this report, Council considers that the development is in the public interest.

Other Legislation

Biodiversity Assessment – Part 7 Biodiversity Conservation Act 2016

This development application has been assessed having regard to Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Pursuant to section 7.2, development is “likely to significantly affect threatened species” if:

1. It is carried out in a declared Area of Outstanding Biodiversity Value;
2. It exceeds the Biodiversity Offsets Scheme (BOS) threshold under section 7.4; or
3. It meets the test in section 7.3.

Council is satisfied that the following assessment addresses each relevant legislative trigger.

1. Areas of Outstanding Biodiversity Value

There are no declared Areas of Outstanding Biodiversity Value within the Wagga Wagga local government area, including the subject site. Accordingly, section 7.2(1)(c) does not apply.

2. Biodiversity Offsets Scheme Threshold - Section 7.4

Section 7.4 provides that development exceeds the BOS threshold where it is of a kind or extent declared by the regulations. Under clause 7.2 of the Biodiversity Conservation Regulation 2017, development exceeds the threshold if it:

- Exceeds the relevant area-based clearing threshold; or
- Triggers the Biodiversity Values Map provisions.

Clearing Threshold - The subject land has a minimum lot size of 200 hectares. The applicable clearing threshold is 1 hectare. The proposed development will not result in clearing exceeding 1 hectare of native vegetation. Accordingly, the proposal does not exceed the area clearing threshold.

Biodiversity Values Map - Part of the broader landholding is identified on the Biodiversity Values Map, generally aligned with the Murrumbidgee River corridor. However:

- The mapped land is confined to the river corridor;
- The proposed development footprint is physically remote from mapped biodiversity values land; and
- No clearing or disturbance is proposed within mapped land.

Accordingly, the Biodiversity Values Map trigger does not apply.

Supporting Evidence
The Applicant submitted a Biodiversity Assessment Report, together with a letter of review of the amended development, prepared by OzArk Environmental & Heritage Management. The Biodiversity Assessment Report concludes that:

- The proposal does not trigger the BOS;
- No native plant community types were identified within the development footprint; and
- Mature Yellow Box (*Eucalyptus melliodora*) trees are present in surrounding paddocks but will not be affected by the proposal.

Council has reviewed the Biodiversity Assessment Report and supplementary advice and is satisfied that the proposal does not exceed the BOS threshold.

3. Test for Likely Significant Effect – Section 7.3

The Biodiversity Assessment Report assesses the proposal against the section 7.3 test, considering:

- Potential impacts on threatened species and their life cycles;
- Impacts on the extent and composition of endangered or critically endangered ecological communities;
- Habitat removal or modification;
- Fragmentation or isolation of habitat;
- The importance of affected habitat to long-term species survival; and
- Key threatening processes.

Field surveys identified one vulnerable species, the Superb Parrot (*Polytelis swainsonii*), observed flying over the development site. The Biodiversity Assessment Report concludes

that the proposal will not significantly impact this species, threatened ecological communities, or their habitats.

The report further confirms that:

- No native plant community types occur within the development footprint;
- No removal or disturbance of habitat critical to threatened species is proposed; and
- Surrounding mature Yellow Box trees will be retained and unaffected.

Council has independently reviewed the Biodiversity Assessment Report methodology, field survey results, impact assessment, and supplementary advice, and concurs with the conclusions that the proposal is not likely to significantly affect threatened species, ecological communities, or their habitats within the meaning of section 7.3 of the BC Act.

Downstream Biodiversity Risks

The NSW Environment Protection Authority General Terms of Approval require the facility to operate as a nil-discharge site, prohibiting treated wastewater from leaving the developmentsite. Through the detailed design of the wastewater treatment plant, treated effluent storage, and controlled land application system, the proposal avoids potential downstream impacts on water quality. This ensures that indirect impacts on Endangered Ecological Communities in downstream riparian environments are effectively avoided.

Conclusion

The proposed development:

- Is not located within an Area of Outstanding Biodiversity Value;
- Does not exceed the Biodiversity Offsets Scheme threshold under section 7.4; and
- Is not likely to significantly affect threatened species under section 7.3.

Accordingly, a Biodiversity Development Assessment Report is not required, and the application can be determined without further biodiversity offsets or mitigation measures.

Development Contributions - Section 7.11/7.12 of the Environmental Planning & Assessment Act 1979 & Section 64 of the Local Government Act 1993

Section 7.12

As the development will increase the GFA and the cost is over $100,000, a Section 7.12 contribution of 1% is required.

Section 7.12 = 1% x $11,567,926.70
= $115,679.00

CPI at the time of assessment is 140.9.

Section 64 Sewer and Stormwater

As the development is outside the DSP areas for sewer and stormwater, Section 64 contributions are not required.

Other Approvals:

The proposal is Integrated Development pursuant to Division 4.8 of the Environmental Planning and Assessment Act 1979 (EP&A Act), requiring the following approvals:

1. The development requires an Environment Protection Licence (EPL) from the Environment Protection Authority (EPA) as it is declared a scheduled activity (Livestock processing) under clause 23 of Schedule 1 of the Protection of the Environment Operations Act 1997. The development requires:
   - an Environment Protection Licence to carry out a scheduled development work under Sections 43(a), 47 and 55 of the Protection of the Environment Operations Act 1997. The Approval Body is the Environment Protection Authority (EPA); and
   - an Environment Protection Licence to carry out a scheduled activity under Sections 43(b), 48 and 55 of the Protection of the Environment Operations Act 1997. The Approval Body is the Environment Protection Authority (EPA).

   The application was referred to EPA as Integrated Development. On 23 December 2025, the EPA issued amended GTAs for the development with respect to undertaking scheduled development work under Sections 47 and to carry out a scheduled activity under Sections 48 Protection of the Environment Operations Act 1997.

   The EPA issued a modification document on 19 January 2026, amending condition M6.2.

   A condition of consent has been recommended requiring compliance with the General Terms of Approval including the modification.

2. Water NSW responded to Council's integrated referral on 11 June 2025, informing Council that the development did not require a Water Use Approval under Section 89 of the Water Management Act 2000, despite the application being referred to them as an Integrated Development. This response was confirmed in further emails received from Water NSW dated 24 and 25 June 2025.

Conclusion

Council has robustly considered the Applicant's EIS, amended development application, responses to further information requests, advice from external agencies, including meetings and discussions with the EPA, and public submissions received during the five exhibition periods.

Overall, Council considers that on balance, the amended development application has merit, and any environmental impacts can be effectively mitigated and/or managed to ensure an acceptable level of environmental performance, subject to the recommended conditions of consent, including the GTA's and ultimately through the EPL for the development site.

Consequently, Council considers the development is in the public interest and is recommended for approval, subject to conditions.

Recommendation

It is recommended that application number DA23/0598 for Livestock Processing Industry - Abattoir be approved, subject to the following conditions:-

CONDITIONS OF CONSENT FOR APPLICATION NO. DA23/0598

A. SCHEDULE A – Reasons for Conditions

The conditions of this consent have been imposed for the following reasons:

A.1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979 and Regulation 2021.

A.2 Having regard to Council's duties of consideration under Section 4.15 and 4.17 of the Act.

A.3 To ensure an appropriate level of provision of amenities and services occurs within the City and to occupants of sites.

A.4 To improve the amenity, safety and environmental quality of the locality.

A.5 Having regard to environmental quality, the circumstances of the case and the public interest.

A.6 Having regard to the Wagga Wagga Development Control Plan 2010.

A.7 To help retain and enhance streetscape quality.

A.8 Ensure compatibility with adjoining and neighbouring land uses and built form.

A.9 To protect public interest, the environment and existing amenity of the locality.

A.10 To minimise health risk to neighbouring residents and workers.

B. SCHEDULE B – Deferred Commencement Conditions

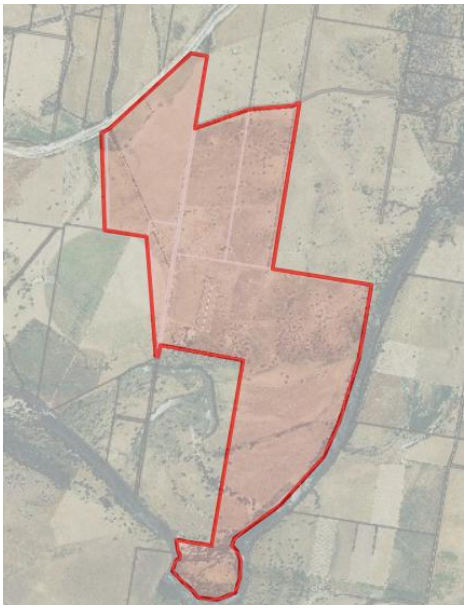
N/A

C. SCHEDULE C – Conditions

Approved Plans and Documentation

Note regarding interpretation:

'The Site', as referred to in any condition under this Schedule, comprises the lots marked on the following plan and legally identified as Lot 8 DP 114170, Lot 10 DP 114170, Lot 137 DP 751397, Lot 139 DP 751397, Lot 142 DP 751397, Lot 51 DP 751423, Lot 81 DP 751423.



C.1 The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/DocNo.	Plan/Doc Title	Prepared by	Issue	Date
9547	Environmental Impact Assessment for Designated Development	SJB	Final	19/10/2023
9547	Addendum to Environmental Impact Statement	SJB	Final	25/7/2024
A00	Location Plan and Notes	Icono	14	27/6/2024
A01	Location Plan and Site Plan	Icono	21	27/6/2024
A02	Location Plan and Site Plan	Icono	11	27/6/2024

A03	Floor Plans - Part A	Icono	17	22/3/2024
A04	Floor Plans - Part B & Abattoir Ceiling Void	Icono	16	22/3/2024
A05	Floor Plans - Part C & D / W Schedule	Icono	16	22/3/2024
A06	Elevations - Sheet 1	Icono	17	23/5/2024
A07	Elevations - Sheet 2	Icono	18	22/3/2024
A08	Sections - Sheet 1	Icono	13	22/3/2024
A09	Sections - Sheet 2	Icono	15	22/3/2024
A10	Sections - Sheet 3	Icono	11	22/3/2024
A11	Sections - Sheet 4	Icono	7	22/3/2024
A12	PV Panels Detail	Icono	4	11/6/2023
A13	Floor Plan (Building E) & Details	Icono	4	22/3/2024
A14	Plumbing Plan - Building A	Icono	2	11/6/2023
A15	Roof Plans - Part A	Icono	1	26/3/2023
A16	Roof Plans - Part B	Icono	1	26/3/2023
N309-SP01_R02	Site Plan	Smart Commercial Solar	02	20/4/2023
2293 (5 Sheets - LP01, LP02, LP03, LP04 & LP05)	Landscape Plans	Moir Landscape Architecture	D	11/7/2024
220484 C1	Site Plan	Xeros Piccolo Consulting Engineers	P7	16/4/2024
220484 C2	Layout and Stormwater Plan 1/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
220484 C3	Layout and Stormwater Plan 2/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
220484 C4	Depth Contours Plan 1/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
220484 C5	Depth Contours Plan 2/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
220484 C6	Typical Sections 1/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024

220484 C7	Sediment and Erosion Control Plan	Xeros Piccolo Consulting Engineers	P7	16/7/2024
220484 C8	Sediment and Erosion Control Details	Xeros Piccolo Consulting Engineers	P7	16/7/2024
P2209292JR07V07	Onsite Wastewater Management Strategy	Martens Consulting Engineers	7	13/12/2024
P2209292JR06V03	Groundwater Assessment Report	Martens Consulting Engineers	3	8/11/2023
P2209292JR10V02	Supplementary Groundwater Assessment	Martens Consulting Engineers	2	18/7/2024
P2209292JR01V05	Water Balance Assessment	Martens Consulting Engineers	5	9/7/2024
P2209292JR08V03	Waste Management Plan	Martens Consulting Engineers	4	9/7/2024
221176_AQIA	Air Quality Impact Assessment	Benbow Environmental	7	8/11/2023
221176_Let1_Rev1	Addendum to Air Quality Impact Assessment	Benbow Environmental	1	12/7/2024
221176_NIA_Rev6	Noise Impact Assessment	Benbow Environmental	6	8/11/2023
3655	Archaeological Technical Report	OzArk Environment and Heritage	3.1	18/8/2023
3655	Historic Heritage Impact Assessment	OzArk Environment and Heritage	3.2	17/11/2023
3655	Biodiversity Assessment Report	OzArk Environment and Heritage	3.1	22/8/2023
231179	Bushfire Assessment Report	Bushfire Environmental Management Consultancy	5	3/7/2024
P2209292JR02V04	Flood Assessment	Martens Consulting Engineers	4	19/7/2024
221176_SEPPRH_Rev6	SEPP (Resilience and Hazards) 2011 Preliminary	Benbow Environmental	6	8/11/2023

	Risk Screening Report			
P2209292JR03V05	Preliminary Site Investigation	Martens Consulting Engineers	5	9/7/2024
P2209292JR09V04	Detailed Site Investigation	Martens Consulting Engineers	4	9/7/2024
0708r01v04	Traffic Impact Assessment	PDC Consultants	4	7/11/2023
24-039	Land Use Conflict Risk Assessment Report	James Goldworth Consulting	Final	22/7/2024
2293	Landscape & Visual Impact Assessment	Moir Landscape Architecture	D	11/7/2024
2293	Glint and Glare Assessment	Moir Landscape Architecture	B	26/5/2023
P2209292JR05V03	Operational Management Plan	Martens Consulting Engineers	3	9/7/2024
P2209292JR04V03	Construction Environmental Management Plan	Martens Consulting Engineers	3	9/7/2024
-	Building Certification Assessment Report	Building Certifiers Australia	5	16/7/2024
177049	Access Performance Solution Report	DDEG	5	16/7/2024

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

Requirements before a Construction Certificate can be issued

C.2 Pursuant to s7.12 of the Environmental Planning and Assessment Act 1979 and the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034, a monetary contribution of $115,679.00 must be paid to Council, prior to the issuing of the Construction Certificate. The monetary contribution payable under this condition will be indexed in accordance with Clause 3.2 of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 from the endorsed date of this Development Consent until the date of payment.

NOTE 1: Clause 3.2 of the Wagga Wagga Local Infrastructure Contributions

Plan 2019-2034 provides for Section 7.12 contributions to be indexed in accordance with annual movements in the March quarter Consumer Price Index (CPI) (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

NOTE 2: The monetary contribution identified above remains applicable if paid within the same financial year as the date of determination. If payment is to be made outside this period, you are advised to contact Council prior to payment being made to determine if CPI increases/decreases have occurred since the date of this consent. The applicable rate of CPI at the time of consent is 140.9.

NOTE 3: A copy of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga, or on Council's website.

C.3 Prior to the issue of a Construction Certificate, a plan showing the upgrade of the existing vehicle accessway to Oura Road to comply with Austroads Guide to Road Design Part 4 standard for rural property access. The plan must:

a) Demonstrate that the geometry and layout of the accessway at its intersection with Oura Road comply with the minimum design standards applicable to a (BAR/BAL) intersection under the Austroads Guide to Road Design. To include any necessary works to the existing road shoulders to provide compliance with AUSTROADS standards and a level and safe transition between the edge of seal and the road shoulder.

b) Justify suitable width and tapers to accommodate two-way movement of a 12.5 m heavy rigid truck and passenger vehicle. The plan shall include turning path diagrams prepared in accordance with the Austroads Design Vehicles and Turning Path Templates Guide 2013.

c) Identify the upgrade of the accessway between the property boundary and the Oura Road carriageway to a concrete or bitumen sealed access, including any required drainage. The upgrade shall be in accordance with Council's Engineering Guidelines.

d) Be accompanied by written certification by an appropriately qualified person that the accessway is located to comply with the required Safe Intersection Sight Distance (SISD) in either direction in accordance with the Austroads Road Design Guide.

The plan and certification shall be to Council's satisfaction prior to the issue of a Construction Certificate.

C.4 Prior to the issue of the construction certificate, the Applicant/Proponent must:

a) Prepare and submit a Bush Fire Emergency Response Plan (construction phase) in accordance with Section 10 of the Bushfire Assessment Report prepared by BEMC, dated 03/07/2024, to the satisfaction of the General Manager or delegate; and

b) Provide evidence, to the satisfaction of the General Manager or delegate, demonstrating how the development meets the requirements of Section 11 of the Bushfire Assessment Report prepared by BEMC, dated 03/07/2024.

Note – satisfaction of the Emergency Management recommendations under section 11 may be deferred in accordance with the requirements of condition C26 of this consent.

The approved Bush Fire Emergency Response Plan must be actively implemented and maintained throughout all construction works to manage bushfire risks in accordance with the approved plan and relevant standards.

The approved Section 11 recommendations must be implemented on site prior to operation and maintained for the life of the development to manage bushfire risks in accordance with the approved evidence and relevant standards.

C.5 Prior to the issue of a construction certificate, the Applicant must provide a final colour palette to be submitted to and approved by Council, to the satisfaction of the General Manager or delegate. The colour palette must ensure that the final design of the development includes materials and colours which are sensitive to the rural setting and landscape.

C.6 Prior to the issue of construction certificate, a detailed Landscape Plan must be submitted to and approved by Council, to the satisfaction of the General Manager or delegate. The Landscape Plan must:

a) be prepared in accordance with Council's Landscape Guidelines and Landscape Application Checklist;
b) be prepared in consultation with Council's Heritage Advisor;
c) include a plant schedule indicating all plant species, pot sizes, spacings and numbers to be planted within the development shall be submitted with the Landscape Plan. Plant species are to be identified by full botanical name. All plants proposed in the Landscape Plan are to be detailed in the plant schedule;
d) provide vegetation buffers as proposed in the Landscape Plan prepared by Moir Landscape Architects and dated 11/07/2024;
e) include the timing for the carrying out of plantings;
f) provide details for ongoing management and replacement of vegetation in the event that plants fail; and
g) provide details for the maintenance of ground cover throughout the site.

All aspects of the approved landscape plan shall be maintained for the life of the development.

C.7 Prior to the issue of a Construction Certificate, the Applicant must submit detailed plans for the wastewater treatment plant (WWTP) and treated effluent disposal area to be approved by Council, to the satisfaction of the General Manager or delegate. The WWTP plans must:

a) be prepared in consultation with and approved by the EPA;
b) be prepared generally in accordance with the Onsite Wastewater Management Strategy (OWMS) prepared by Martens and dated 13/12/2024;
c) detail that the wet weather storage tanks have a capacity to hold at least 950m^3 of treated wastewater;
d) demonstrate that the treated effluent irrigation area is at least 4.1 ha in area and provide bunding or alternative measures around this area for additional surface water control to ensure the development operates as a nil-discharge site;
e) ensure the WWTP and treated effluent irrigation area is located outside any area of the site impacted by the 1% AEP critical duration storm event;
f) Provide details of the crops or vegetation to be grown in the effluent irrigation

area, including a rationale for selecting the crops or vegetation based on the quality of treated effluent; and

g) meet all the wastewater/effluent treatment and disposal requirements as stipulated in the GTA's referenced in Condition F.1 of this consent.

C.8 Prior to the issue of a Construction Certificate, the Applicant must prepare a Flood Emergency Response Plan (FERP) which is approved by Council, to the satisfaction of the General Manager or delegate and ensure it is implemented for the life of the development. The Plan must:

a) be prepared by a suitably qualified and experienced person(s);

b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);

c) include details of:

(i) the flood emergency responses for both construction and operation phases of the development;

(ii) predicted flood levels;

(iii) flood warning time and flood notification;

(iv) assembly points and evacuation routes;

(v) evacuation and refuge protocols; and

(vi) awareness training for employees and contractors.

C.9 Prior to the issue of a Construction Certificate, a geotechnical study must be submitted with the "Application to Install an On-Site Sewage Management System" to determine the suitability of the site with respect to the on-site disposal of wastewater. An On-Site Sewage Management System Application, together with the geotechnical report, shall be assessed and approved by Council prior to carrying out any works on the site.

This study must be carried out by an appropriately qualified geotechnical Soil Consultant, with associated testing being conducted by a NATA-registered laboratory. Matters such as geology, stratigraphy (in particular, soil profile and permeability) must be addressed.

The study must also state whether or not the proposed development and the proposed wastewater disposal area are located in a position and are of a design and capacity to ensure that all wastewater generated from the activities carried out on site can be disposed of on the site without causing nuisance and/or pollution, both in the short and the long term.

C.10 Prior to the issue of a Construction Certificate, it must be demonstrated that the On-Site Sewage Management System and its associated disposal area are situated more than 40m away from drainage channels, 100m away from rivers, lakes, water body, etc and 250m away from domestic groundwater wells.

C.11 Prior to the release of the Construction Certificate, an application to install an On-Site Sewage Management System must be submitted to and approved by Council. The On-site Sewage Management System tank must be installed on the land and the premises connected thereto, in accordance with the provisions of the Local Government Act 1993 Part 1 Approvals and the Local Government (General) Regulation 2005.

NOTE: A Section 68 approval for sanitary plumbing and drainage works must be obtained in conjunction with the On-site Sewage Management System application.

Requirements before the commencement of any works

C.12 Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

a) a standard flushing toilet connected to a public sewer, or

b) if that is not practicable, an accredited sewage management facility approved by Council, or

c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

C.13 Prior to the commencement of works, a Construction Certificate must be obtained, pursuant to Section 6.7 of the Environmental Planning and Assessment Act 1979, as amended, from Council or an Accredited Certifier.

C.14 Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind-blown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at a licenced Waste Management Centre.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: Weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited must be retained. Documentation must include quantities and the nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

C.15 Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-

a) Development Control Plan 2010 (Section 2.6 and Appendix 2)

b) Erosion and Sediment Control Guidelines for Building Sites; and

c) Soils and Construction Volume 1, Managing Urban Stormwater

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

C.16 A Section 68 Approval must be obtained from Council prior to any sewer or stormwater work being carried out on the site.

The licensed plumber must submit to Council, at least two (2) days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".

NOTE: A copy of the Notice of Works form can be found on Council's website.

C.17 Prior to works or activities commencing within the road reserve, approval under Section 138 of the Roads Act 1993 is required from Council.

A written application for Consent to Work on a Road Reserve is required to be submitted to and approved by Council. This shall include the preparation of a certified Temporary Traffic Management Plan (TTP) for the works.

It should be noted that work in the existing road reserve can only commence after the plan has been submitted and approved and then only in accordance with the submitted TTP. Please contact Council's Activities in Road Reserves Officer on 1300 292 442.

Requirements during construction or site works

C.18 All excavation and backfilling associated with the erection/demolition of the building must be properly guarded and protected to prevent them from being dangerous to life or property.

C.19 The Applicant must maintain the erosion and sediment control measures installed on-site for the duration of construction of the development.

C.20 If any unconsolidated, odorous, stained, or deleterious soils are encountered during any further excavation or hazardous building materials or suspected historical contaminating activities are encountered, the site supervisor shall be informed immediately, and work must be stopped. The unexpected findings must be reported to and evaluated by an appropriately qualified and certified environmental practitioner. The unexpected findings may trigger the need for more investigation and assessment, dependent on the scope and context of the unexpected finding.

C.21 If any Aboriginal object, historic relic or human remains are discovered and/or harmed in, on or under the land, all work must cease immediately, and the area secured so as to avoid further harm. The Office of Environment and Heritage shall be notified as soon as practicable on 131 555, providing any details of the object, relic or remains and its location, and no work shall recommence at the particular location unless authorised in writing by Office of Environment and Heritage.

C.22 Compliance with the following requirements of Essential Energy:

a) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the property shall be complied with.

b) Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20

Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

c) Prior to carrying out any work, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).

d) It is the responsibility of the person/s completing any work around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure.

These include the Code of Practice - Work near Overhead Power Lines and Code of Practice - Work near Underground Assets.

C.23 The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Requirements prior to the issue of an Occupation Certificate or prior to operation

C.24 Prior to the issue of an Occupation Certificate, a 4.0-metre-wide all-weather vehicular access from the proposed buildings to the property boundary shall be constructed and maintained. This access roadway must be appropriately formed and contain suitable measures for the prevention of soil erosion, including mitre drains and piped culverts where necessary. All such works are to comply with Council's Engineering Guidelines for Subdivisions and Developments.

C.25 Prior to operation and prior to the issue of an Occupation Certificate, the upgrade of the accessway to Oura Road shall be completed in accordance with the approved plan under condition C3 of this consent.

C.26 The Applicant/Proponent must prepare a Bushfire Emergency Management and Evacuation Plan and a Bushfire Emergency Management and Operations Plan. The two plans may be consolidated into a single document, provided that it:

- Fully addresses all operational requirements set out in Sections 10 and 11 of the Bushfire Assessment Report prepared by BEMC, dated 03/07/2024;
- Is consistent with the NSW RFS document: "A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan"; and
- Complies with AS 3745:2010 Planning for Emergencies in Facilities.

The plan shall be submitted to Council and shall be to the satisfaction of the General Manager or delegate, prior to the issue of the Occupation Certificate.

The approved plan must be maintained and implemented for the life of the development, including updates as necessary to remain consistent with relevant standards and operational practices.

C.27 Prior to operation and prior to the issue of an Occupation Certificate, the Applicant must prepare an Air Quality Management Plan (AQMP) to be approved by Council, to the satisfaction of the General Manager or delegate and ensure it is implemented for the life of the development. The AQMP must:

a) be prepared by a suitably qualified and experienced person(s);

b) be prepared in consultation with and approved the EPA;

c) Include the Odour Management Plan required by the EPA's GTAs;

d) detail and rank all emissions from all sources of the development and also the use of the drought feedlot, including particulate emissions;

e) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;

f) identify the proactive and reactive management strategies for managing emission sources; and

g) nominate the following for each of the proposed controls:

(i) key performance indicator;

(ii) monitoring method;

(iii) location, frequency and duration of monitoring;

(iv) record keeping;

(v) complaints register;

(vi) response procedures; and

(vii) compliance monitoring.

C.28 The approved Biosecurity Management Plan (BMP) must be updated to address the following matters:

a) be prepared in consultation with the EPA, DPI and NSW Food Authority;

b) be prepared in accordance with NSW Food Authority's "Biosecurity Plan Implementation - Guidance to Processors and Knackeries", the Biodiversity Act 2015 and the Biosecurity Regulation 2017;

c) be consistent with the relevant AUSTVETPLAN manuals and supporting documents;

d) describe all required the notification procedures;

e) detail the procedures to be followed in case of mass mortality events or to control the spread of disease outbreaks; and

f) detail the measures to maintain quarantine control.

The updated plan shall be submitted to Council and shall be to the satisfaction of the General Manager or delegate prior to the issue of an Occupation Certificate.

C.29 An Occupation Certificate must be obtained pursuant to Section 6.9 of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

In order to obtain this, the "Final Occupation Certificate" form must be completed and submitted to Council with all required attachments - failure to submit the completed Occupation Certificate Application form will result in an inability for Council to book and subsequently undertake Occupation Certificate inspection.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with.

The applicant is responsible for ensuring that all conditions of development consent are complied with.

C.30 A final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development, prior to the issuing of a final plumbing certificate Council must be in possession of Notice of Works, Certificate of Compliance and Works as Executed Diagrams for the works. The works as Executed Diagram must be submitted in electronic format in either AutoCAD or PDF file in accordance with Council requirements.

All plumbing and drainage work must be carried out by a licensed plumber and drainer and to the requirements of the Plumbing and Drainage Act 2011.

NOTE: Additional fees for inspections at the Plumbing Interim Occupancy / Plumbing Occupation stage may apply. This will depend on the number of inspections completed at this stage of the work/s.

General requirements

C.31 The Applicant must ensure:

a) The development processes no more than 60 cattle, 50 lambs and 20 pigs per week and 1,903 tonnes per year of live weight.

b) The operation of the development is consistent with the relevant best practice guidelines and standards, including the Australian Standard for Hygienic Production and Transportation of Meat and Meat Products for Human Consumption (AS 4696:2007).

c) The abattoir approved under this consent must only be used for the slaughtering or processing of livestock that form part of the extensive agricultural operations that are lawfully carried out as a single operation on land comprising the Site and adjoining and adjacent land.

The abattoir must not operate as a standalone or commercial receival facility for the slaughtering or processing of livestock that are brought to the Site solely for that purpose.

C.32 All weather access roads, manoeuvring areas and parking areas shall be provided and maintained at all times within the site and in accordance with the conditions of this consent.

D. SCHEDULE D – Activity Approval Conditions (Section 68)

A.1 N/A

E. SCHEDULE E – Prescribed Conditions

Conditions under this schedule are prescribed conditions for the purposes of section 4.17 (11) of the Environmental Planning and assessment Act 1979.

E.1 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 (clause 69 EP&A Reg 2021)

(1) It is a condition of a development consent for development that involves

building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.

(2) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.

(3) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with the Building Code of Australia, Volume 1, Part B1 and NSW Part I5.

(4) In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the relevant date.

(5) In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.

(6) This section does not apply-

(a) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or

(b) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

(7) In this section -

The relevant date has the same meaning as in the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, section 19.

E.2 Erection of signs (clause 70 EP&A Reg 2021)

(1) This section applies to a development consent for development involving building work, subdivision work or demolition work.

(2) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out-

(a) showing the name, address and telephone number of the principal certifier for the work, and

(b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

(3) The sign must be-

(a) maintained while the building work, subdivision work or demolition work is being carried out, and

(b) removed when the work has been completed.

(4) This section does not apply in relation to-

(a) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

(b) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

F. SCHEDULE F – General Terms of Approval (Integrated Development)

Environment Protection Licence to authorise carrying out of scheduled development work and a scheduled activity under the Protection of the Environment Operations Act 1997

F.1 Compliance with the General Terms of Approval issued by the NSW Environment Protection Authority (EPA) under Notice Number 1652130 dated 23 December 2025 as amended by the modification document issued by the EPA on 19 January 2026.

SCHEDULE G

LIST OF MATERIALS AND DOCUMENTS COMPRISING THE DEVELOPMENT APPLICATION

	Plan/DocNo.	Plan/Doc Title		Prepared by	Issue	Date
1	-		Correspondence – Development Application DA23/0598	SJB	-	25/9/2025
2	-		Correspondence – Development Application DA23/0598	SJB	-	14/5/2025
3	-		Correspondence - Response to Request for Additional Information	SJB	-	26/7/2024
4	P2209292JC 04V01		Correspondence - Cover Letter to Summarise Updates to Martens Reports: DA23-0598 Proposed Livestock Processing Facility at 2052 Oura Road, Oura	Martens & Associates Pty Ltd	-	19/7/2024

5	-		Correspondence – Development Application PAN-383342	Okeview Pastoral	-	20/12/2023
6	-		Correspondence – Development Application PAN-383342	Okeview Pastoral	-	7/12/2023
7	9547	EIS	Environmental Impact Assessment for Designated Development	SJB	Final	19/10/2023
8	9547		Addendum to Environmental Impact Statement	SJB	Final	25/7/2024
9	22203		Site Survey	Wagga Surveyors Pty Ltd	-	5/6/2022
10	A00	Architectural Drawings	Location Plan and Notes	Icono	14	27/6/2024
	A01		Location Plan and Site Plan	Icono	21	27/6/2024
	A02		Location Plan and Site Plan	Icono	11	27/6/2024
	A03		Floor Plans - Part A	Icono	17	22/3/2024
	A04		Floor Plans - Part B & Abattoir Ceiling Void	Icono	16	22/3/2024
	A05		Floor Plans - Part C & D / W Schedule	Icono	16	22/3/2024
	A06		Elevations - Sheet 1	Icono	17	23/5/2024
	A07		Elevations - Sheet 2	Icono	18	22/3/2024
	A08		Sections - Sheet 1	Icono	13	22/3/2024
	A09		Sections - Sheet 2	Icono	15	22/3/2024
	A10		Sections - Sheet 3	Icono	11	22/3/2024
	A11		Sections - Sheet 4	Icono	7	22/3/2024
	A12		PV Panels Detail	Icono	4	11/6/2023
	A13		Floor Plan (Building E) & Details	Icono	4	22/3/2024
	A14		Plumbing Plan - Building A	Icono	2	11/6/2023
	A15		Roof Plans - Part A	Icono	1	26/3/2023

	A16		Roof Plans - Part B	Icono	1	26/3/2023
11	N309-SP01_R02		Site Plan	Smart Commercial Solar	02	20/4/2023
12	2293 (5 Sheets - LP01, LP02, LP03, LP04 & LP05)		Landscape Plans	Moir Landscape Architecture	D	11/7/2024
13	220484 C1	Civil Drawings	Site Plan	Xeros Piccolo Consulting Engineers	P7	16/4/2024
	220484 C2		Layout and Stormwater Plan 1/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
	220484 C3		Layout and Stormwater Plan 2/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
	220484 C4		Depth Contours Plan 1/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
	220484 C5		Depth Contours Plan 2/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
	220484 C6		Typical Sections 1/2	Xeros Piccolo Consulting Engineers	P7	16/7/2024
	220484 C7		Sediment and Erosion Control Plan	Xeros Piccolo Consulting Engineers	P7	16/7/2024
	220484 C8		Sediment and Erosion Control Details	Xeros Piccolo Consulting Engineers	P7	16/7/2024
14	P2209292JR07V07	Wastewater Management	Onsite Wastewater Management Strategy	Martens Consulting Engineers	7	13/12/2024
15	-		Correspondence - DA23/0598 - Onsite Wastewater Management Strategy	Martens & Associates Pty Ltd	-	13/12/2024
16	P2209292JR06V03	Groundwater	Groundwater Assessment Report	Martens Consulting Engineers	3	8/11/2023
17	P2209292JR10V02		Supplementary Groundwater Assessment	Martens Consulting Engineers	2	18/7/2024
18	P2209292JR01V05		Water Balance Assessment	Martens Consulting Engineers	5	9/7/2024

19	P2209292JR08V03		Waste Management Plan	Martens Consulting Engineers	4	9/7/2024
20	221176_AQIA	Air Quality	Air Quality Impact Assessment	Benbow Environmental	7	8/11/2023
21	221176_Let1_Rev1		Addendum to Air Quality Impact Assessment	Benbow Environmental	1	12/7/2024
22	221176_NIA_Rev6	Noise	Noise Impact Assessment	Benbow Environmental	6	8/11/2023
23	-		Correspondence - Addendum to Noise Impact Assessment	Benbow Environmental	-	17/7/2024
24	3655	Archaeological	Archaeological Technical Report	OzArk Environment and Heritage	3.1	18/8/2023
25	-		Correspondence	OzArk Environment and Heritage	-	2/7/2024
26	3655		Historic Heritage Impact Assessment	OzArk Environment and Heritage	3.2	17/11/2023
27	3655	Biodiversity	Biodiversity Assessment Report	OzArk Environment and Heritage	3.1	22/8/2023
28			Correspondence	OzArk Environment and Heritage	-	3/7/2024
29	231179		Bushfire Assessment Report	Bushfire Environmental Management Consultancy	5	3/7/2024
30	P2209292JR02V04		Flood Assessment	Martens Consulting Engineers	4	19/7/2024
31	221176_SEPPRH_Rev6	Resilience and Hazards	SEPP (Resilience and Hazards) 2011 Preliminary Risk Screening Report	Benbow Environmental	6	8/11/2023
32			Correspondence - Addendum to SEPP (Resilience and Hazards) 2021	Benbow Environmental	-	17/7/2024
33	P2209292JR03V05		Preliminary Site Investigation	Martens Consulting Engineers	5	9/7/2024
34	P2209292JR09V04		Detailed Site Investigation	Martens Consulting Engineers	4	9/7/2024
35	0708r01v04	Traffic	Traffic Impact Assessment	PDC Consultants	4	7/11/2023

36	0708r02v03		Traffic Statement	PDC Consultants	-	17/7/2024
37	24-039		Land Use Conflict Risk Assessment Report	James Goldworth Consulting	Final	July 2024
38	-		Biosecurity Management Plan: Small Scale Livestock Processing Facility	Applicant	-	20/3/2025
39	2293	Landscape & Visual Impact	Landscape & Visual Impact Assessment	Moir Landscape Architecture	D	11/7/2024
40	-		Memorandum relating to the Oura Meat Processing Facility & Solar Farm	Moir Landscape Architecture	-	11/7/2024
41	2293		Glint and Glare Assessment	Moir Landscape Architecture	B	26/5/2023
42	P2209292JR 05V03		Operational Management Plan	Martens Consulting Engineers	3	9/7/2024
43	P2209292JR 04V03		Construction Environmental Management Plan	Martens Consulting Engineers	3	9/7/2024
44	-		Building Certification Assessment Report	Building Certifiers Australia	5	16/7/2024
45	177049		Access Performance Solution Report	DDEG	5	16/7/2024
46	-		Registered Quantity Surveyor's Capital Investment Report	PBA	-	18/7/2024
47	-		Section 7.12 Infrastructure Contribution	Angelo Antidormi	-	9/7/2024

City of Wagga Wagga

Report of Development Application

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979

APPLICATION DETAILS

Application No.:	DA25/0488
Modification No.:	N/A
Council File No.:	D/2025/0488
Date of Lodgement:	16/10/2025
Applicant:	C Curtain PO Box 5300 WAGGA WAGGA NSW 2650
Proposal:	Multi dwelling housing (4 x 2 storey dwellings), 2 x swimming pools & community titled subdivision
Description of Modification:	N/A
Development Cost:	$1200000
Assessment Officer:	Giles Wong
Determination Body:	Council - Greater than 10 objections received for the Development Application
Other Approvals	Nil
Type of Application:	Development Application
Concurrence Required:	No
Referrals:	Internal
Adjoining Owners Notification:	23/10/2025 - 6/11/2025 & 22/01/2026 - 06/02/2026
Advertising:	22/01/2026 - 06/02/2026
Owner's Consent Provided:	Yes
Location:	The site is located on the southwestern side of Neerim Close approximately 26m northwest from the intersection between Neerim Close and Henwood Avenue.

SITE DETAILS

Subject Land:	2 Neerim Cl KOORINGAL NSW 2650 Lot 69 DP 802097
Owner:	KJ Curtain, HD Curtain, CJ Curtain

Document Set ID: 6859187
Version: 4, Version Date: 17/02/2026

Description of Development

The applicant is seeking consent for multi dwelling housing comprising 4 x 2 storey 3-bedroom dwellings to be subdivided via community title. The development will comprise of:

- 4 x 2 storey 3-bedroom dwellings containing 2.5 bathrooms (1 ensuite), and single garages.
- Cut and fill with associated retaining walls across the entirety of the lot.
- Construction of a shared driveway along the southern portion of the lot.
- 2 x pools associated with dwellings 1 & 4.

The dwellings will be subdivided via Community title as follows:

- Lot 1 - Communal lot occupying 773.9m^2 in area.
- Lot 2 - Dwelling 1 occupying 221.3m^2.
- Lot 3 - Dwelling 2 occupying 152.3m^2.
- Lot 4 - Dwelling 3 occupying 152.3m^2.
- Lot 5 - Dwelling 4 occupying 431.9m^2.

The Site and Locality

The subject site is legally known as lot 69 DP 802097 and if commonly known as 2 Neerim Close, Kooringal. The site is located on the southwestern side of Neerim Close approximately 26m northwest from the intersection between Neerim Close and Henwood Avenue. The lot is irregular in shape and has an area of 1731m^2. The site is heavily sloped with a fall of approximately 11m from the northeastern most corner to the southwestern most corner of the lot.

The proposal is located within an established residential area characterised by single dwelling low density residential development.

Easements and Covenants

The site is impacted by a 2m wide easement to drain water located along the southern most boundary. There is a 2.5m wide easement along the western most boundary for the drainage of sewer and stormwater. The site is impacted by a 30.48m wide easement for a transmission line. This easement runs parallel to the western most boundary and encroaches on the lot by approximately 15.63m. Referrals to the relevant authorities have been made and are discussed below where relevant.

Previous Development Consents

- DA21/0097 - Dwelling and Pool - Approved (not commenced).
- DA25/0197 - Multi dwelling housing development (4 x 2-storey dwellings) + swimming pool/s & community titled subdivision - Withdrawn as a result of concerns raised by council regarding stormwater management, overlooking, and context.

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MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1)

For the purpose of determining this development application, the following matters that are of relevance to the development have been taken into consideration pursuant to the provisions of Section 4.15(1) of the Environmental Planning and Assessment Act, 1979.

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

Wagga Wagga Local Environmental Plan 2010

Part 1 Preliminary

1.9A Suspension of covenants, agreements and instruments

A restriction on the use that is referred to twelfthly on the 88B instrument contains restrictions pertaining to the following:

- The use of a main building being for a private dwelling house.
- External wall cladding types
- External roof cladding types
- Minimum floor area of main dwellings.

All allotments within the subdivision are burdened with this covenant. The benefactor of the covenant is each and every other lot in the subdivision.

Under Clause 1.9A of the WWLEP 2010 states that:

> *"For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose."*

Accordingly, covenants that restrict development generally do not apply to the extent necessary to enable development under the LEP, unless the covenant was imposed by Council. In this instance, the relevant restrictions were not imposed by Council and, on this basis, Council has not treated the covenant as a determining matter in the assessment of the application.

Part 2 Permitted and prohibited development

Under the provisions of the WWLEP 2010, the subject site is within the R1 General Residential zone.

The development is considered permissible with consent.

Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.

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- To enable other land uses that provide facilities or services to meet the day to day needs of resident.
- To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.

Multi-dwelling housing is identified as being permitted with consent within the R1 zone. The proposed development is considered to be consistent with the objectives outlined for this zone. In particular, the proposal provides for growing housing needs of the community and provides a variety of housing types and densities in accordance with Objective 1 and 2.

2.6 Subdivision - consent requirements

Subclause (1) under this section states that:

> *"(1) Land to which this Plan applies may be subdivided, but only with development consent."*

The proposed development involves the community title subdivision of land. This subdivision is not exempt under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. By lodging this development application, the applicant has complied with the provisions of Clause 2.6 of the LEP 2010.

Part 4 Principal development Standards

4.3 Height of buildings

There is no maximum height identified for this lot on the *Height of Buildings Map*. The proposal is still required to comply with the objectives under this clause.

The proposal is considered to be consistent with the objectives of this clause because:

- The proximity of the proposal to the Wagga Wagga city centre is not expected to have any significant impact on the vitality of the city centre.
- The proposed building heights are consistent with surrounding developments and are recessed into the slope to provide a consistent scale from the streetscape.
- Mixed use development would not likely be considered appropriate for the site.
- The proposal does provide residential amenity and an attractive street front.

The bulk and scale of the proposal have been assessed under the DCP as being acceptable with regard to sunlight and privacy impacts on adjoining properties. The proposal is considered to be consistent with the objectives of this clause.

4.4 Floor space ratio

There is no maximum floor space ratio identified in the locality on the *Floor Space Ratio Map*. The proposal is not considered to have an unacceptable impact on the streetscape and character of the area as detailed in this assessment report. The proposal is considered to be consistent with the relevant objective of this clause.

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Part 7 Additional local provisions

7.1A Earthworks

The proposal seeks consent to carry out earthworks in association with the proposed multi dwelling housing. The objectives of the clause are:

- To ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
- To allow earthworks of a minor nature without requiring separate development consent.

An assessment against the considerations required under this section is as follows:

Prior to assessing the proposal against the considerations of this section, it is important to recognise that fill was placed on the site approximately 20 years ago without development consent. This fill was subsequently considered as part of the assessment of DA21/0097, which approved a dwelling and swimming pool, although that development was never commenced. As part of that assessment, sample testing was undertaken which concluded that the excavated natural material was suitable for use as clean fill. While the fill was not formally approved at the time it was placed, previous investigations have confirmed that it does not present a contamination risk and that works involving the existing fill are acceptable. It is also noted that, prior to the placement of fill, the natural gradient of the land would have directed surface water flow across the site in the same direction from this lot. Given the steepness of the site, earthworks would have been required to facilitate development regardless of whether the

Objectors have raised concerns regarding overland flow and the movement of soil from the subject site into downhill adjoining properties. In particular, it has been asserted that soil leaving the site is associated with the historic unlawful fill, and that the placement of fill has altered stormwater flow paths across the site, resulting in additional impacts on adjoining land.

In response, engineering drawings have been submitted which detail the proposed stormwater management system, including the location of stormwater pits along the driveway and within the private open space areas of each dwelling. Stormwater currently moving across the site is proposed to be intercepted and directed to these pits, before being discharged to the existing Council stormwater pit located at the south-western corner of the site. Council has also imposed requirements for onsite stormwater detention through conditions of consent. The proposed stormwater infrastructure, in conjunction with the construction of retaining walls, is expected to reduce the impacts of overland flow on adjoining properties by capturing and directing stormwater to Council's drainage network, rather than allowing uncontrolled surface flows to leave the site.

The site is not identified as being environmentally sensitive and is not mapped as *Groundwater* on the Water Resource Map. As such, the collection and discharge of stormwater from site is not expected to have an adverse impact on any watercourse, drinking water catchment, or environmentally sensitive area.

The quality of soil on site has been discussed above and is considered to be suitable for use. Conditions of consent have been imposed to ensure that any additional soil brought to site is of a suitable quality, and any soil removed from site is done so appropriately. Conditions of consent have also been imposed to ensure appropriate steps are followed in the instance that relics or items of cultural significance are unearthed during works.

Council is satisfied that the earthworks proposed under this application are suitable given the site constraints and should reduce the impacts of overland flow onto adjoining properties, reducing the impacts of the unlawful fill on site as raised by objectors.

State Environmental Planning Policies (SEPPs)

The development is considered to be consistent with all relevant State Environmental Planning Policies. The development has been assessed against all provisions in full. The following SEPPs are considered to be relevant to the Development Application. Where relevant, additional comments have been included.

SEPP (Resilience and Hazards) 2021

Clause 4.6 states that a consent authority must not grant consent unless it has considered whether the land is contaminated and if the land is contaminated, it is satisfied that the land is suitable in its current state for the purpose for which the development is proposed to be carried out. The subject site is not identified on Council's contaminated land register. There has been substantial unlawful fill placed on the site approximately 20 years ago. An assessment of this fill was completed under DA21/0097. Sample testing was undertaken that concluded that the excavated natural material is suitable to be used as clean fill. The additional fill is not considered to be hazardous or contaminated. For additional discussion, refer to Section 7.4A of the WWLEP 2010 assessment. Council is satisfied that the site is suitable for the intended use.

SEPP (Sustainable Buildings) 2022

One Multi Dwelling BASIX Certificate (Certificate Number: 1794462M_02) was submitted with the application. The BASIX is accompanied by NatHERS certificate HR-ZVULWA-02 as required by the BASIX. Compliance with BASIX will be addressed as part of the Construction Certificate and at critical stage inspections for the development.

SEPP (Transport and Infrastructure) 2021

The proposal was referred to Transgrid in accordance with Clause 2.48 (1)(b)(i) which states:

> *"This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following-*
>
> *(b) development carried out-*
>
> > *(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists)"*

Correspondence has been received from Transgrid, and relevant conditions have been imposed.

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(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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft local environment plans

Nil

Draft state environmental planning instruments

Nil

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

Wagga Wagga Development Control Plan 2010

Section 1 - General

1.10 Notification of a Development application

The application was initially notified for a period of 14 days, from 23 October 2025 to 6 November 2025, during which 11 public submissions were received.

The application was subsequently renotified for a further 14-day period, from 22 January to 6 February 2026, to ensure compliance with the Development Control Plan requirement that a site notice be displayed for the duration of the notification period. One additional objection was received during this period.

This section of the DCP stipulates that following the receipt of submissions:

> *"Where the number of submissions in the form of objections received in response to an advertised or notified development application is 10 or more, the application will be referred to Council for determination."*

As a result of receiving 12 objections, the proposal has been referred to Council for determination in accordance with this section of the DCP.

Section 2 - Controls that apply to all development

2.1 Vehicle Access and Movements

Each dwelling is provided with access from a shared driveway. The vehicle movement area will allow for vehicles to enter and leave in a forward direction. Earthworks within the site and the design of the development allow for access driveways and garage entrances to comply with the Australian Standard. Adequate sight lines have been provided in accordance with this section.

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The steep nature of the site does raise concerns with regard to vehicle safety within the site. An objection received during the notification period outlines concern with the potential for cars coming off the driveway and losing control due to the slope of the site. A condition of consent has been imposed requiring plans to be submitted to the satisfaction of Council prior to the issue of a Construction Certificate, detailing a safety barrier along the southern edge of the driveway to minimise the risk that may be caused by any vehicle that may lose control.

2.2 Off-street parking

The DCP requires multi-dwelling housing to provide 2 spaces per 3 or more-bedroom dwelling. Visitor spaces are required where there are more than 4 dwellings proposed, therefore, no visitor parking is required. The proposal provides a single attached garage to each dwelling, as well as a single uncovered car space per dwelling. One addition car space has been provided. A total of 8 car spaces are required, with 9 spaces provided. The proposal meets the requirements for parking under this section.

2.3 Landscaping

As the proposal is for a multi-dwelling development, a landscape plan is required under control C1. A landscape plan has been provided. Native vegetation has been provided along the front and southern boundaries to create screening. The slope of the site is considered a natural feature of the site, however, unlawful fill has altered this feature. Earthworks are required as part of the development to accommodate development on the site. Stepped stone retaining walls have been proposed towards the rear of the site to reduce the harshness of sheer retaining walls. The proposal generally complies with the requirements of this section.

2.5 Safety and Security

Each dwelling is provided with a separate entry which is clearly visible from the shared driveway, providing each dwelling with a sense of address. Dwelling 1 has been designed to provide passive surveillance to the street in accordance with the objectives and controls within this section.

2.6 Erosion and Sediment Control Principals

Standard conditions have been imposed to ensure the proposed development does not have an adverse impact on the subject site or adjoining allotments regarding soil erosion. Comments addressing the concerns of objectors have been provided under Section 7.1A of the WWLEP 2010 assessment. Council has concluded that the redirection of on site stormwater to pits located in the driveway and in the private open spaces of the dwellings, as well as the construction of retaining walls, will reduce the impacts of overland flow and erosion on adjoining properties.

Section 4 - Environmental Hazards and Management

4.1 Bushfire

Development in bush fire prone areas is subject to Planning for Bush Fire Protection 2019 (or any later versions) and Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas (AS: 3959).

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The proposal is located on a residentially zoned lot in an established area. There is a Grassy and Semi-Arid Woodland (including Mallee) bushfire threat identified 80m away to the northwest, upslope from the development site. The assessed vegetation, distance, and slope results in a BAL-12.5. Therefore, an assessment under appendix 1 and the provisions of Table 7.4a of PBP apply.

- APZ - The land between the proposal and the threat is all residentially zoned and already developed. As such, the land between the proposal and the threat is considered to be managed land and creates an APZ of 80m between the proposal and the threat. The entirety of the lot is to be maintained ass an APZ.
- Access - The existing roads (Neerim Close and Henwood Avenue) within the subdivision satisfy the requirements of Table 7.4a.
- Water Supply - Reticulated water is available at the site. A hydrant is accessible at the top of Neerim Close. The proposal satisfies the requirements of Table 7.4a.
- Electrical Services - Electrical services that service the lot are located underground.
- Gas Services - Gas services are consistent with the requirements of Table 7.4a.
- Construction Standards - The 80m separation form the threat provides for a BAL-12.5 level construction. A condition has been imposed requiring this.
- Landscaping - Landscaping is required to be maintained in accordance with Appendix 4 of PBP 2019. Relevant conditions have been imposed.

As the proposal is for a multi-dwelling development the proposal must also satisfy the requirements of section 8 of PBP 2019. As discussed above, proposal satisfies the requirements of Chapter 7 and proposes an appropriate combination of bushfire protection measures. The above mentioned provisions result in a BAL-12.5 rating which satisfies the threshold of BAL-29 for new dwellings under this section. The proposal therefore meets the aim and objectives of PBP 2019, proposes an appropriate combination of bushfire protection measures, and considers and issue specific for the development set out in this chapter. All relevant matters have been considered.

Section 5 - Natural Resource and Landscape Management

5.1 Development on ridges and prominent hills

The proposal is located in proximity to an identified prominent ridgeline being Willans Hill. The proposal is located on a steep sloping site with a number of large established dwellings located further towards the ridgeline. The site is not identified within a groundwater recharge area. Floor levels between dwellings have been stepped to mirror the fall of the site. Garages have also been stepped down to accommodate the fall of the site. Significant cut and fill have been proposed to set the dwellings into the slope and keep the built form below the significant ridgeline, as well as to ensure reasonable accessibility from the driveway. The proposal does not utilise piers or similar footings, however, this does aid in reducing the height of the proposed dwellings.

Section 7 - Subdivision

This section is targeted towards large scale subdivisions including roads and larger infrastructure. None of the parts under this section are considered applicable to the proposal.

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Section 9 - Residential Development

9.1.2 R1 Zone - established suburbs

An objection received throughout the notification period has stated that the proposal is inconsistent with the future directions and opportunities under this section. The section of text used to object to the proposal states that:

> *"Future development should respect the established character in the vicinity of the site, and aim to contribute positively to the streetscape and overall environmental quality of the locality."*

The proposal may be uncharacteristic of the area, but the impacts on the streetscape and overall environmental quality have been assessed throughout this proposal as being acceptable. In terms of bulk and scale, the proposal is not dissimilar to other single residences within proximity to the proposal. The proposal fronts the streetscape similarly to how a single residency would, and satisfies all of the key priorities identified within this section.

Section 9.1.2 also states that:

> *"The LEP allows a range of housing types in the R1 Zone. Where possible developments should seek to include different dwelling types, such as secondary dwellings and attached dwellings, to achieve variety and housing choice for future residents, especially where the site characteristics or location are suitable."*

The proposal does satisfy this section of the DCP in that it provides a variety of housing choices to an area that is otherwise dominated by large single residences.

While not strictly in keeping with the character of the area, the proposal does a good job of maintaining characteristic features whilst providing diversity to the housing market.

9.2.1 Site layout

The proposed development makes reasonable use of the site. Access, landscaping and services have been integrated into the development appropriately and make use of the available space without unreasonably impeding on easements. The developments provide clear connections between living spaces and private north facing outdoor space, utilising the available solar access. The locations of doors and windows with the open plan designs facilitate cross ventilation.

The proposed dwellings have been located on the northern side of the lot with the driveway to the south, reducing impacts on adjoining properties to the south. Dwelling one provides an elevation to Neerim Close and is designed in such a way to enable passive surveillance. Passive surveillance has been designed into all dwellings over the communal driveway lot. The development is considered to have appropriately addressed the objectives and controls of this section.

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9.2.2 Streetscape

The proposal presents to the streetscape similarly to other single dwellings with regard to scale and form with habitable windows of Dwelling 1 addressing the street. Building styles within the streetscape are varied, therefore, the proposed architectural style is considered an acceptable addition to the streetscape. The site cut on the northern boundary recesses the development into the slope of the land, reducing the impact of the development on the streetscape.

The proposed 1.2m high brick front fence, gate, and retaining walls within the front setback clearly delineates between private and public space. Fencing within the streetscape varies in style and material, therefore, the proposed fencing is considered an acceptable addition within the streetscape. No changes to side boundary fencing have been proposed.

The proposal is considered to adequately address the objectives and controls of this section.

9.2.4 Sloping sites

The development responds to the fall of the site by providing cut and fill to recess the buildings into the slope. The buildings are appropriately stepped to accommodate the fall of the site and reduce impacts on adjoining properties. Given the fall of the site and the proximity to adjoining properties, piers and suspended floors would not be considered appropriate. Although less cut and fill would be required, the impacts on the surrounding locality would not be considered acceptable. The proposal is considered to have responded to the fall of the site appropriately and complies with the objectives of this section.

9.3 Site area, building form and envelope

An objection received throughout the notification period argues inconsistency with this section of the DCP. The objection states inconsistency with the following statement:

> *"The site area, building form, scale and bulk should be appropriate to the established or intended built form of the locality"*

As further discussed below, the proposal is considered to satisfy the site area per dwelling requirements and is of a similar built form and scale to other single residences in the locality. The proposal is considered to be consistent with this statement. See relevant sections below for further discussion.

The objection also states an inconsistency with Objective 2 which is to "Maintain development patterns that are compatible with the established character of established residential areas".

As discussed, the proposal is of a similar scale and form to other single residences in the locality, and therefore continues the pattern with regard to scale and form. The proposal is uncharacteristic in the sense that is it multi-dwelling housing, creating an inconsistency with the pattern of single residences, however, the LEP does allow for a variety of housing in the R1 zone and the DCP encourages a variety of housing types under section 9.1.2.

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9.3.1 Site area per dwelling

The subject site is located within the R1 Zone. Under C1, the maximum land area per dwelling required is 375m^2 in accordance with Table 9.3.1a. The parent lot is 1731m^2 in size which complies with the requirements of C1 (1731/375 = 4.6).

9.3.2 Site cover

The maximum site cover allowable for multi-dwelling housing under Table 9.3.2a is 40%. The total proposed site cover does not exceed 40% of the total site area and is therefore consistent with the requirements of this section.

- Dwelling 1 = 99.3m^2
- Dwellings 2 & 3 = 97.4m^2
- Dwelling 4 = 123.5m^2
- Total = 417.6m^2

(417.6/1731) x 100 = 24.15%.

9.3.4 Solar access

The proposed development has been designed to achieve an adequate amount of sunlight into each dwelling whilst addressing the constraints of the site. In addition, given the orientation and the separation from the boundaries, the proposed development will not have an adverse impact on the solar access to adjoining dwellings of their associated private open spaces. The proposed development does not impact the ability of adjoining properties to achieve a minimum of 3 hours of direct sunlight to habitable windows between the hours of 9am and 3pm on 22nd of June as required as required by the DCP and are not considered to be adversely overshadowed.

9.3.5 Private open space

Each dwelling is provided with an acceptable amount of private open space that exceeds the 24m^2 required. All private open spaces are accessible from living spaces and are north facing. Rooved private open space areas are open on at least one side as required. Given the locations of the private open spaces, no screening is considered necessary as these spaces are recessed into the slope or are set back from adjoining properties at lower elevations. The proposal is considered to be consistent with her requirements of this section.

9.3.6 Front setbacks

Dwelling 1 is set back 6.35m form the primary frontage, complying with C1 of this section. Dwelling 1 is not parallel with the front boundary and incorporates articulation as required under this section. Sight lines have been incorporated into the design. The proposal is consistent with the objectives and controls of this section.

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9.3.7 Side and rear setbacks

Adequate side and rear setbacks have been provided from each adjoining property. Dwellings 1, 2 and 3 have a 4.55m setback from the northern most boundary and are cut into the slope, reducing impacts on the northern most neighbour. A substantial setback from the southern most neighbour has been provided and is separated by the communal driveway, reducing the impacts of overlooking on adjoining southern properties. Screen planning has been proposed along the southern border of the driveway to reduce visibility and impacts on southern neighbours. The transmission line easement along the rear most boundary establishes a significant rear setback, reducing impacts on properties to the west. Given the configuration of the lots surrounding the development are not typical or consistent in shape, a consistent structure rhythm and pattern is not established. The proposal has responded to the individual constraints of the site regarding setbacks. The proposal is considered to satisfy the objectives of this section.

9.4.1 Building elements

The proposed development has been designed to ensure quality built form. Each dwelling is provided with a covered outdoor area linking internal and external living spaces. Each dwelling is also provided with a clearly defined entry. All porches address the shared driveway. Ancillary components are located within the development and are largely not visible from the street. As such, the proposal is considered to comply with the objectives and controls within this section.

9.4.2 Materials and finishes

Each dwelling will be constructed of face brickwork to the ground level, vertical plank cladding to the first floor and corrugated steel roof cladding. The proposed materials are consistent with contemporary developments and will provide quality built form with a minimum number of reflective elements. As such, the proposal is considered to comply with the objectives and controls within this section.

9.4.3 Privacy

The proposal has a greater perceived overlooking impact by virtue being a multi-dwelling development, however, the proposal is similar in terms of bulk and scale to single residences within the locality. The following design elements have been incorporated into the proposal to help mitigate overlooking on adjoining properties:

- Site cut to the north - The proposal incorporates site cut to the north of the proposed dwellings, and a 4.55m setback from dwelling 1, 2 & 3 to the northern boundary. There is an existing retaining wall of substantial height along the northern boundary that retains the neighbouring garden and driveway. Due to the level of proposed cut and the existing fill on the adjoining property, the proposed first floor of dwelling 1 will be approximately level with the neighbouring driveway. Given the level that the adjoining northern neighbouring dwelling is built up to, the level of cut proposed as part of the development, and the presence of exiting boundary fencing, overlooking to the north is not considered unreasonable. Dwellings 2, 3 & 4 are all cut further into the site, further reducing the potential for overlooking to the north. In addition, screening has been proposed to the first-floor north facing windows of all dwellings, further mitigating any potential

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overlooking. Overlooking towards the northern neighbour is not considered to be unreasonable and is consistent with the requirements of the DCP.

- Southern boundary separation - The proposal incorporates a setback of 4.32m from the nearest corner of dwelling 1 to the southernmost boundary. This setback increases to approximately 7.5m from the nearest corner of dwelling 2, 11.1m from the nearest corner of dwelling 3, and 11.9m from dwelling 4.

  Dwelling 1, 2 & 3 have potential to overlook 1 Neerim Close, however, due to the setback to the southern boundary, the level of cut at 1 Neerim Close, and the existing Colourbond fencing, unreasonable overlooking is not considered likely to occur. The dwelling at 1 Neerim close has been cut into the site with the Colourbond fencing extending past the gutter line. Overlooking into habitable rooms is not considered likely to occur. Living spaces have been relocated to the ground floor from the original proposal (DA25/0197), reducing the possibility of overlooking. Additionally, both existing screen planting on the neighbouring lot and proposed screen planting to the south of the driveway will further screening the adjoining southern lots form overlooking.

  Dwellings 3 & 4 have potential to overlook the private open space of 59 Henwood Avenue. Both dwellings 3 & 4 have setbacks of greater than 11 from the southern boundary. Council considered this setback to be significant, particularly in the context of an R1 residential setting. The private open space of 59 Henwood Avenue is also located significantly lower than dwellings 3 & 4. Given the difference in height between the adjoining properties to the south and the proposed dwelling, it is likely the proposed dwellings would look over and beyond the adjoining properties rather than into them. The combination of the setback and the difference in levels reduces the likelihood of unreasonable overlooking of the adjoining southern properties.

- Western boundary separation - Dwelling 4 has a proposed rear setback of 17.2m. A setback of no less than 15.8m from the western boundary can be achieved due to the transmission line easement. The proposed western setback is considered to sufficiently mitigate overlooking onto adjoining western properties.

It is important to recognise that given the slope of the site, any form of residential development on the site would naturally look to take advantage of the potential views and will cause a degree of overlooking by virtue of being on a sloping site. A degree of overlooking is always anticipated and is largely unavoidable on any steep site of this nature.

The applicant has sufficiently demonstrated how the proposal would not adversely impact adjoining properties by way of overlooking. Internally, the proposal does not raise any overlooking concerns. No internal dwellings are considered to unreasonably overlook any other dwelling within the development. No additional screening is considered necessary as part of this development. The proposal is considered to satisfy the objectives and controls under this section.

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9.4.4 Garages, carports, sheds, driveways and outbuildings

Each dwelling is provided with a single garage that is accessed via the shared driveway. Garages have been located so as not to be visible from the streetscape and are generally in accordance with the objectives and controls of this section.

9.4.5 Site facilities

Adequate space has been provided within the development to accommodate all required services in accordance with the provisions. Mailboxes are proposed to be incorporated into the front brick fence. Garbage areas are clearly defined within the bounds of each community lot. External drying areas are located within the northern private open spaces of each dwelling and are hidden from the streetscape. The proposal is considered to be consistent with the objectives and controls of this section.

9.4.6 Change in landform - cut and fill

Earthworks have been proposed to facilitate development on the site. A retaining wall to a maximum of 2m in height has been proposed along the northern most boundary. Despite this annotation, the elevations and calculations illustrate that this retaining wall should not exceed approximately 1.5m in height. The retaining wall varies in height across its extent with most sections not exceeding 1m. The retaining wall to the north supports site cut.

Additional fill and stepped rock retaining walls have been proposed towards the southern boundaries of the site to accommodate the driveway and landscape the natural fall of the site. Given the land being filled is for the driveway, the raised ground level does not raise significant concerns for overlooking or privacy. The steep nature of the site does however raise traffic safety concerns. Refer to the vehicle movement section for further discussion regarding this.

An objection received states that there are significant changes to the natural form. Whilst significant changes are proposed, the resulting impacts have been deemed acceptable.

(a(iiia) - The provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No planning agreement has been entered into under section 7.4.

(a)(iv) - The provisions of the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Environmental Planning and Assessment Regulations 2021

Part 4, Division 1, Section 61 - Additional Matters that consent authority must consider

Clause 61 (4) states that:

> *"In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the Low Rise Housing Diversity Design Guide for Development Applications published by the Department in July 2020."*

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The provisions of the *Low Rise Housing Diversity Design Guide for Development Applications* have been considered. The development does not constitute terrace housing as defined under the guide. No further assessment under the guide is required.

(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

The proposal is located in a residentially zoned area of Kooringal and is bound by large single residences. The site location is visually prominent due to being on the side of Willans Hill overlooking Kooringal. The streetscape comprises large single residences that address the street. Architectural styles vary within the streetscape with no one style dominating the streetscape. The proposal is consistent with the surrounding locality in terms of bulk and scale, however, due to the site being narrower than others in the area and the proposed site cut, the proposal is less visually prominent within the streetscape than surrounding properties.

The proposed land use is compatible with adjoining land uses. Multi-dwelling housing is permissible within the locality, and the proposal makes good use of a site that is larger than what is typical of the area. Overshadowing and overlooking have been assessed and determined to be acceptable. Additional impacts such as traffic and potentially noise are to be expected as a result of the intensified use of the site and have been discussed where relevant. The additional impacts associated with the intensified use of the land are expected to be acceptable and will not adversely impact the amenity of the neighbourhood.

Access, Transport, and Traffic

The proposal is expected to generate more traffic than a single dwelling due to the intensified land use; however, multi-dwelling housing in a residential area is not anticipated to result in an unacceptable increase in traffic. The proposal has been assessed and complies with the car parking requirements of the DCP, providing an additional car space beyond the minimum requirement. The existing road network, including Neerim Close and Henwood Avenue, is considered to have sufficient capacity to accommodate any additional traffic. As such, any additional impacts on street parking and traffic generation are considered to be acceptable

Public Domain

No adverse impacts have been identified or are anticipated on public domains as a result of this development.

Utilities

Services area available at the site for the development with capacity to accommodate the proposal.

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Heritage

The site is not identified within the Heritage Conservation Area and is not identified as a heritage item. There are no heritage items within proximity to the development as the proposal is not anticipated to have any adverse impacts on the significance of any heritage items in the area.

Other Land Resources

The proposal is not anticipated to have any unreasonable or adverse impacts on valuable land resources.

Water

The water needs of the development can be met by the existing services available at the site. Stormwater runoff is expected to be managed by way of stormwater pits located throughout the development, redirecting overland flow into the existing drainage infrastructure on site. Council has also conditioned requirements for onsite detention to reduce impacts of stormwater on infrastructure and adjoining properties. Concerns regarding the movement of stormwater across the site were raised as part of the original application (DA25/0197). The concerns raised initially have been addressed as part of this submission with the addition of engineering plans.

Soils

Sediment and erosion control measures have been conditioned. The existing unlawful fill on site has been addressed under 7.1A of the WWLEP assessment. The fill on site has been determined as suitable for use and has not been identified as being contaminated. A condition of consent has been imposed with requirements for the introduction and removal of soil from site.

Air and Microclimate

Impacts on the air and microclimate of the area are expected to be negligible. Impacts during construction are anticipated to be of a normal level for construction. Ongoing impacts are expected to be in keeping with standard residential developments.

Flora and Fauna

The site contains no significant vegetation. Landscaping is proposed as part of the development. Proposed landscaping has been identified as being largely native vegetation. No concerns are raised with regard to the loss of vegetation.

Waste

Bin storage areas have been identified for each dwelling. Waste generation is expected to be of an acceptable level for a residential development in a residentially zoned area.

Energy

The proposal is required to comply with the BASIX and NatHERS supplied under this application. Energy demands for the development are expected to be in keeping with that of a typical multi-dwelling residential development.

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Noise and Vibration

The construction of the development will generate noise periodically. A condition of consent has been imposed restricting the hours of works to limited hours of the day. Ongoing noise and vibration impact as a result of the development are expected to be in keeping with a typical multi-dwelling development. There is potential for additional traffic noise as a result of the development, however, the additional traffic noise is not anticipated to be of an unreasonable level for a multi-dwelling development.

Technological hazards

No technological hazards have been identified or are anticipated as a result of the development.

Safety, Security and Crime Prevention

The proposed development has been designed to incorporate passive surveillance to the street and common driveway. CPTED principals have been imposed, and the development clearly delineates between private and public space. Access to the site by the general public has been managed by both a pedestrian and traffic gates.

Social Impacts on the Locality

The proposal will benefit local housing demand in keeping with Principal 10 of the Local Strategic Planning Statement.

Economic Impacts in the Locality

The proposed development will provide continued work for the construction and associated industries.

Site Design and Internal Design

The proposed development utilises cut and fill to mitigate overlooking and overshadowing issues, as well as ensuring reasonable access from the common driveway. Acceptable setbacks have been incorporated into the design to further remedy these issues. Internally, the dwellings are not anticipated to have unreasonable impacts on one another.

Construction

Construction impacts are anticipated to be of an acceptable level for a development of this type. Conditions of consent have been imposed to reduce or mitigate the impacts on the locality during construction. A condition of consent has been imposed requiring a Construction management Plan to be provided to the satisfaction of Council prior to the issue of a Construction Certificate.

Cumulative Impacts

No unreasonable cumulative impacts have been identified or are anticipated as a result of the development.

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The Principals of Economically Sustainable Design

The following are principles of ecological sustainability:

1. The precautionary principle

Where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

a) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

b) an assessment of the risk-weighted consequences of various options. The principle requires decision-making to give the environment the benefit of the doubt.

2. Intergenerational equity

The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations (that is, a partnership among all of the generations that may use or expect to benefit from the nation's resources).

3. Conservation of biological diversity and ecological integrity

Conservation of biological diversity and ecological integrity should be a fundamental consideration.

4. Improved valuation, pricing, and incentive mechanisms

Environmental factors should be included in the valuation of assets and services:

a) polluter pays (that is, those who generate pollution and waste should bear the cost of containment, avoidance, or abatement), and

b) the users of goods and services should pay prices based on the full cycle costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste, and

c) environmental goals having been established should be pursued in the most cost-effective way by establishing incentive structures, including market mechanisms which enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

The proposed development is not expected to result in any anticipated irreversible environmental damage and there is no anticipated impact on biological diversity or ecological integrity. The proposal is consistent with the precautionary principle to the extent that all potential threats to the environment have been identified and assessed. Accordingly, the principles of ESD are considered to have been followed.

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(c) - The suitability of the site for the development

Suitability of the site in terms of the likely impacts identified under (b)

The assessment report has demonstrated that the development is compatible with adjoining land uses and that there are no site constraints that would render the site unsuitable for the proposed development. The proposal has adequately demonstrated that the impacts considered under section (b) are of an acceptable level in the locality.

Site attributes in relation to the proposed development

The assessment has demonstrated that the proposal is compatible with the site attributes. The proposal is not anticipated to be adversely impacted b, or adversely impact natural hazards, heritage significance, soil characteristics, critical habitats and ecological communities, or valuable extractive resources.

(d) - Any submissions made in accordance with this Act or the regulations

Referrals

The proposed development has been referred to Council's relevant officers. No additional concerns were raised as part of this application.

Notification and Advertising

The application was initially notified for a period of 14 days, from 23 October 2025 to 6 November 2025, during which 11 public submissions were received.

The application was subsequently renotified for a further 14-day period, from 22 January to 6 February 2026, to ensure compliance with the Development Control Plan requirement that a site notice be displayed for the duration of the notification period. One additional objection was received during this period.

The 12 total public submissions received raised concerns pertaining to the following areas;

The proposal being out of character in the area.

Refer to sections 9.1.2 and 9.3 of the DCP assessment.

Increased traffic and impacts on street parking.

Refer to section 2.2 of the DCP review.

Property values

Property values are not a planning consideration under s4.15 of the Environmental Planning and Assessment Act.

Inconsistency with the aim of Section 9 of the WWDCP 2010

Refer to section 9 of the DCP assessment above.

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Privacy

Refer to section 9.4.3 of the DCP review.

Overlooking was raised as a concern with the applicant as part of DA25/0197. That application was subsequently withdrawn with changes being made to this application addressing the original overlooking concern raised.

Overshadowing

Refer to section 9.3.4 of the DCP review.

Inconsistency with the 88B instrument

Refer to assessment under Clause 1.9A of the LEP2010.

A lack of engineering reports to address the fall of the site/ cut and fill

Engineering reports are not required at DA stage for assessment. That said, engineering to illustrate how stormwater will be appropriately discharged from the site without adversely impacting adjoining properties has been provided under this application.

Concerns with regard to machinery on the road.

Consent from Council must be obtained prior to undertaking construction activities (including the operation of any machinery) within the road reserve.

Construction impacts

Refer to Noise and Vibration under section (b) for comments.

Concerns have been made with regard to the noise impacts during construction, as well as safety concerns during construction as a result of the site gradient. A condition of consent will be added to restrict hours of construction. Noise as a result of construction is expected as a result of any development.

With regard to the risk associated with the slope of the site, this is to be managed by the builder. Successful construction has taken place throughout Neerim Close and adjoining streets with similar gradients as evidenced by the surrounding developments. As such, the risk of construction incidents as a result of the site gradient are considered acceptable.

Additional traffic at the intersection of Henwood Avenue and Neerim Close

Additional traffic is always going to be generated by the addition of residences. Henwood Avenue is a residential street limited to 50kph. Signage identifying driveways over the crest are present on the northern end of Henwood Avenue heading towards Neerim Close. Council is satisfied that Henwood Avenue is appropriately signed and that additional traffic generated as a result of the development will not be of an unacceptable level for the existing infrastructure.

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Loss of views

Whilst the proposal may impact the views from the northern adjoining neighbour, it would be unreasonable to require the proposal to be cut further into the site or be of a single storey design for its entirety. It would be unreasonable to refuse the development for the impact on visual outlook of a neighbouring property.

Stormwater run-off

Refer to section 7.1A of the LEP review.

Pools attracting wildlife

The proposal incorporates 2 pools. Pools associated with dwellings are permissible with consent. The risk of pools potentially attracting wildlife is not a consideration for council.

Public Submissions and those from public authorities

As discussed, the site contains a TransGrid easement along the western most boundary. The application was referred to TransGrid under Clause 2.48 of the SEPP (Transport and Infrastructure) 2021. A response was received on the 6th of November 2025 giving its authorisation subject to a number of conditions. The conditions have been included in the consent.

(e) - The public interest

Federal, state, and local government interests and general community interests

The public interest is a broad consideration relating to many issues. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment 1979 (as discussed within this report) it is considered that approval of the application is in the public interest.

Biodiversity Conservation Act 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 and Part 7 of the Biodiversity Conservation Act 2016 (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats)

Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats)

There are a number of tests to determine whether the proposed triggers the NSW Biodiversity Offset Scheme under the NSW Biodiversity Conservation Act 2016 and results in the need for further assessments or offsets.

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1. Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?

No

2. Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold.

Native vegetation is proposed to be removed however has been assessed as appropriate and is under the threshold.

3. Test of Significance - the test to determine whether the proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.

The proposed development does not involve the removal of any native vegetation. The site does not contain any recorded endangered flora or fauna on the site. Therefore, the proposed development, is not anticipated to significantly affect threatened species or ecological communities or their habitats.

Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme and no further evidence is required regarding the proposed vegetation removal.

Local Government Act 1993

Section 733 - Exempt from liability - flood liable land, land subject to bush fire and land in coastal zone

Section 733 of the Local Government Act 1993 provides that Councils will not incur liability for decisions or omissions concerning flood liable land or land subject to risk of bushfire. Where required, a risk assessment has been completed, and Council will be able to demonstrate that it has acted appropriately in its decision making when defending claims in liability or in circumstances where administrative decisions are challenged.

Bushfire Risk Assessment

The development has been considered against the relevant provisions of the WWLEP and DCP. A risk assessment is not required as the development is seen to meet the provisions of PBP 2019.

Flood Risk Assessment

The development has been considered against the relevant provisions of the WWLEP and DCP. Although the site is identified within the PMF, no further assessment is required as the ground floor of the development is non-habitable and is considered to be an acceptable development.

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Development Contributions - Section 7.11/7.12 & Section 64 Local Government Act, 1993 and Section 306 Water Management Act, 2000

Section 7.11

The contribution rate for a dwelling in Kooringal is $10,012 (base rate) as shown in the Wagga Wagga Local Infrastructure Contribution Plan. The original lot has a credit. All units are 3 bedrooms. The calculation is as follows.

Section 7.11 = (4 x 3 bedroom dwelling) - 1 credit

= ($10,012 x 4) - $10,012

= $30,036 (base rate)

CPI S7.11 = $30,036 x 140.9/115.1

= $36,769

Section 64 Sewer

The original lot has a credit. All units are 3 bedrooms. The calculation is as follows.

Section 64 Sewer = (4 x 3 bedroom dwelling x 1ET) - 1 credit

= ($3,538 x4) - $3,538

= $10,614 (base rate)

CPI S64 Sewer = $10,614 x 139.7/100.5

= $14,754

Section 64 Stormwater

Section 64 Stormwater calculations will be developed as per Section 2.1.2 of the Implementation Guide Development Servicing Plan Stormwater May 2022. The Section 64 Stormwater infrastructure contribution is based on the follow formula. The lot is currently vacant.

Section 64 Stormwater = area of new hardstand*/800 x area of additional hardstand as a %
S64 Stormwater = (area of new hardstand02/800 x area of additional hardstand as a % of the lot area/0.6 - 1) X 1ET

= (1,048/800 x 0.6/0.6 - 1) X $1,721

= $534 (base rate)

Section 64 Stormwater CPI = $534 x 139.7/87.9

= $849

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Area of hardstand as a % of the lot area = area of hardstand/lot area

= 1,048m2/1,731m2* = 0.6

*area from lot from Intramaps.

Council Policies

Nil.

Other Approvals

Nil.

Conclusion

An assessment of the application has resulted in this application being supported on the following grounds:

- The application provides diversified housing options and increased residential opportunities within the R1 Zone which is permitted with consent.
- The development complies with the Environmental Planning and Assessment Act 1979 and does not compromise the desired objectives of the WWLEP 2010.
- The assessment of the application against the relevant sections of the Wagga Wagga Development Control Plan 2010 demonstrates that the proposed development will not cause any significant or unreasonable impacts on the surrounding natural or built environment, infrastructure, or local character and amenity.

The application is subsequently recommended for approval, subject to conditions.

RECOMMENDATION

It is recommended that application number DA25/0488 for Multi dwelling housing (4 x 2 storey dwellings), 2 x swimming pools & community titled subdivision be approved, subject to the following conditions:-

CONDITIONS OF CONSENT FOR APPLICATION NO.

A. SCHEDULE A – Reasons for Conditions

The conditions of this consent have been imposed for the following reasons:

A.1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979 and Regulation 2000.

A.2 Having regard to Council's duties of consideration under Section 4.15 and 4.17 of the Act.

A.3 To ensure an appropriate level of provision of amenities and services occurs within the City and to occupants of sites.

A.4 To improve the amenity, safety and environmental quality of the locality.

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A.5 Having regard to environmental quality, the circumstances of the case and the public interest.

A.6 Having regard to the Wagga Wagga Development Control Plan 2010.

A.7 To help retain and enhance streetscape quality.

A.8 Ensure compatibility with adjoining and neighbouring land uses and built form.

A.9 To protect public interest, the environment and existing amenity of the locality.

A.10 To minimise health risk to neighbouring residents and workers.

B. SCHEDULE B – Deferred Commencement Conditions

N/A

C. SCHEDULE C – Conditions

Approved Plans and Documentation

C.1 The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/DocNo.	Plan/Doc Title	Prepared by	Issue	Date
-	Statement of Environmental Effects	Sewell Design	V1.0	28/04/2025
-	Statement of Environmental Effects - Appendix A	Sewell Design	-	Received 01/10/2025
1794462M_02	BASIX Certificate	Powerhouse National Pty Ltd	-	26/08/2025
HR-ZVULWA-02	NatHERS Certificate	Powerhouse National Pty Ltd	-	26/08/2025
00	Cover Page	Sewell Design	-	15/01/2026
01	Site Plan	Sewell Design	H	15/01/2026
02	Landscape, Subdivision, & Drainage Plans	Sewell Design	H	15/01/2026
03	Dwelling 1 - Floor Plans & Elevations	Sewell Design	H	15/01/2026
04	Dwellings 2 & 3 - Floor Plans & Elevations	Sewell Design	H	15/01/2026
05	Dwelling 4 - Floor Plans & Elevations	Sewell Design	H	15/01/2026
06	Section A-A & BASIX Commitments	Sewell Design	H	15/01/2026
07	Shadow Diagrams	Sewell Design	H	15/01/2026
C1	Stormwater & Driveway - Layout Plan	Xeros Piccolo Consulting Engineers	P1	August 2025
C2	Bulk Earthwork Plan	Xeros Piccolo Consulting Engineers	P1	August 2025

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The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

Requirements before a Construction Certificate can be issued

C.2 Prior to the issue of the Construction Certificate, written confirmation, on letter head, from the Council approved concreter installing the driveway is to be provided to Council or the Certifying authority. A list of Council approved concreters who hold a 138 permit can be found on Council's website.

C.3 Prior to the release of the Construction Certificate Engineers Certification is required for all retaining walls over 1m in height or over 600mm and within 1m of the boundary. Retaining wall detail to include suitable subsoil drainage measures with granular backfill. Copies of the details, plans and or specifications for all proposed retaining walls, showing compliance with the provisions of the Building Code of Australia, shall be submitted to and approved by the Accredited Certifier.

C.4 Prior to the issue of Construction Certificate the applicant must lodge a bond with Council of:-

$1000 for security deposit on the kerb and gutter and footpath

Plus a non-refundable administration fee as per Council's Fees and Charges.

NOTE 1: Applicants will be required to complete the Kerb Guttering and Footpath bond form and return to Council to arrange a bond (BKG) number. This must be done PRIOR to making payment at Council's Customer Service desk. The form can be found at <https://wagga.nsw.gov.au/__data/assets/pdf_file/0011/84188/Kerb-Guttering-and-Footpath-Bond-Form-Interactive.pdf>.

NOTE 2: In lieu of payment, the applicant can with written authorisation from their builder, utilise an ongoing bond should their builder hold and ongoing bond.

NOTE 3: All monetary conditions are reviewed annually, and may change on 1 July each year.

NOTE 4: Works in the form of driveways, kerb and gutter and footpath may require you to obtain a Section 138 Roads Act 1993 approval. Please contact Councils Road Reserve Officer on 1300 292 442 prior to undertaking such works.

NOTE 5: Council will accept a once off security deposit for the kerb and gutter and footpath for applicants who lodge multiple DA's with council. If the applicant has security deposits held by Council for kerb and gutter and footpath at the time of Construction Certificate application, then Council may waive the need for an additional bond to be paid.

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NOTE 6: The bond held on the kerb and gutter and footpath is fully refundable upon completion of all works and upon inspection by Council to ensure that any damage to Council infrastructure has been repaired. The bond will not be refunded in the event that damage done to Council's infrastructure is not repaired to the satisfaction of Council. All damage is to be repaired at the full cost of the applicant

C.5 Pursuant to s7.11 of the Environmental Planning and Assessment Act 1979 and the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034, a monetary contribution as identified in the table below must be paid to Council, prior to the issuing of the Construction Certificate. The monetary contribution payable under this condition will be indexed in accordance with Clause 3.2 of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 from the endorsed date of this Development Consent until the date of payment.

Base monetary contribution (Contribution Rate in Wagga Wagga Local Infrastructure Contributions Plan 2019-2034)	$ 30,036
Adopted CPI indexation applied at date of determination (as per Section 3.2 of Wagga Wagga Local Infrastructure Contributions Plan 2019-2034)	140.9/115.1
Indexed monetary contribution to be paid (valid for the financial year in which the date of determination was made)	$36,769 (see Note 2)

NOTE 1: Clause 3.2 of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 provides for Section 7.11 contributions to be indexed in accordance with annual movements in the March quarter Consumer Price Index (CPI) (All Groups Index) for Sydney as published by the Australian Bureau of Statistics. Indexed developer contributions are adopted annually by Council for the financial year.

NOTE 2: The final indexed contribution identified above remains applicable if paid within the same financial year as the date of determination. If payment is to be made outside this period, you are advised to contact Council prior to payment being made to determine if CPI increases/decreases have occurred since the date of this consent.

NOTE 3: A copy of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga, or on Council's website.

C.6 Prior to the release of Construction Certificate a compliance certificate under s306 of the Water Management Act 2000 must be obtained in respect of the development relating to water management works that may be required in connection with the development.

NOTE1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.

NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area. An application for a compliance certificate must be made with Riverina Water. Additional fees and charges may be incurred by the proposed development - please contact Riverina Water to ascertain compliance certificate water supply related

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requirements. A copy of such a compliance certificate is required prior to release of Construction Certificate.

NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.

NOTE 4: Under s306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.

NOTE 5: The Section 64 Sewer base figure is $10,614.

The Section 64 Sewer contribution (updated by the CPI of 139.7/100.5) required to be paid is $14,754.

NOTE 6: The Section 64 Stormwater base figure is $534.

The Section 64 Stormwater contribution (updated by the CPI of 139.7/87.9) required to be paid is $849.

NOTE 7: Section 64 contributions shall be indexed in accordance with CPI annually at the commencement of the financial year.

NOTE 8: The figures outlined in this consent are based on the current rate of CPI. Please be advised that CPI changes on a regular basis and you are advised to contact Council prior to payments being made, to ensure no further CPI increases/decreases have occurred since the date of this consent.

C.7 Prior to the issue of a Construction Certificate stormwater drainage shall be designed to limit post development flows from the site to pre-developed flows for all storms up to and including the 100 Year ARI event. Full plan details of any proposed On-Site Detention (OSD) system and supporting calculations shall be provided.

C.8 Prior to the issue of a Construction Certificate, engineered plans are required detailing the following:

- Vehicle safety barriers located along the entirety of the southern side of the driveway.
- Driveway plans showing:
  - Driveway grades and crossfalls in accordance with the relevant Australian Standards, and
  - Cross-sections detailing the finished driveway and retaining wall levels in relation to existing natural ground levels along the southern boundary, including boundary fencing heights and the existing ground levels within adjoining neighbouring properties. Levels shall be generally consistent with those identified on the submitted approved plans under this consent.

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- Details of the screen landscaping in accordance with the identified on the submitted approved plans under this consent.

The engineering plans provided should be consistent with the levels provided in the stamped final plan set and are to be to the satisfaction of the General Manager or there delegate.

C.9 Prior to the release of the Construction Certificate, a Construction Management Plan shall be submitted to, and approved by Council, to the satisfaction of the General Manager or delegate. This plan shall include details of temporary site fencing, signage, construction parking, storage areas, and access and delivery arrangements (including times). All storage of materials and machinery shall occur on the site.

C.10 Prior to the issue of a Construction Certificate, a dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to and approved by Council.

Requirements before the commencement of any works

C.11 Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

a) a standard flushing toilet connected to a public sewer, or

b) if that is not practicable, an accredited sewage management facility approved by Council, or

c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: “Vicinity” in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

C.12 Prior to the commencement of works, a Construction Certificate must be obtained, pursuant to Section 6.7 of the Environmental Planning and Assessment Act 1979, as amended, from Council or an Accredited Certifier.

C.13 Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind blown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at a licenced Waste Management Centre.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council’s footpath, nature strip, reserve or roadway.

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NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: Weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited must be retained. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

C.14 Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-

a) Development Control Plan 2010 (Section 2.6 and Appendix 2)

b) Erosion and Sediment Control Guidelines for Building Sites; and

c) Soils and Construction Volume 1, Managing Urban Stormwater

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

C.15 Prior to the commencement of works, an Activity Approval is required under Section 68, Part B - 4, 5 and 6, of the Local Government Act 1993 for any public infrastructure sewer / stormwater works, where that work is proposed to be carried out on private or Council owned land.

- Upgrade existing sewer spur to 150mm diameter.

- Connection into existing Council stormwater pit at rear of property.

NOTE 1: Works carried out under an approved Section 68 prior to a Development Consent and/or Construction Certificate being issued are subject to change and are at the applicant's risk.

NOTE 2: Prior to the commencement of works a bond may be required to be lodged with Council for public infrastructure works. Refer to Council's Section 68 Activity Approval Application Guide for detail.

C.16 A Section 68 Approval must be obtained from Council prior to any sewer or stormwater work being carried out on the site.

The licensed plumber must submit to Council, at least two (2) days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".

NOTE: A copy of the Notice of Works form can be found on Council's website.

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Requirements during construction or site works

C.17 No construction materials, plant or equipment relating to work authorised by this consent are to be placed or stored within the road reserve during the period in which work authorised by this consent will be carried out without the prior written approval of the Council.

C.18 New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and section 7.5 of "Planning for Bush fire Protection 2019".

C.19 At the commencement of building works and in perpetuity, the entirety of the lot is to be maintained as an APZ.

APZs associated with the development shall be managed as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document Standards for asset protection zones.

C.20 The Builder must at all times maintain, on the job, a legible copy of the plans and specifications approved with the Construction Certificate.

C.21 All excavation and backfilling associated with the erection/demolition of the building must be properly guarded and protected to prevent them from being dangerous to life or property.

C.22 The permitted construction hours are Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. All reasonable steps must be taken to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.

C.23 All earthworks, filling, building, driveways or other works, must be designed and constructed (including stormwater drainage if necessary) so that at no time, will any ponding of stormwater occur on adjoining land as a result of this development.

C.24 The fill material use for the proposed development shall only be “Virgin Excavated Natural Material” as described in Schedule 1 of the Protection of the Environment and Operations Act 1997.

Prior to the material being received on site registration numbers of vehicles delivering material to the development and the address of origin for the fill shall be documented. Documentation must include quantities and nature of the fill.

A log of the above mentioned information is to be kept including the date that the materials were received. This log is to be submitted to Council upon completion of works.

C.25 Any upgrades or alterations to existing Council infrastructure required as a result of the development shall be at the full cost of the applicant. Contact Council’s Development Engineer to confirm what approval is required prior to commencing work on any Council infrastructure. Such work includes (but is not limited to) upgrade or connection to sewer or stormwater mains, and alteration of stormwater pits and sewer manhole levels.

C.26 The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated “spoil” material.

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C.27 If any Aboriginal object is discovered and/or harmed in, on or under the land, all work must cease immediately and the area secured so as to avoid further harm to the Aboriginal object. The Office of Environment and Heritage shall be notified as soon as practicable on 131 555, providing any details of the Aboriginal object and its location, and no work shall recommence at the particular location unless authorised in writing by Office of Environment and Heritage.

Requirements before a Subdivision Certificate can be issued

C.28 A Subdivision Certificate, pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended must be obtained from Council, prior to its lodgement with the Lands Titles Office.

The Final Survey Plan (two paper copies and an electronic copy) must be submitted to Council along with the application for Subdivision Certificate and associated checklist.

NOTE: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relating to the subdivision have been complied with and the appropriate fee paid.

C.29 Prior to the issue of the Subdivision Certificate the following documents shall be submitted to Council to demonstrate that the requirements of the public utility services have been met:-

i) Essential Energy: Notice of Arrangement (to be made to the Contestable Works Section at Essential Energy);

ii) APA Gas: Certificate of Acceptance;

iii) Riverina Water: Certificate of Compliance;

iv) Certification from an approved telecommunications provider.

Requirements prior to issue of an Occupation Certificate or prior to operation

C.30 Prior to the issue of Occupation Certificate, the paving of all internal vehicular movement areas must be either a minimum of 150mm thick flexible pavement and sealed or concrete pavement designed by a Civil/Structural Engineer to AUSTROADS standards or another appropriate standard.

C.31 Prior to the issue of an Occupation Certificate, vehicular access within the road reserve must be constructed to Council standards, at full cost to the developer, by a Council approved concreter. A list of Council approved concreters who hold a 138 permit can be found on Council's website. Driveway design and grades shall comply with AS2890.1: 2004 (or as amended) and Council's Engineering Guidelines for Subdivisions and Developments.

C.32 Prior to the release of the Occupation Certificate all gas/electricity services are to comply with the acceptable solutions under table 7.4(a) of Planning for Bush Fire Protection 2019.

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C.33 Prior to issue of an occupation certificate the building number must be displayed in a position clearly visible from the street in letters having a height of not less than 75 mm. The number must be visible against the background on which it is placed.

C.34 All retaining walls shown on the approved plans shall be completed prior to the issue of a Final Occupation Certificate.

C.35 Prior to the issue of an Occupation Certificate, Works-As-Executed (WAE) plans of the constructed On-Site Detention system shall be submitted to Council. The WAE plans shall confirm the volume of constructed storage areas, installation of orifice plates, pipe and pit levels and surface levels of overland flow paths. Certification shall be provided by a practising Civil Engineer that the constructed On-Site Detention system will function as intended in accordance with the approved plans.

C.36 Prior to the issue of the Occupation Certificate for the first unit constructed the existing sewer spur shall be upgraded to 150mm diameter to the satisfaction of Council.

C.37 Prior to the issue of the Occupation Certificate for the final unit to be constructed, an inspection of the Neerim Close street frontage shall be carried out by Council's Development Engineer with reference to the pre-construction Dilapidation Report to confirm no damage has occurred to Council assets as a result of the development.

C.38 Prior to the issue of an Occupation Certificate, works to the driveway are to have been completed in accordance with the engineering drawings required under C8.

C.39 An Occupation Certificate, must be obtained pursuant to Section 6.9 of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

In order to obtain this, the "Final Occupation Certificate" form must be completed and submitted to Council with all required attachments - failure to submit the completed Occupation Certificate Application form will result in an inability for Council to book and subsequently undertake Occupation Certificate inspection.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

C.40 A final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development, prior to the issuing of a final plumbing certificate Council must be in possession of Notice of Works, Certificate of Compliance and Works as Executed Diagrams for the works. The works as Executed Diagram must be submitted in electronic format in either AutoCAD or PDF file in accordance with Council requirements.

All plumbing and drainage work must be carried out by a licensed plumber and drainer and to the requirements of the Plumbing and Drainage Act 2011.

NOTE: The Plumbing Final assessment covers only the physical plumbing works and components installed in accordance with AS 3500. Any civil plumbing designs, including on-site stormwater detention systems or overland flow management, are excluded. These must be certified by the design engineer and submitted to the Principal Certifier, if applicable.

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NOTE: Additional fees for inspections at the Plumbing Interim Occupancy / Plumbing Occupation stage may apply. This will depend on the number of inspections completed at this stage of the work/s.

C.41 Prior to the issue of an Occupation Certificate a Water Plumbing Certificate from Riverina Water County Council shall be submitted to Council.

NOTE 1: The applicant is to obtain a Plumbing Permit from Riverina Water County Council before any water supply/plumbing works commence and a Compliance Certificate upon completion of the works. Contact Riverina Water County Council's Plumbing Inspector on 6922 0618. Please be prepared to quote your Construction Certificate number.

General requirements

C.42 Landscaping shall be established and maintained to comply with the acceptable solutions under table 7.4(a) of Planning for Bush Fire Protection 2019 and the principles of Appendix 4 of Planning for Bush Fire Protection 2019.

C.43 Any earthworks (including any structural support or other related structure for the purposes of the development):

(a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and

(b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and

(c) retained material must have a gradient of at least 5%, and

(d) must be constructed in accordance with the approved plans for such work(s).

(e) must be wholly located within the subject site (including footings of any retaining structures)

C.44 The development must comply with the following requirements of Transgrid:

i) Any machinery operating within Transgrid's easement shall not exceed 4.3-metres in height and be at least 22-metres away from towers/poles (and supporting guys) unless operated by an accredited person in accordance with WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006.

ii) If fence heights are not stipulated on the plans, then approval is based on the assumption that all fences will be no higher than 2.5-metres. If fences are planned to be taller than 2.5-metres, then full details must be provided. Metallic fencing must be earthed. For more information, please refer to "Transgrid Fencing Guidelines".

iii) Non-metallic water/stormwater pipes are preferred within the transmission line easement. If the water pipe is metallic, isolation sections are required at the entry and exit to the easement, such as RCP pipe and a rubber ring joint.

iv) Any metallic structures or objects planned in the easement must be earthed.

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v) The Easement area shall not be used for temporary storage of construction spoil, topsoil, gravel, or any other construction material.

vi) Safety clearances are to be observed near powerlines.

C.45 No part of the development, including cut, fill, or footings is to encroach the easement. Footings will need to address the angle of influence taking into account the depth of existing sewer and stormwater mains in the easement.

D. SCHEDULE D – Activity Approval Conditions (Section 68)

N/A

E. SCHEDULE E – Prescribed Conditions

Conditions under this schedule are prescribed conditions for the purposes of section 4.17 (11) of the Environmental Planning and assessment Act 1979.

E.1 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 (clause 69 EP&A Reg 2021)

(1) It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.

(2) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.

(3) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with the Building Code of Australia, Volume 1, Part B1 and NSW Part I5.

(4) In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the relevant date.

(5) In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.

(6) This section does not apply-

(a) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or

(b) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

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(7) In this section -

relevant date has the same meaning as in the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, section 19.

E.2 Erection of signs (clause 70 EP&A Reg 2021)

(1) This section applies to a development consent for development involving building work, subdivision work or demolition work.

(2) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out-

(a) showing the name, address and telephone number of the principal certifier for the work, and

(b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and

(c) stating that unauthorised entry to the work site is prohibited.

(3) The sign must be-

(a) maintained while the building work, subdivision work or demolition work is being carried out, and

(b) removed when the work has been completed.

(4) This section does not apply in relation to-

(a) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

(b) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

E.3 Notification of Home Building Act 1989 requirements (clause 71 EP&A Reg 2021)

(1) This section applies to a development consent for development involving residential building work if the principal certifier is not the council.

(2) It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following-

(a) for work that requires a principal contractor to be appointed-

i. the name and licence number of the principal contractor, and

ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,

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(b) for work to be carried out by an owner-builder-

i. the name of the owner-builder, and

ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989-the number of the owner-builder permit.

(3) If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.

(4) This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

E.4 Shoring and adequacy of adjoining property (clause 74 EP&A Reg 2021)

(1) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.

(2) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense-

(a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and

(b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

(3) This section does not apply if-

(a) the person having the benefit of the development consent owns the adjoining land, or

(b) the owner of the adjoining land gives written consent to the condition not applying.

E.5 Fulfilment of BASIX commitments (clause 75 EP&A Reg 2021)

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled-

(a) BASIX development,

(b) BASIX optional development, if the development application was accompanied by a BASIX certificate.

F. SCHEDULE F – General Terms of Approval (Integrated Development)

N/A

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Sewell Design

statement of environmental effects

v1.0

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Statement of Environmental Effects

Dated 28 April 2025

Development:	Multi Dwelling Housing development (4 x 2 storey dwellings) + swimming pool/s & community title subdivision
Subject Site:	Lot 69 (DP802097) 2 Neerim Close Kooringal NSW 2650
Applicant:	C.Curtain

Definitions, Abbreviations & Acronyms

The following is referenced throughout this Statement of Environmental Effects:

Reference	Meaning
SoEE	Statement of Environmental Effects
NCC1	National Construction Code (Building Code of Australia) volume 1
NCC2	National Construction Code (Building Code of Australia) volume 2
NCC3	National Construction Code (Plumbing Code of Australia) volume 3
ABCB	Australian Building Codes Board
AS	Australian Standard
LEP	Wagga Wagga Local Environmental Plan 2010
DCP	Wagga Wagga Development Control Plan 2010
SEPP	State Environmental Planning Policy
BASIX	Building Sustainability Index
HCA	Heritage Conservation Area
GFA	Gross Floor Area
Proponent	Applicant
Council / Consent Authority	Wagga Wagga City Council
RFS	NSW Rural Fire Service
PBP	NSW Rural Fire Service document titled Planning for Bushfire Protection 2019.
APZ	Asset Protection Zone
LG Act	Local Government Act 1993
LG Regs	Local Government Regulations 2005
BAL	Bushfire Attack Level
RFM	Riverine Flood Model
MOFFS	Major Overland Flow Flood Study
SFC	Special Flood Considerations
FPA	Flood Planning Area
PMF	Probable Maximum Flood
AEP	Annual Exceedance Probability
RMS Guide	Roads & Maritime Service Guide to Traffic Generating Developments v2.2
NDIS Design Standard	National Disability Insurance Scheme - Specialist Disability Accommodation Design Standard

Open Access Information Disclosure

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1. DEVELOPMENT

1.1 REASON FOR DEVELOPMENT

The applicant seeks Consent Authority approval for the development at the subject site. The applicant therefore provides a Development Application (DA) to the Consent Authority for consideration, assessment, evaluation and determination. This SoEE is provided as part of the content required in the approved form for the DA.

1.2 DESCRIPTION OF THE DEVELOPMENT

The development involves the construction four two storey dwellings. Three of the dwellings will be attached and one of the dwellings will be detached. The development will also include a community titled subdivision.

1.3 PLANNING DEFINITIONS

The LEP provides the following definitions:

residential accommodation *means:*
a building or place used predominantly as a place of residence, and includes any of the following—
(a) attached dwellings,
(b) boarding houses,
(baa) co-living housing,
(c) dual occupancies,
(d) dwelling houses,
(e) group homes,
(f) hostels,
(g) multi dwelling housing,
(h) residential flat buildings,
(i) rural workers' dwellings,
(j) secondary dwellings,
(k) semi-detached dwellings,
(l) seniors housing,
(m) shop top housing,
but does not include tourist and visitor accommodation or caravan parks.

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.
Note - Multi dwelling housing is a type of ***residential accommodation***

1.4 BUILDING CODE CLASSIFICATION

The NCC2 identifies this development as a Class 1a & 10a building/s.

1.5 DEVELOPMENT CONSTRUCTION & MATERIALS

Table 1.4 provides a description of the development construction and materials (generally):

Table 1.4: development construction and materials

Foundation:	Reinforced concrete slab and footings
Cladding:	Brick veneer & prefinished steel cladding
Structure:	Timber wall & roof frames
Roof Cladding:	Steel sheet (trapezoidal profile)
Windows:	Powder coated aluminium framed

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2. SUBJECT SITE

2.1 DESCRIPTION OF THE SUBJECT SITE

Table 2.1 provides a description of the subject site.

Table 2.1: Description of subject site

Zone	R1 – General Residential
Size:	1,731m²
Shape:	Irregular
Locality:	The subject site is located in the suburb of Kooringal and has a high elevation.
Primary Street Frontage:	Neerim Close
Secondary Street Frontage:	None
Laneway:	None
Vehicular Access:	Neerim Close
Adjoining Development:	Northern boundary: 3 Neerim Close (existing dwelling)
	Eastern boundary: Neerim Close
	Southern boundary: 1 Neerim Close & 59 Henwood Avenue (existing dwellings)
	Western boundary: 4 & 5 Loru Close (existing dwellings)
Surrounding Development:	Single and two storey detached dwellings.
Orientation:	Northeast to Neerim Close
Views:	Southern and South Westerly views to Lake Albert
Wind Direction:	West (generally)
Exposure / Shielding:	Shielded through both existing natural and built environments
Slope / Topography:	Approximately 11m fall from north eastern boundary to south western boundary. Note – presence of fill to rear of subject site.
Existing Structures:	None – vacant land
Existing infrastructure:	The subject site benefits from existing concrete kerb and guttering and underground utilities
Natural Features:	No natural features of significance found at the subject site.
Significant Trees:	There are no significant trees at the subject site that are identified for removal.
Vegetation / Landscaping:	The subject site is generally covered in patchy grass and weeds.
Easements	Easement for transmission line 30.48m wide, Easement to drain sewage 2m wide, & Easement to drain sewage and water 2.5m wide
Utilities:	The subject site benefits from the following utilities: 1. Electricity (underground) 2. Natural Gas (underground) 3. Reticulated Water (underground) 4. Sewer (underground) 5. Stormwater (underground)

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Image 1 – subject site locality (source: Wagga Wagga City Council Intramaps)

Image 2 – subject site location (source: Wagga Wagga City Council Intramaps)

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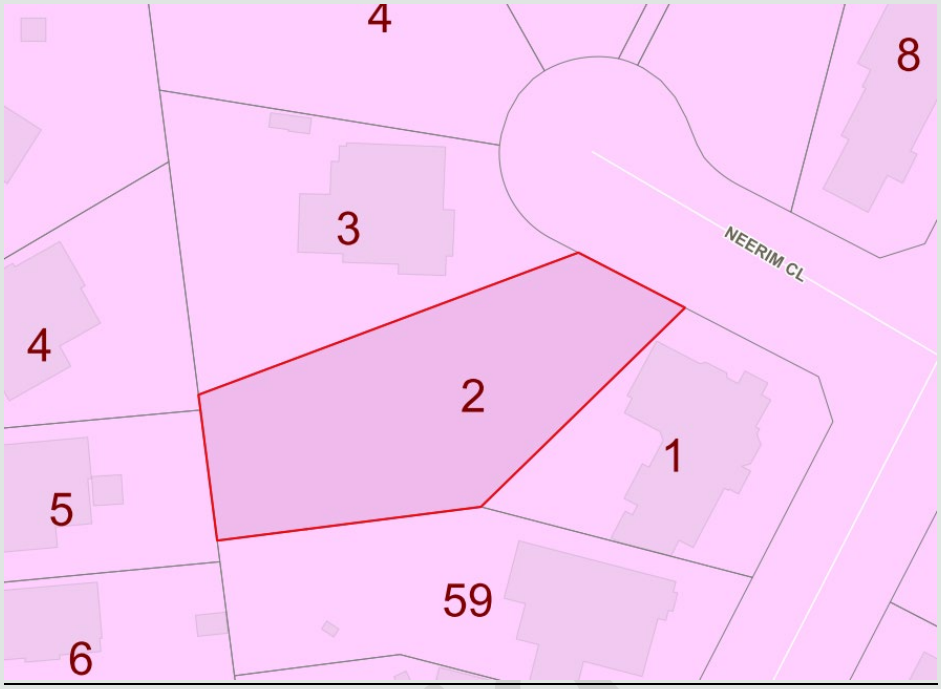

Image 3 – subject site R1 zone (source: Wagga Wagga City Council Intramaps)

Image 4 – Street view of subject site (source: Google Street Maps – May 2015)

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Image 5 – Street view of subject site (source: Google Street Maps – May 2015)

Image 6 – aerial view of subject site and locality (source: national map)

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3. PLANNING CONTROLS

3.1 PLANNING CONTROLS OVERVIEW

Table 3.1 provides a list of the planning controls that apply to this development:

Table 3.1: List of planning controls

Legislation:	Environmental Planning & Assessment Act 1979
	Environmental Planning & Assessment Regulation 2021
	Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021
	Local Government Act 1993
	Local Government Regulations 2021
	Rural Fires Act 1997 No 65
	Rural Fires Regulation 2022
	Biodiversity Conservation Act 2016 No 63
State Environmental Planning Policies:	SEPP (Exempt and Complying Development Codes) 2008
	SEPP (Sustainable Buildings) 2022
	SEPP (Transport & Infrastructure) 2021
	SEPP (Resilience and Hazards) 2021
	SEPP (Housing) 2021
	SEPP (Industry & Employment) 2021
	SEPP (Primary Production) 2021
	SEPP (Biodiversity and Conservation) 2021
Local Environmental Plan:	Wagga Wagga Local Environmental Plan 2010
Development Control Plan:	Wagga Wagga Development Control Plan 2010

3.2 LEGISLATION

3.2.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

This development will be assessed against section 4.15 of the Environmental Planning & Assessment Act 1979. Table 3.2.1 is provided to assess the development against 4.15 (evaluation) sections, clauses and requirements of the EP&A Act.

Table 3.2.1: Evaluation

Section	Clause	Response
1(a)	*Matters for consideration--general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application- the provisions of-*	
1(a)(i)	*any environmental planning instrument, and*	Development seeks to be consistent with all relevant EPI's. Refer to Part 3.3 to 3.4 in this SoEE for relevant EPI's and the development's measure against those EPI's.
1(a)(ii)	*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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*	None.
1(a)(iii)	*any development control plan, and*	The provisions of the DCP have been considered in the development and the development seeks to be consistent with all the provisions in the DCP. In any event where the development is not consistent with any of the provisions in the DCP, Council is to afford the Applicant flexibility in applying the provisions of the DCP and allow a reasonable alternative solution/s that achieves the objectives of the relevant section of the DCP in accordance with

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		section 3A(b) (below). Refer to Part 3.5 in this SoEE.
1(a)(iiia)	*any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*	N/A.
1(a)(iv)	*the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*	The EP&A Regs apply to this development and the development seeks to be consistent with the Regs where required and necessary.
	that apply to the land to which the development application relates,	
1(b)	*the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*	This SoEE identifies any likely impacts of the development including environmental impacts on both the natural and built environments and social and economic impacts in the locality
1(dc)	*the suitability of the site for the development,*	The site is considered suitable for the development as it is not impacted by or will impact on any other natural or built environment and is considered consistent with the zone objective/s, the LEP, the DCP and the land size is capable for the development to occur.
1(d)	*any submissions made in accordance with this Act or the regulations,*	To be assessed and determined individually (on merit) by the Consent Authority post advertising and / or notification of the development
1(e)	*the public interest.*	The development is considered to be in the public interest as it provides a positive economic impact (employment of local trades and services), is development that will not impact upon adjoining neighbours and will provide a type of housing variety for the local community.
2	*Compliance with non-discretionary development standards…..*	N/A.
3	*If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards…..*	N/A.
3A	*Development control plans. If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority-*	
3A(a)	*if those provisions set standards with respect to an aspect of the development and the development application complies with those standards--is not to require more onerous standards with respect to that aspect of the development, and*	Noted.
3A(b)	*if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards--is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and*	Noted. Consent Authority to provide flexibility in applying DCP provisions and if standards cannot be met in the development, allow the applicant to provide reasonable alternative solutions that are consistent with the prescribed objectives of those standards.
3A(c)	*may consider those provisions only in connection with the assessment of that development application.*	Noted.
4	*Consent where an accreditation is in force…..*	

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5	*A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4)*	N/A.
6	*Definitions*	Noted.

3.2.2 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

This DA is provided with content consistent with the approved form as required under the provisions of s24 of the EP&A Regs.

3.2.3 ENVIRONMENTAL PLANNING & ASSESSMENT (DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021

A BASIX certificate will be provided if the development is deemed *BASIX development* or a *BASIX building* (in accordance with the EP&A Regs) and is to be consistent with Section 71 of the EP&A (DC&FS) Regs. Smoke alarms will be installed in the development in accordance with Part 13 (or Part 13A if applicable) of the EP&A (DC&FS) Regs.

3.2.4 LOCAL GOVERNMENT ACT 1993

The development is likely to contain activities that require approval of the Consent Authority. Types of activities may include water supply, sewerage and stormwater drainage work, management of waste and installation of an oil or solid fuel heating appliance. These activities will seek approval separately from this DA under the provisions of s68 of the LG Act. It is likely that these activities will require approval prior to the issue of a Construction Certificate (CC) and may be conditioned in the development application consent.

3.2.5 LOCAL GOVERNMENT REGULATIONS 2021

The development with be assessed against relevant Parts and sections contained in the LG Regs.

3.2.6 RURAL FIRES ACT 1997 NO 65

Refer to Part 25.1 of this SoEE regarding bushfire and if the subject site is identified as bushfire prone land.

3.2.7 RURAL FIRES REGULATION 2022

Refer to Part 25.1 of this SoEE regarding bushfire and if the subject site is identified as bushfire prone land.

3.2.8 BIODIVERSITY CONSERVATION ACT 2016 NO 63

All developments need to be assessed against the Biodiversity Conservation Act 2016. The development will need to consider if it is likely to significantly affect threatened species in accordance with Division 1 Section 7.2 of the Biodiversity Conservation Act 2016. The Biodiversity Conservation Act 2016 prescribes likely to significantly affect threatened species if:

Legislation	Response
(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	The development, when assessed against the biodiversity test, is considered unlikely to significantly affect threatened species or ecological communities, or their habitats.
(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	The Biodiversity Values Map and Threshold (BMAT) tool was used to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required. After using the tool and generating a report, it was determined that the development does not exceed the biodiversity offset scheme entry threshold.
(c) it is carried out in a declared area of outstanding biodiversity value.	Using the same tool as above, the report also determined that the development is not located in a declared area of outstanding biodiversity value.

3.3 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

3.3.1 SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

The development does not seek to use any Parts of this SEPP, either exempt or complying, for approval and/or this SEPP does not apply to the development.

3.3.2 SEPP (SUSTAINABLE BUILDINGS) 2022

The development is residential therefore Chapter 2 of this SEPP applies. Refer to Part 14 of this SoEE.

3.3.3 SEPP (TRANSPORT & INFRASTRUCTURE) 2021

Subject site does not adjoin a rail or road corridor where potential noise and vibration issues need to be considered. The development however is adjacent to or within the specified distance (*section 2.48(b) of the SEPP*) to electricity assets therefore the consent authority does need to provide written notice to Essential Energy inviting comments about the development's potential safety risks. The development seeks to satisfy this parts of this SEPP for approval.

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Essential Energy's fact sheet document titled '*Living with Electricity Easements and Infrastructure*' (APPENDIX B) identifies the proposed inground swimming pool (located inside the electrical easement) as a 'controlled activity' meaning:

Controlled activities may be permitted within electricity easements or near electricity infrastructure with written approval from Essential Energy.

Further, pool barriers (minor structures) are identified as a 'permitted activities' meaning:

These activities are permitted in electricity easements or near electricity infrastructure provided Essential Energy's infrastructure remains accessible at all times - minor structures under 2.5 metres such as washing lines, barbeques, or playground equipment (provided that metallic parts are earthed)

It is anticipated that the Consent Authority, once Essential Energy provides comments regarding the development, will refer to Essential Energy's ISSC 20 document titled '*Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure*' dated September 2012 (APPENDIX C) as a condition of consent in the determination. Applicant to ensure development adheres to all of APPENDIX C, in particular clauses 7.1.2, 7.2.3 and 7.2.11 of APPENDIX C.

3.3.4 SEPP (RESILIENCE AND HAZARDS) 2021

This SoEE will provide information to assist the Consent Authority with a detailed site investigation report regarding the possible land contamination at the subject site (refer to Part 17 of this SoEE).

3.3.5 SEPP (HOUSING) 2021

The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.6 SEPP (INDUSTRY & EMPLOYMENT) 2021

The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.7 SEPP (PRIMARY PRODUCTION) 2021

The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.8 SEPP (BIODIVERSITY AND CONSERVATION) 2021

Chapter 3 of the SEPP (Koala Habitat Protection 2020) applies to the Wagga Wagga LGA but only on land zoned RU1, RU2 & RU3 and only on lots greater than 1 hectare. No further assessment required for Chapter 3 under the provisions of this SEPP. Chapter 4 of the SEPP (Koala Habitat Protection 2021) applies to the Wagga Wagga LGA but only on land zoned RU1, RU2 & RU3 and only on lots greater than 1 hectare. The subject site is not identified on the Koala Development Application Map. No further assessment required for Chapter 4 under the provisions of this SEPP.

3.4 LOCAL ENVIRONMENTAL PLAN

3.4.1 OBJECTIVES OF ZONE

Table 3.4.1 provides the LEP objectives of the subject site zone as identified at Table 2.1.

Table 3.4.1: Objectives of zone

Objective	1 Objectives of zone	Response
1	*To provide for the housing needs of the community.*	Complies. The development provides and alternative housing stock not traditionally found in the suburb, alleviating the rising need for lower cost housing in Wagga Wagga and supporting objective 2.
2	*To provide for a variety of housing types and densities.*	Complies. The development seeks a multi dwelling housing development which is considered an alternative form / variety of housing to the normal pattern of development found in the immediate and surrounding areas (detached single dwelling houses).
3	*To enable other land uses that provide facilities or services to meet the day to day needs of residents.*	Noted.
4	*To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.*	Noted.

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3.4.2 USE PERMISSIBILITY

Table 3.4.2 provides the use permissibility of the subject site zone as identified at Table 2.1.

Table 3.4.2: Use permissibility

Permissibility	Land Use	Response
2 Permitted without consent	*Home businesses; Home occupations; Roads*	N/A
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; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*	The development seeks approval for ***multi dwelling housing*** *- a type of residential accommodation*
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; Local distribution premises; 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*	N/A

3.4.3 PART 3 - EXEMPT AND COMPLYING DEVELOPMENT

Table 3.4.3 is provided to assess the development against LEP Part 3 sections, clauses and requirements.

Table 3.4.3: Exempt and Complying Development

Section	Title	Required	Response
3.1	*Exempt development*	N	Development does not seek exempt development
3.2	*Complying development*	N	Development does not seek complying development
3.3	*Environmentally sensitive areas excluded*	N	Development does not seek either exempt or complying development

3.4.4 PART 4 - PRINCIPAL DEVELOPMENT STANDARDS

Table 3.4.4 is provided to assess the development against LEP Part 4 sections, clauses and requirements.

Table 3.4.4: Principal Development Standards

Section	Title	Required	Response
4.1	*Minimum subdivision lot size*	N	Subject site is not identified in the minimum lot size map
4.1A	*Exceptions to minimum subdivision lot sizes for certain split zones*	N	Subject site is not located in split zones.
4.1AA	*Minimum subdivision lot size for community title schemes*	N	Development is not located in any of the specified zones
4.2	*Rural subdivision*	N	Development is not located on a rural zone

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4.2A	*Erection of dwelling houses and dual occupancies on land in certain residential, rural and conservation zones*	N	Development is not located in any of the specified zones
4.2B	*Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones*	N	Development is not located in any of the specified zones
4.3	*Height of buildings*	N	Development does not exceed the height specified in the height of buildings map
4.4	*Floor space ratio*	N	Development does not exceed the floor space ratio specified in the floor space ratio map
4.5	*Calculation of floor space ratio and site area*	N	Noted.
4.6	*Exceptions to development standards*	N	Development does not seek exceptions to development standard.
4.6A	*Boundary changes between lots in certain rural zones*	N	Development is not located on a rural zone

3.4.5 PART 5 - MISCELLANEOUS PROVISIONS

Table 3.4.5 is provided to assess the development against LEP Part 5 sections, clauses and requirements.

Table 3.4.5: Miscellaneous Provisions

Section	Title	Required	Response
5.1	*Relevant acquisition authority*	N	Not applicable.
5.2	*Classification and reclassification of public land*	N	Not applicable.
5.3	*Development near zone boundaries*	N	Development does not seek to rely on this section for development consent
5.4	*Controls relating to miscellaneous permissible uses*	N	Development does not seek to undertake any of the prescribed uses.
5.5	*Controls relating to secondary dwellings on land in a rural zone*	N	Development is not located in a rural zone
5.6	*Architectural roof features*	N	Section not adopted in the LEP
5.7	*Development below mean high water mark*	N	Section not adopted in the LEP
5.8	*Conversion of fire alarms*	N	Section does not apply as development will not require a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
5.9	*Dwelling house or secondary dwelling affected by natural disaster*	N	Development is not a result of a natural disaster.
5.10	*Heritage conservation*	N	Development is not located in a HCA. Refer to Part 13 of this SoEE.
5.11	*Bush fire hazard reduction*	N	Development does not seek to undertake bush fire hazard reduction
5.12	*Infrastructure development and use of existing buildings of the Crown*	N	Development does not seek infrastructure development and use of existing buildings of the Crown
5.13	*Eco-tourist facilities*	N	Section not adopted in the LEP
5.14	*Siding Spring Observatory—maintaining dark sky*	N	Section not adopted in the LEP
5.15	*Defence communications facility*	N	Section not adopted in the LEP

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5.16	*Subdivision of, or dwellings on, land in certain rural, residential or conservation zones*	N	Development is not located in any of the specified zones
5.17	*Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations*	N	Section not adopted in the LEP
5.18	*Intensive livestock agriculture*	N	Development does not seek to undertake Intensive livestock agriculture
5.19	*Pond-based, tank-based and oyster aquaculture*	N	Development does not seek to undertake Pond-based, tank-based and oyster aquaculture
5.20	*Standards that cannot be used to refuse consent—playing and performing music*	N	Development does not seek to undertake the playing and/or performing of music
5.21	*Flood planning*	N	Subject site is not affected by flooding or within an FPA. Refer to Part 25.2 of this SoEE.
5.22	*Special flood considerations*	N	Subject site is not affected by flooding or SFC. Refer to Part 25.2 of this SoEE.
5.23	*Public bushland*	N	Section not adopted in the LEP
5.24	*Farm stay accommodation*	N	Development is not a farm stay accommodation
5.25	*Farm gate premises*	N	Development is not a farm gate premises

3.4.6 PART 6 – URBAN RELEASE AREAS

Table 3.4.6 is provided to assess the development against LEP Part 6 sections, clauses and requirements.

Table 3.4.6: Urban Release Areas

Section	Title	Required	Response
6.1	*Arrangements for designated State public infrastructure*	N	Development is not proposing subdivision to create an urban release area
6.2	*Public utility infrastructure*	N	Development is not proposing subdivision to create an urban release area
6.3	*Development control plan*	N	Development is not proposing subdivision to create an urban release area
6.4	*Relationship between Part and remainder of Plan*	N	Noted.
6.5	*Lloyd Quarry site development*	N	Subject site is not in “Lloyd Quarry Site”

3.4.7 PART 7 - ADDITIONAL LOCAL PROVISIONS

Table 3.4.7 is provided to assess the development against LEP Part 7 sections and requirements.

Table 3.4.7: Additional Local Provisions

Section	Requirement	Required	Response
7.1	*Restriction on new dwellings at North Wagga Wagga*	N	Development is not located in North Wagga Wagga
7.1A	*Earthworks*	Y	The subject site will require earthworks (excavation for placement of concrete foundations + site cut & retaining) to accommodate the development (refer to plans). The proposed earthworks in the development is considered to have a negligible impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Any cut, fill and retaining associated with the earthworks will be consistent with the DCP.
7.2	*(Repealed)*		-

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7.3	*Biodiversity*	Y	Refer to Part 3.2.7 of this SoEE
7.4	*Vulnerable land*	N	The subject site is not affected by vulnerable lands.
7.5	*Riparian lands and waterways*	N	The subject site is not affected by riparian lands and waterways.
7.6	*Groundwater vulnerability*	N	The subject site is not affected by groundwater vulnerability.
7.7	*Protected regrowth for Native Vegetation Act 2003*	N	Development is not located in any of the specified zones
7.8	*Cartwrights Hill Precinct—odour and noise assessment*	N	The subject site is not located in the Cartwrights Hill precinct.
7.9	*Primacy of Zone E2*	Y	The objectives of this section 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, healthcare, culture and the arts. The proposed development is a type of residential accommodation not commonly found in the E2 zone nor would it be a use and/or size that would conflict with permissible uses within the Zone E2 Commercial Centre therefore maintaining the primacy of the Zone E2 Commercial Centre.
7.10	*Business premises in Zone E3*	N	Development is not located in the specified zone.
7.11	*Airspace operations*	N	Development does not affect the ongoing operations of the local Airport.
7.12	*Development in areas subject to aircraft noise*	N	The development is considered not near the local Airport and its flight paths.
7.13	*Certain land at Estella*	N	Development is not located on the specified lots.

3.5 DEVELOPMENT CONTROL PLAN

3.5.1 DCP SECTION IDENTIFICATION

Table 3.5.1 provides the sections of the DCP that apply to this development.

Table 3.5.1: Sections of DCP applying to the development

Section	Section heading	Required	Response
1	*General*	Y	The development is considered to be consistent with this section
2	*Controls that apply to all development*	Y	The development is considered to be generally consistent with this section – refer to APPENDIX A
3	*Heritage Conservation*	N	
4	*Environmental Hazards and Management*	Y	Refer to part 25 of this SoEE.
5	*Natural Resource & Landscape Management*	N	
6	*Villages*	N	
7	*Subdivision*	N	
8	*Rural Development*	N	
9	*Residential development*	Y	The development is considered to be generally consistent with this section – refer to APPENDIX A

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10	*Business Development*	N	
11	*Industrial Development*	N	
12	*Specific Uses & Development*	N	
13	*Bomen Urban Release Area*	N	
14	*Boorooma Urban Release Area*	N	
15	*Lloyd Urban Release Area*	N	
16	*Gobbagombalin Urban Release Area*	N	

3.5.2 DEVELOPMENT COMPLIANCE SUMMARY

Table 3.5.2 provides the development's compliance with Sections 2 and 9 of the DCP (APPENDIX A).

4. SUITABILITY OF THE SITE

4.1 SITE SUITABILITY

It is important to evaluate the suitability of the development with the subject site. Table 4.1 provides an overview of the suitability of the site.

Table 4.1: Suitability of site

Site Constraint (Flooding):	Refer to part 25.2 of this SoEE
Site Constraint (Bushfire):	Refer to part 25.1 of this SoEE
Site Constraint (urban salinity):	Refer to part 26.4 of this SoEE
Site Constraint (native vegetation profile planting):	Refer to part 26.3 of this SoEE
Proximity to transport services:	The development benefits from having close proximity to local bus routes
Proximity to shops:	The development benefits from having close proximity to shops
Proximity to community facilities:	The development benefits from having close proximity to local community medical facilities
Proximity to recreational facilities:	The development benefits from having close proximity to recreational facilities
Compatibility with adjoining development:	The development is considered compatible with other development either adjacent or in the vacinity
Compatibility with visual setting (streetscape):	The development is surrounded by similar patterns of development and visual setting
Compatibility with planning objectives:	The development is considered compatible with the planning objectives (refer to Part 3.4.1 of this SoEE)
Compatibility with land zoning:	The development is considered compatible with the land zone (refer to Part 3.4.2 of this SoEE)
Shape and size of the land:	The subject site size and shape is considered suitable for the development to occur.
Age and condition of the building:	Not Applicable.

5. PRESENT AND PREVIOUS LAND AND BUILDING USES

5.1 LAND & BUILDING USE

It is important to establish the subject site's previous and present building and land uses. Table 5.1 provides an overview of the present and previous land and building uses.

Table 5.1: present and previous land and building uses

Subject Site Previous Zone:	2a – General (WWLEP 1985)
Subject Site Present Zone:	R1 – General Residential
Subject Site Previous Use:	Unknown
Subject Site Present Use:	Residential
Present Use of Adjoining Land:	Residential
Contaminated Land:	Refer to Part 17 of this SoEE
Contaminated Land Testing:	Refer to Part 17 of this SoEE

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6. TRAFFIC, PARKING AND GENERAL ACCESSIBILITY

6.1 OFF-STREET CAR PARKING RATES

Table 7.1 provides the off-street car parking rates for the development in accordance with the DCP.

Table 7.1: Off-street car parking rates

Use	Rate	Response
Multi Dwelling Housing	*1 space / 1 bedroom dwelling* *1.5 spaces / 2 bedroom dwelling* *2 spaces / 3 or more bedrooms or larger dwelling* *Visitor spaces – 1 per 4 dwellings where there are more than 4 dwellings (1 space required per 5-7 dwellings, 2 spaces per 8-11 dwellings, etc.)*	The subject site provides the required off-street car parking requirement as per the DCP.

6.2 OFF-STREET CAR PARKING CALCULATIONS

Existing off-street carparks = 0

Development required off-street carparks = 9

Development provided off-street carparks = 8 (provided – refer to site plan)

Visitor parking = 1 (provided – refer to site plan)

All off-street car parking in accordance with AS2890.1 & 2890.6 (where required)

6.3 TRAFFIC, PARKING AND GENERAL ACCESSIBILITY - GENERAL

The development seeks to satisfy the required amenity for the density proposed by the development in relation to traffic generation, parking and accessibility.

6.3.1 EXISTING SITE CONDITIONS

The development provides vehicular access to and from Neerim Close.

6.3.2 TRAFFIC

The development is not considered traffic generating development. The development either allows vehicles to enter and leave the site in a safe and forward fashion or has traffic movements consistent with other similar developments in the immediate and surrounding area. The development provides the minimum apron (hardstand) width in front of the proposed garages for right angle access for B85 vehicles in accordance with Figure 5.4 of AS2890.1.

6.3.3 PARKING

The development provides the required off-street car parking spaces in accordance with the DCP (refer to table 7.1 and 7.2 of this SoEE).

6.3.4 ACCESSIBILITY

There are no accessibility requirements for this development.

7. SIGNAGE

Development does not propose any signage.

8. SAFETY AND SECURITY

The development is designed with appropriate setbacks consistent with the immediate and surrounding area. The design of the development allows for passive surveillance from the public domain. The development will also incorporate sensored lighting to entrances and driveways, which will be designed to mitigate spill and cause nuisance to adjoining properties.

9. PRIVACY, VIEWS AND OVERSHADOWING

9.1 PRIVACY

There are negligible impacts to the privacy of adjoining allotments associated with the steep nature of the site. Refer to Appendix A for further information.

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9.2 VIEWS

Significant views to Lake Albert (south and south-west) are designed to be captured in the design of the development hence the sitting and location of the dwellings on the subject site.

9.3 OVERSHADOWING

No overshadowing issues associated with the development – refer to overshadowing plans.

10. AIR AND NOISE

10.1 AIR

Waste bins will be located onsite so that there is adequate separation from adjoining uses to mitigate nuisance. The development does not seek to increase waste production that creates odour sources other than general waste (refer to Part 15 of this SoEE for waste management control of odour).

10.2 NOISE

Noise – the proposed development will have minimal impact on noise levels and will be typical with noise levels produced by activities undertaken at the subject site or other existing surrounding development. Suitable noise mitigation measures must be implemented during construction (refer to Table 19.1.1 of this SoEE).

11. DRAINAGE, SOIL AND WATER

11.1 DRAINAGE

11.1.1 EXISTING DRAINAGE

The development (if existing) may contain earthenware plumbing. All earthenware to be replaced with uPVC. All plumbing and drainage work in accordance with the NCC3.

11.1.2 STORMWATER DRAINAGE

The development may require new stormwater services to be directed to kerb and gutter and/or connected into the existing stormwater infrastructure. All plumbing and drainage work in accordance with the NCC3. All stormwater runoff to be designed to not adversely affect any adjoining properties. All stormwater overland flow capture and disposal to be either directed to kerb and gutter and/or stormwater infrastructure.

11.1.3 SEWERAGE DRAINAGE

The development may require new sewerage services to be connected into the existing sewer infrastructure and to be directed towards an appropriate point of discharge (ie infrastructure sewer spur or select onsite sewerage management system). All plumbing and drainage work in accordance with the NCC3.

11.2 SOIL

The development provides designated landscaping areas to permit required or necessary water infiltration into the ground and to minimise potential large areas of water runoff.

11.3 WATER

11.3.1 WASTEWATER

Wastewater (as identified at part 15 of this SoEE) must be placed in an onsite designated chemical container and must be appropriately disposed of offsite. No wastewater shall be disposed of into onsite gullies, sinks or wastes where the eventual location for the wastewater will be the Consent Authority sewer main. The development must ensure that any wastewater will not impact on downstream waterways.

12. HERITAGE CONSERVATION

12.1 LEP SECTION 5.10

This part of the LEP does not apply as the subject site is located more than 1km away from the nearest Heritage Item (Mount Austin Homestead - former).

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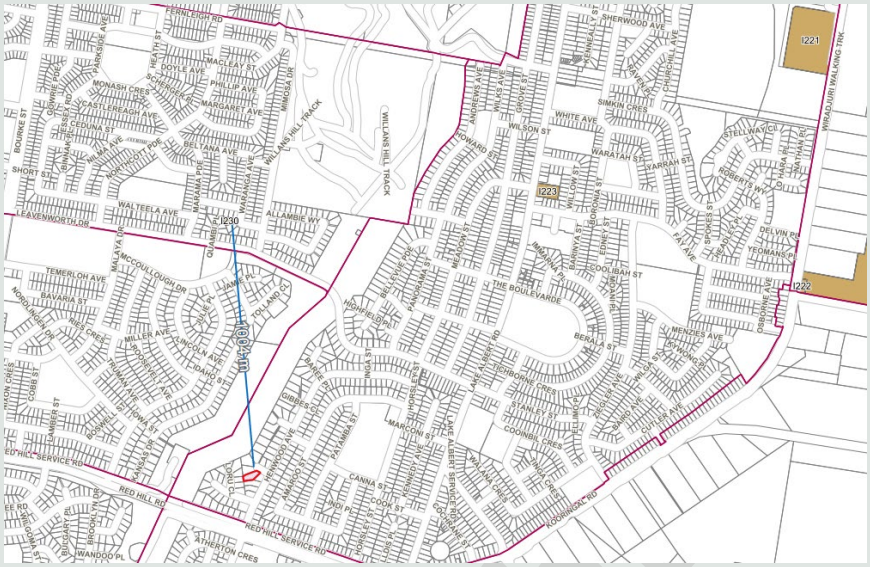

Image 7 – subject site is not in a HCA or a heritage item (source: Wagga Wagga City Council Intramaps)

13. ENERGY EFFICIENCY & SUSTAINABILITY

A BASIX certificate/s outlining the development's water, thermal and energy saving commitments is provided as part of this development. These commitments qualify the development to the definition of *sustainability* in accordance with the EP&A (DC&FS) Regs. Refer to supplied BASIX certificate/s.

14. WASTE MANAGEMENT

The development, throughout the use, will store construction waste in a skip bin with a lockable lid. This skip bin should allow waste to be sorted into recycling groups where applicable. Skip bin lids to be closed majority of the time to ensure loose rubbish will not blow away or disturb adjoining properties or community areas and to mitigate potential odour sources affecting adjoining uses. All chemical waste (eg paints, oils, solvents etc) will be placed in an onsite designated chemical container and must be appropriately disposed of offsite. All waste will be disposed of in accordance with Consent Authority guidelines.

15. EROSION AND SEDIMENT CONTROL

The development, throughout the duration of construction until practical completion, will install and keep in No sediment and erosion control measures applicable with the development as the development does not seek to disturb any soil or earth.

16. LAND CONTAMINATION

16.1 INITIAL EVALUATION

16.1.1 INITIAL EVALUATION OVERVIEW

An Initial Evaluation is essential to determine whether contamination is an issue and whether sufficient information is available to carry out a planning decision in 'good faith'. The Initial Evaluation can be based on readily available factual information. If, after carrying out an initial evaluation, none of the enquiries suggest that the land might be contaminated or that further enquiry is warranted, the planning process should proceed in the normal way.

16.1.2 READILY AVAILABLE FACTUAL INFORMATION

Table 17.1.2 provides the readily available factual information in accordance with Managing Land Contamination - Planning Guidelines in relation to the SEPP (Resilience and Hazards) 2021.

Table 17.1.2: Readily Available Factual Information

Information	Response
Current zoning	R1 – General Residential
Permissible uses	Multi Dwelling Housing
Records from previous re-zonings or rezoning request	None
Development applications and building applications for the site	Refer to part 17.1.4 of this SoEE
Property files	No property files or GIPA searches were obtained. The existing use and the proposed change of use are activities

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	not listed at Table 1 of Managing Land Contamination - Planning Guidelines.
Information provided by the proponent such as a development application or rezoning request or an investigation	N/A
Knowledge of Council staff	To be determined during the development assessment.

16.1.3 INFORMATION PROVIDED BY THE PROPONENT

In addition to Table 17.1.2, Table 17.1.3 provides information from the proponent in accordance with Managing Land Contamination – Planning Guidelines.

Table 17.1.3: Information provided by the proponent

Information	Response
Historical aerial photography	Refer to below images (if provided).
Adjoining properties	Refer to images 1 & 2
Site inspection	A site inspection was undertaken prior to the date of this SoEE and revealed no visible contaminations found at the subject site.

16.1.4 DEVELOPMENT APPLICATIONS AND BUILDING APPLICATIONS FOR THE SITE

In addition to Table 17.1.3, Table 17.1.4 provides a list of Development Applications and Building Applications for the site in accordance with Managing Land Contamination - Planning Guidelines.

Table 17.1.4: Development applications and building applications for the site

Reference	Consent Date	Development Description
DA21/0097	25/06/2021	Dwelling & Pool

16.2 INITIAL EVALUATION – CHECKLIST

Table 17.2 is a suggested checklist for Initial Evaluations in accordance with part 3.2.1 of Managing Land Contamination - Planning Guidelines.

Checklist	Response
Is the planning authority aware of any previous investigations about contamination on the land? What were the results, including any previous initial evaluations?	To be investigated by the planning authority. There are no known previous contaminated land investigations available for the subject site.
Do existing records held by the planning authority show that an activity listed in Table 1 has ever been approved on the subject site? (The use of records held by other authorities or libraries is not required for an initial valuation.)	No. There are no known records that suggest that the subject site has ever been approved for an activity listed at Table 1 of the Planning Guideline.
Was the subject site at any time zoned for industrial, agricultural or defence purposes?	No.
Is the subject site currently used for an activity listed in Table 1?	No. The current use of the subject site is not for an activity listed at Table 1 of Managing Land Contamination - Planning Guidelines.
To the planning authority's knowledge was, or is, the subject site regulated through licensing or other mechanisms in relation to any activity listed in Table 1?	To be investigated by the planning authority.
Are there any land use restrictions on the subject site relating to possible contamination, such as notices issued by the EPA or other regulatory authority?	Unknown
Does a site inspection conducted by the planning authority [optional] suggest that the site may have been associated with any activities listed in Table 1.	To be investigated by the planning authority.
Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject site which could affect the subject site?	To be investigated by the planning authority.

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Image 8 – subject site 1990 aerial image (source: Wagga Wagga City Council Intramaps)

Image 9 – subject site 2001 aerial image (source: Wagga Wagga City Council Intramaps)

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17. SITE MANAGEMENT

17.1 SITE MANAGEMENT – GENERAL

17.1.1 SITE MANAGEMENT PROVISIONS

The development, throughout the duration of construction until practical completion, will provide site management provisions including (but not limited to) items identified in Table 19.1.1

Table 19.1.1 Site management provisions

Item	Response
Builders Sign	The principal contactor shall arrange for a builders sign to be placed at a suitable location onsite which can be readily visible from the road and can identify the subject site. Information to be contained on the builders sign shall include the builders name / business name, builders license number, builders after hours contact number, Australian Business Number, lot number of the subject site, the nominated principal certifying authority including contact details and any relevant work health safety instructions or warnings (eg Personal Protective Equipment (PPE), building site restricted access etc).
Security & Restricted Access	Where applicable, appropriate or required, the principal contractor shall erect approved temporary site fencing to mitigate the entry of unauthorised person/s onto the subject site. Where material or stockpiles are required to be placed on the road reserve, an application for permission to do so must be lodged with the Consent Authority. If approved, requirements may include the erection of hoarding fence / barricade and for the area to be illuminated at night.
Vehicular Access	Where applicable, appropriate or required, the principal contactor shall arrange for clearly visible vehicular access point at the subject site for the delivery of material and required trades and services. Locations for each vehicle must be designated onsite and must take into consideration the most appropriate and suitable location with regard to safety and vehicular manoeuvrability. A shakedown area at the vehicular point of entry must be maintained throughout the duration of construction until practical completion and if any soil for whatever reason carried onto the street, then the principal contractor must take action to remove and rectify. If kerb and gutter is found at the subject site where vehicular point of entry occurs, the principal contractor must implement reasonable measures to mitigate damage to the kerb and gutter.
Temporary Toilet Facility	Where applicable, appropriate or required, the principal contactor shall arrange for a working and fully operational temporary toilet to be placed at a suitable location onsite throughout the duration of construction until practical completion, which can be easily located, serviced, maintained and collected.
First Aid Kit	The principal contractor shall ensure an approved first aid kit is maintained and kept onsite throughout the duration of construction until practical completion.
Power and Water	The principal contractor shall ensure that the subject site has access to power and potable water supply for the use of trades and services throughout the duration of construction until practical completion.
Site Induction Register	The principal contractor shall ensure a site induction register is kept and maintained onsite throughout the duration of construction until practical completion. This register is to track all trades and services who enter the site so that a record of persons who are WHS site induction (national white card) compliant. No person/s shall enter the site if not compliant and are deemed to be unauthorised.
Material Safety Data Sheets	The principal contractor shall ensure a collection of MSDS's are kept and are easily accessible to all trades and services throughout the duration of construction until practical completion. This collection must be read before performing any work with potentially dangerous / harmful products or materials. If any trade or service is in doubt before using such a product or material then further instructions or information must be obtained from the principal contractor, supplier or manufacturer before use.
Hours of Operation	The principal contractor shall ensure that construction activity must only commence and complete each day during the hours of operation outlined in the Development Application conditions of consent and/or in accordance with the Protection of the Environment Operations Act.
Environmental Issues	The principal contractor shall take reasonable steps to ensure and/or mitigate construction activity that has the potential to produce environmental issues (eg dust generation and drift, excessive noise pollution, light spill causing nuisance, rubbish drift etc). All construction activity that that has the potential to produce environmental issues must be mitigated as outlined in the Development Application conditions of consent and/or in accordance with the Protection of the Environment Operations Act.
Public Safety	The principal contractor shall take reasonable steps to ensure and/or mitigate construction activity that has the potential to cause harm or injury to all members of the public including (but not limited to) all trades and services personnel conducting activities onsite (eg traffic management control, footpath crossing control, fall from heights within the construction site / subject site etc).

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17.1.2 WORK HEALTH & SAFETY PROVISIONS

The development must adhere to the most recent version of the Work Health & Safety Act and must implement all current and relevant Work Health & Safety (WHS) Codes of Practice throughout the duration of construction until practical completion.

18. ACCESSIBILITY

18.1 DISABLED ACCESS PROVISIONS

18.1.1 REQUIRED PROVISIONS

Developments that require accessibility provisions and considerations in the design must be made in accordance with the current versions of the Disability Discrimination Act and Regulations, the Disability (Access to Premises – Buildings) Standard and AS 1428 – Design for access and mobility. The requirement for disabled access provisions will be triggered by the Construction Certificate.

18.1.2 INTERNAL AND EXTERNAL DESIGN

In relation to new developments, or the alterations and additions of existing developments, or change of use, some design considerations may be required for internal and external access including (but not limited to) level access and egress, tactile ground and surface indicators, door hardware, handrail requirements, ramps, treads, doorway widths, circulation spaces at doorways, circulation spaces within sanitary compartments, signage etc).

18.1.3 PARKING ARRANGEMENTS

In relation to new developments, or the alterations and additions of existing developments, or change of use, some design considerations may be required for off-street car parking spaces including (but not limited to) number of disabled spaces, shared spaces, aisle width, design and layout conformity etc.

18.1.4 ASSESSMENT

The Consent Authority must consider the provided plans in relation to all matters described at 20.1.2 and 18.1.3 of this SoEE against the provisions of 18.1.1 of this SoEE.

19. FIRE SAFETY AND BUILDING UPGRADES

The development will be constructed in accordance with the NCC2 and may include, but may not be limited to, fire safety provisions including, hydrants, fire hose reels, emergency lighting, smoke detectors, fire extinguishers, fire blankets etc.

20. SOCIAL IMPACTS

The development will have no perceived negative social impacts.

21. ECONOMIC IMPACTS

The development will contribute positively to the local economy by providing employment opportunities for local trades and services.

22. LANDSCAPING

22.1 LANDSCAPING PLAN

Where the development requires a landscaping plan to be provided, the Consent Authority is to refer to the Landscaping plan for landscaping provisions in accordance with the DCP and/or identified urban salinity identified land.

23. ENVIRONMENTAL HAZARDS AND MANAGEMENT

23.1 BUSH FIRE PRONE LAND

23.1.1 PRELIMINARY

The subject site is identified in Council's online mapping tool as 'Bushfire Prone Land - Buffer' or is within 100m from any bushfire threat. The subject site is identified as a 'designated bush fire prone' area according to NSW RFS mapping data. The development is therefore considered to be 'Bushfire Prone Land'.

23.1.2 OVERVIEW

The subject site is identified as bushfire prone land. The subject site is entirely contained within a buffer zone and adjoins a Category 1 (woodlands) Keith Vegetation Formation. The subject site is 75m from the Category 1 (woodland) Keith Vegetation Formation (refer to image below).

Category	Vegetation Profile
Category 1	Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
Category 2	Rainforests. Lower risk vegetation parcels. These vegetation parcels represent a lower bush fire risk to surrounding development and consist of Remnant vegetation - Land with ongoing land management practices that actively reduces bush fire risk.
Category 3	Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

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Image 10 – subject site is identified as bushfire prone land (source: Wagga Wagga City Council Intramaps)

23.1.3 PBP 2019 WORKINGS

Step	Requirement	Comment
1	*Determine the vegetation type*	Woodlands
2	*Determine the distance from the building to the bush fire vegetation hazard*	Woodlands = 75m (referencing WWCC Intramaps)
3	*Determine the effective slope*	Woodlands = upslope
4	*Determine FFDI*	FFDI = 80
5	*Determine BAL Level*	Woodlands = BAL-12.5
6	*Determining BAL construction requirements*	BAL construction requirements = BAL-12.5

The development should be constructed to achieve BAL-12.5 as a minimum. The table below shows the highlighted workings for this development's BAL.

KEITH VEGETATION FORMATION		BUSH FIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
		Distance (m) asset to predominant vegetation class				
ALL UPSLOPE AND FLAT LAND	Rainforest	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 15	15 -< 20	20 -< 29	29 -< 40	40 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 8	8 -< 11	11 -< 16	16 -< 22	22 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 6	6 -< 8	8 -< 12	12 -< 18	18 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 7	7 -< 10	10 -< 14	14 -< 20	20 -< 50

Image 11 – Table A1.12.6 extract (source: RFS PBP)

23.1.4 DISCLAIMER

Sewell Design is not a suitably qualified bush fire consultant. Sewell Design does not warrant the accuracy of the information contained within this part of the SoEE. Notwithstanding, the Consent Authority is to determine the BAL for the development and all other relevant matters in the assessment and evaluation of the development. The BAL shall be determined by the Consent Authority and reflected in the Development Application's conditions of consent.

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23.2 FLOODING

The subject site is not identified in Council's online mapping tool as 'flooding' either overland or riverine.

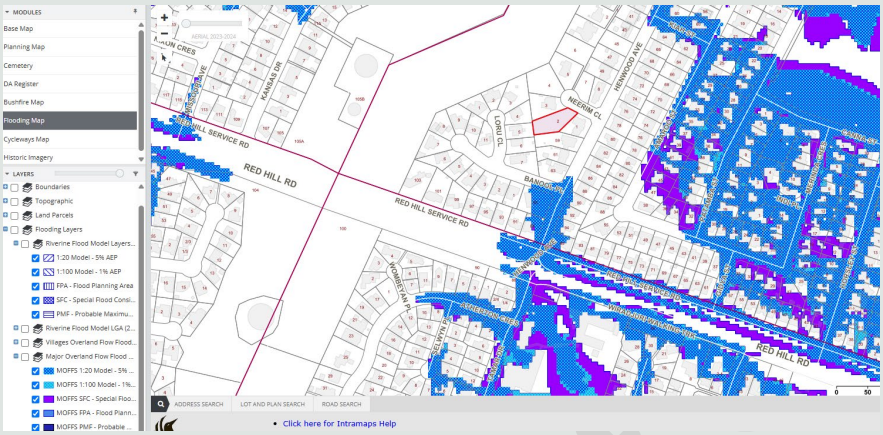

Image 12 – subject site not affected by any type of flooding (source: Wagga Wagga City Council Intramaps)

24. NATURAL RESOURCE AND LANDSCAPE MANAGEMENT

24.1 DEVELOPMENT ON RIDGES AND PROMINENT HILLS

This section does not apply to the development.

24.2 PRESERVATION OF TREES

This section does not apply to the development.

24.3 NATIVE VEGETATION COVER

This section does not apply to the development.

24.4 ENVIRONMENTALLY SENSITIVE LAND

This section does not apply to the development.

25. ADDITIONAL INFORMATION

25.1 EXISTING CONSENT

An existing approved DA is found at the subject site for a dwelling and pool (DA21/0097). The subject site, since DA21/0097 approval, has changed ownership. The applicant of DA21/0097 differs from the applicant of this development. The applicant of this development (as part owner of the subject site) is agreeable to the surrender of DA21/0097 upon the approval of this DA. The Consent Authority is to reflect this in the conditions of consent prior to the issue of a Construction Certificate and is to be authorised by the current owners of the subject site.

26. CONCLUSION

The development should be approved as it is considered consistent with:

- The EP&A Act and EP&A Regs,
- All relevant SEPP's,
- The LEP,
- The DCP.

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APPENDIX A

3.5.2 DEVELOPMENT COMPLIANCE SUMMARY

Table 3.5.2 provides an overview of the development's compliance with section 2 & 9 of the DCP.

Table 3.5.2: Section 2 & 9 – Development Compliance Summary

Section 2

Section	Section heading	Required	Response
2.1	*Vehicle access and movements*	Y	Complies. Refer to Part 6 of the SoEE and proposed site plan.
3.2.2	*Off-street parking*	Y	Complies. Refer to Part 6 of the SoEE and proposed site plan.
3.2.3	*Landscaping*	Y	Complies. Refer to Part 22 of the SoEE and landscaping plan.
3.2.4	*Signage*	N	N/A. Refer to Part 7 of the SoEE. No signage proposed in the development.
3.3.1	*Safety and security*	Y	Complies. Refer to Part 8 of the SoEE.
3.3.2	*Erosion and Sediment Control Principles*	Y	Complies. Refer to Part 15 of the SoEE and proposed sediment & erosion control plan.
	Development adjoining open space	N	N/A. Development does not adjoin open space.
	Development near high pressure-gas pipeline infrastructure	N	N/A. Development is not near high pressure-gas pipeline infrastructure.

Section 9

Section	Section heading	Required	Response
9.1	**Land Use Directions**		
9.1.1	*Central Wagga Wagga*	N	N/A. The development is not located in Central Wagga Wagga.
9.1.2	*R1 Zone – established suburbs*	Y	Negligible Impact. See below for justification.
9.1.3	*R3 (medium density) Zone in-fill potential*	N	N/A. Development is not located in an R3 zone.
9.1.4	*R3 Zone – redevelopment areas*	N	N/A. Development is not located in an R3 zone.
9.1.5	*R3 Zone – Staunton Estate*	N	N/A. Development is not located in an R3 zone.

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9.2	Site context and layout		
9.2.1	*Site layout*	Y	Complies. The site characteristics are dominated by the sloping nature of the allotment. This has been addressed by stepping the proposed development down the slope to the rear of the site to minimise the cut and fill required. This response also aids in minimising the impact of perceived overlooking by further sinking the development into the site. The development integrates access, landscaping and services in the site layout, is designed to orientate all living spaces to maximise solar access and facilitates cross flow ventilation through windows and doors. The development is site responsive by meeting the controls of Sec 9.4.6 of the WWCC DCP 2010 in relation to cut and fill and is characteristic of recent development in the street that utilises cut and fill to respond to the sloping nature of the site.

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9.2.2	*Streetscape*	Y	Complies. The streetscape is defined by large two storey development with visible retaining to the front yard. The development provides a street address and front elevation that is quite in its impact on the streetscape. Retaining walls are hidden behind landscaping and the 1.2m high front fence. Garages have been located to the side elevations and are not visible from the street. The bulk and scale of the front elevation presents as a single dwelling and is reduced in comparison to the neighbouring allotments, providing an address that has a negligible impact on the existing streetscape. See the artist impression below and images of the existing streetscape.

Artists impression.

3 Neerim Close.

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5 Neerim Close.

1 Neerim Close.

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9.2.3	*Corner lots and secondary facades*	N	N/A. Development is not located on a corner lot and does not contain a secondary façade / dual frontage.
9.2.4	*Sloping sites*	Y	Complies. The development is located on a sloping site. The development is site responsive by meeting the controls of Sec 9.4.6 of the WWCC DCP 2010 in relation to cut and fill and is characteristic of recent development in the street that utilises cut and fill to respond to the sloping nature of the site. The development descends with the slope and incorporates a lower floor level for each separate dwelling in order to minimise cut and fill on the site.
9.3	**Site area, building form and envelope**		
9.3.1	*Site area per dwelling*	Y	Complies. Subject site is 1,731m². 4 dwellings proposed means site area per dwelling = 432.75m² (>375m² min).
9.3.2	*Site cover*	Y	Complies. Maximum site cover for multi dwelling housing is 40%. Total dwelling area (consistent with the calculation off site area) = 417.6 m². Development site coverage = 417.6 m² ÷ 1,731m² = 24.1% (<40%).
9.3.3	*R3 Zones - Minimum frontage*	N	N/A. Development is not located in an R3 zone.
9.3.4	*Solar access*	Y	Complies. Existing dwelling receives 3 hours sunlight access between 9am and 3pm in winter solstice both in the internal living areas (via existing north facing living room windows) and the external private open space areas.
9.3.5	*Private open space*	Y	Complies. Each dwelling in the development provides more than the minimum private open space area of 24m2 (6m x 4m) – refer to site plan.
9.3.6	*Front setbacks*	Y	Complies. proposed setback is 6m. A proposed inground swimming pool is forward of the building line of proposed dwelling 1 but is deemed not a building and will not impact on the developments streetscape as it will be 'sunken' into the front setback. A proposed 1.2m high fence to the front boundary including landscaping will ensure that the dwellings have a streetscape presence and the proposed pool will be hidden from view (refer to site plan).
9.3.7	*Side and rear setbacks*	Y	Complies. Development maintains a minimum or more 900mm setback from side boundaries. Refer to site plan.
9.4	**Design details**		
9.4.1	*Building elements*	Y	Complies. Refer to plans.
9.4.2	*Materials and finishes*	Y	Complies. Refer to plans.
9.4.3	*Privacy*	Y	Negligible Impact. See below for justification.
9.4.4	*Garages, carports, sheds, driveways and outbuildings*	Y	Complies. Developments garages do not face the street and is consistent with this section of the DCP (refer to site plan).
9.4.5	*Site facilities*	Y	Complies. All services to connect into proposed. Mailboxes, bin storage and clothes drying areas are to be established in the development (refer to site plan).
9.4.6	*Changing the landform – cut and fill*	Y	Complies. Proposed cut, fill and retaining walls to adhere to DCP requirements (refer to site plan). Proposed cut, fill and retaining within the front setback is considered acceptable to accommodate proposed inground pool as controls in this section only relate to heights of cuts, fills and retaining as well as distances from boundaries – not setbacks. It is common in the Wagga Wagga LGA to see various forms of cut, fill and retaining within front, side and rear setbacks.

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3.5.3 JUSTIFICATION OF IMPACTS

Section	Section heading	Impact	Response
9.1.2	*R1 Zone – established suburbs*	Impact on the existing character of an established suburb.	Negligible impact. The development is located in an 'established suburb' with a patten of development that is characterised by large single dwellings, predominately two storeys and incorporating large scale cut / fill and retaining to deal with the sloping nature of the allotments. The development, while not characteristic of the large single dwellings surrounding it, will be of similar bulk, scale and footprint of these dwellings. It will present from the street as a single large dwelling, with no visible garages, helping to satisfy the key priorities of the R1 zone 'established areas' and contribute positively to the streetscape. The proposed footprint of the development is approximately 423m2. 1 Neerim Close appears to have a footprint of approximately 450m2. 3 Neerim Close appears to have a footprint of 400m2. The development presents a bulk and scale consistent with the character of the area. Multi dwelling housing is not characteristic of the immediate area; however, it is characteristic of established suburbs across the LGA, including Kooringal. By providing a bulk and scale to the development that is characteristic of the immediate area a negligible impact on the existing built form is achieved, *'while providing attached dwellings, to achieve variety and housing choice for future residents'* a desired future direction and opportunity of section 9.1.2.

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9.4.3	*Privacy*	- Overlooking to adjoining neighbours. - Perceived overlooking of multiple dwellings. Increasing impact.	Negligible impact. The development mitigates the overlooking to adjoining neighbours through the following measures. • Site cut within DCP requirements to lower the floor levels of the development and reduce or eliminate sight lines to private open space of adjoining neighbours. • Location of all living areas on the ground floor level. All views from these rooms will be blocked by the significant vegetation established along the southern and western boundaries of the adjoining dwellings. A railing and hedge plantings along the southern boundary will provide further obscuring of potential overlooking. • The alignment of the dwellings along the northern boundary creates separation between the buildings and the adjoining dwellings and private open space. • No balconies or private open space areas are proposed on the first floor areas of the development. • Screening will be provided to the windows facing the northern neighbour. The development mitigates the perceived overlooking of multiple dwellings through the following measures. • Two distinct building masses are proposed. A larger mass to the front of the allotment presenting as one large dwelling with a footprint of 300m2. A second mass is located to the rear presenting as a smaller, secondary dwelling or dual occupancy with a footprint of 100m2. • The massing of the proposed development gives the appearance of large dwelling with a secondary dwelling to the rear. A form of development that is permissible in the zone. For example a dual occupancy development was approved at 6 Neerim Close in 2009. • The rooms located on the southern elevation of the first floor are bedrooms. These rooms are not inhabited to the degree of living spaces, reducing the perception that multiple occupants will be overlooking the adjoining dwellings. • No garages are visible from the streetscape. Giving the impression that the forward mass is one dwelling and negating the perception that there are multiple dwellings located on the allotment.

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3.5.4 CONSIDERATION OF SUBMISIONS MADE IN PREVIOUS DA

Section	Section heading	Impact Raised	Response
Further Considerations.	*Submisions made as part of the previous DA application. Withdrawn.*	- Stormwater runoff, soil erosion, landslip.	• A detailed stormwater plan has been designed by Xeros Piccolo and will capture all water from hard stand areas and dwelling rooftops on site. All stormwater to be disposed of into existing council infrastructure. • The proposed development will create a positive impact on stormwater runoff, soil erosion and landslip by disposing off the majority of water that falls on the site. In the current state the site does not collect stormwater runoff resulting in soil erosion and uncontrolled runoff to neighbouring allotments, a point made in the submissions.
		- Existing fill placed on site resulting in higher ground level, impacting privacy.	• It is unknown exactly how much fill has been placed on site in previous years. Consultation of historical imagery in councils intramaps shows fill located in the south western corner of the site, predominately under the power lines. • The proposed development sets its floor levels based on the cut levels permitted, in the north eastern corner of the site where it does not appear to have had any fill placed. • The proposed development then steps down the hill cutting into the site for each dwelling, removing potential fill and reducing the impact of any previous fill on the site. • Where the development introduces fill, this is predominately retained within the confines of the building foundations. Some fill will be introduced to form the required embankemnts of the driveway so as to catch stormwater runoff and dispose of it appropriately. This will be contained in the driveway design. • See the proposed Cut and Fill plan done by Xeros Piccolo and included as part of this application. • A structural engineering design and soil test will take place at CC stage and will include measures to deal with any fill that is located on site during the construction phase. This will be delt with as per the engineering design and will mitigate any impacts associated with building on unidentified fill, such as land slip events.

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		- Safety of vehicle movements on site in proximity to retaining.	• A vehicle barrier will be installed along the low side of the driveway to provide protection to the dwellings below the proposed development. • The railing will also serve as screening and will include, hedging plantings to help mitigate overlooking of the southern dwelling.
		- Perceived overlooking of 4 dwellings and impact on privacy.	• This has been addressed above in Section 9.4.3. See below for further considerations. • It is noted that the previously approved DA21/0097 incorporated living areas and outdoor spaces with a floor level higher than the first floor level of the proposed development. These spaces were orientated to take maximum advantage of the southern views. Allowing perceived overlooking of multiple occupants simultaneously, and for significant times during the day due to the high frequency of use of the these spaces. The development application assessment report justifies this as acceptable due to the nature of sloping sites and the existence of the existing vegetation on the adjoining allotments. Mitigating and making acceptable the overlooking. • In contrast to the above, the proposed development incorporates bedrooms to the upper floors, spaces that are generally inhabited during nighttime when overlooking into these spaces from adjoining properties presents more of an impact. This is addressed through the use of window furnishings. • A manor house is permissible under the SEPP (Exempt and Complying Development Codes) 2008. This type of development could incorporate 4 dwellings in a single large mass. This development would provide the same perception of overlooking with reduced consideration to privacy of adjoining neighbours in a complying development format. It is considered that the proposed development is a preferred form of development due to the measures incorporated into the design to mitigate overlooking and reduce the impact on the adjoining dwellings. • Bar the inclusion of the Bush Fire Buffer Zone on the proposed allotment a Row House 01 by SAHA from the NSW Housing Patten Book is complying development under SEPP (Exempt and Complying Development Codes) 2008. This design allows for four dwellings with second level balconies overlooking the southern boundary with a 10 day approval under new state government initiatives. It is considered that the proposed development is a preferred form of development due to the measures incorporated into the design to mitigate overlooking and reduce the impact on the adjoining dwellings.

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		- Character of the area and inclusion of multi dwelling housing.	• This has been addressed above in section 9.1.2
		- Covenants prohibiting multi dwelling housing.	• No evidence of this covenant has been uncovered by the applicant. • Mult dwelling housing is permitted development under the WWLEP in the zone.
		- Building form and scale.	• This has been addressed above. See comments made Sections 9.1.2 and 9.2.2
		- Changing the landform, site responsive design.	• This has been addressed above. See comments made Sections 9.2.1 and 9.4.6 • The development is site responsive by meeting the controls of Sec 9.4.6 of the WWCC DCP 2010 in relation to cut and fill and is characteristic of recent development in the street that utilises cut and fill to respond to the sloping nature of the site.

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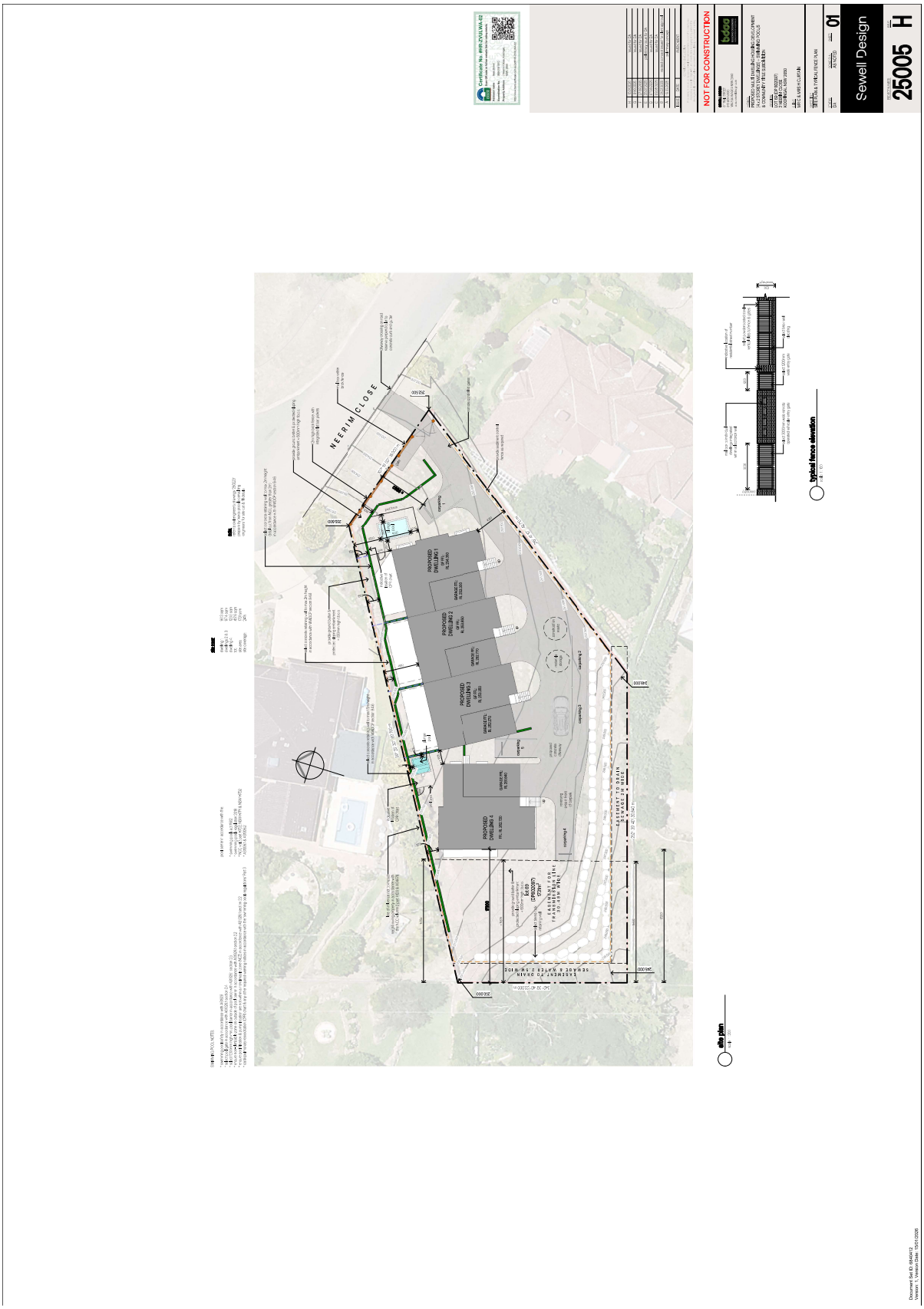
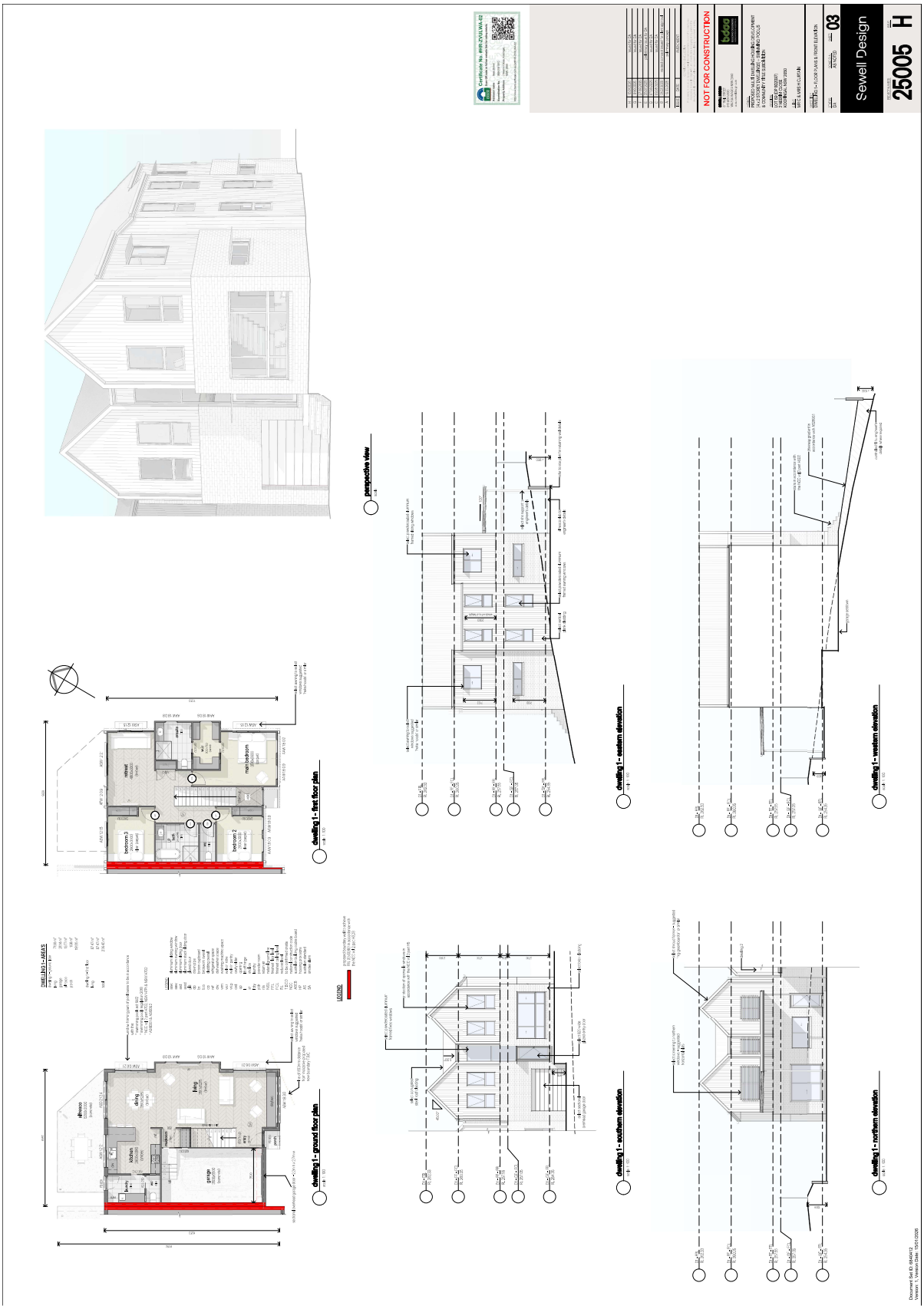
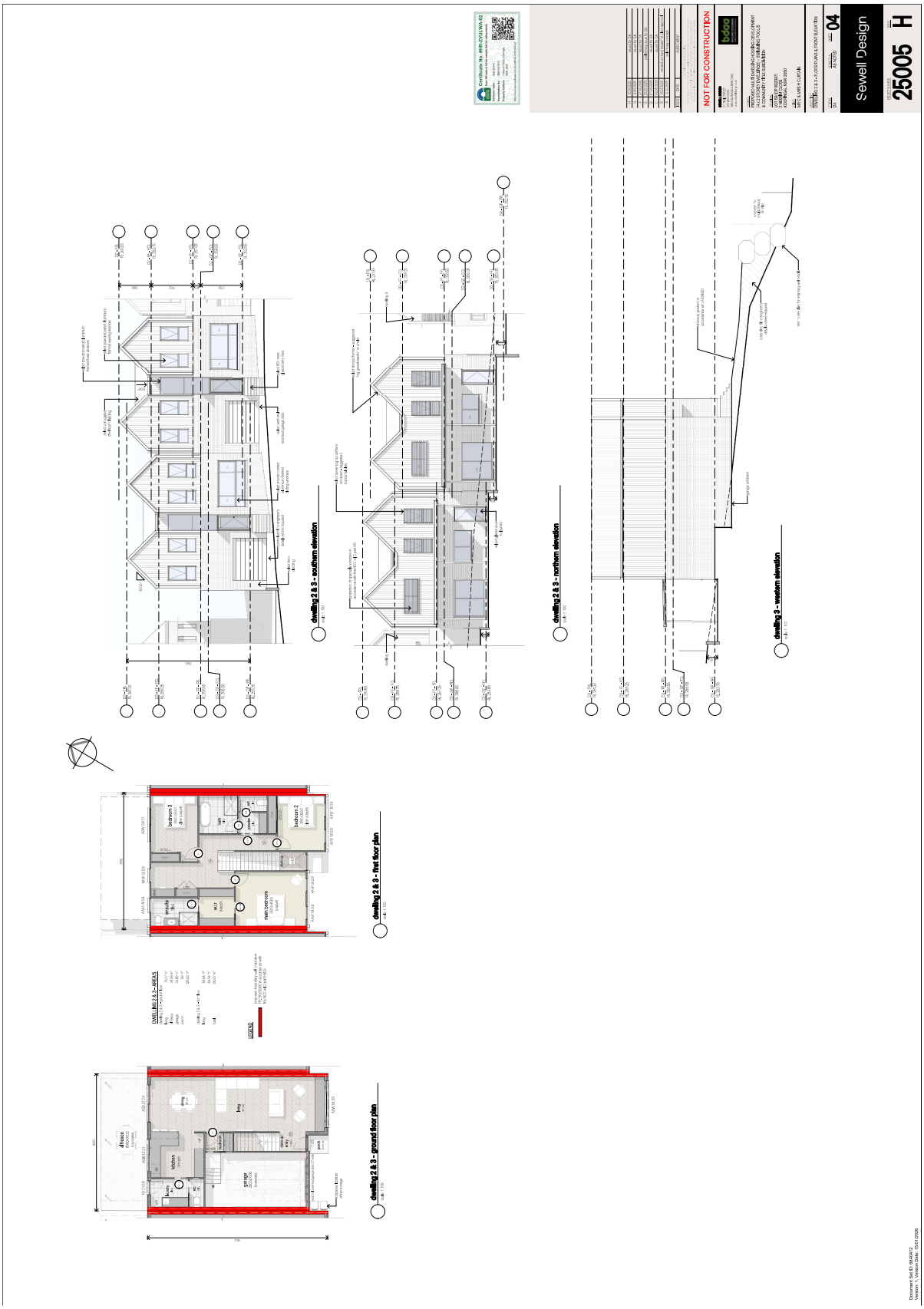
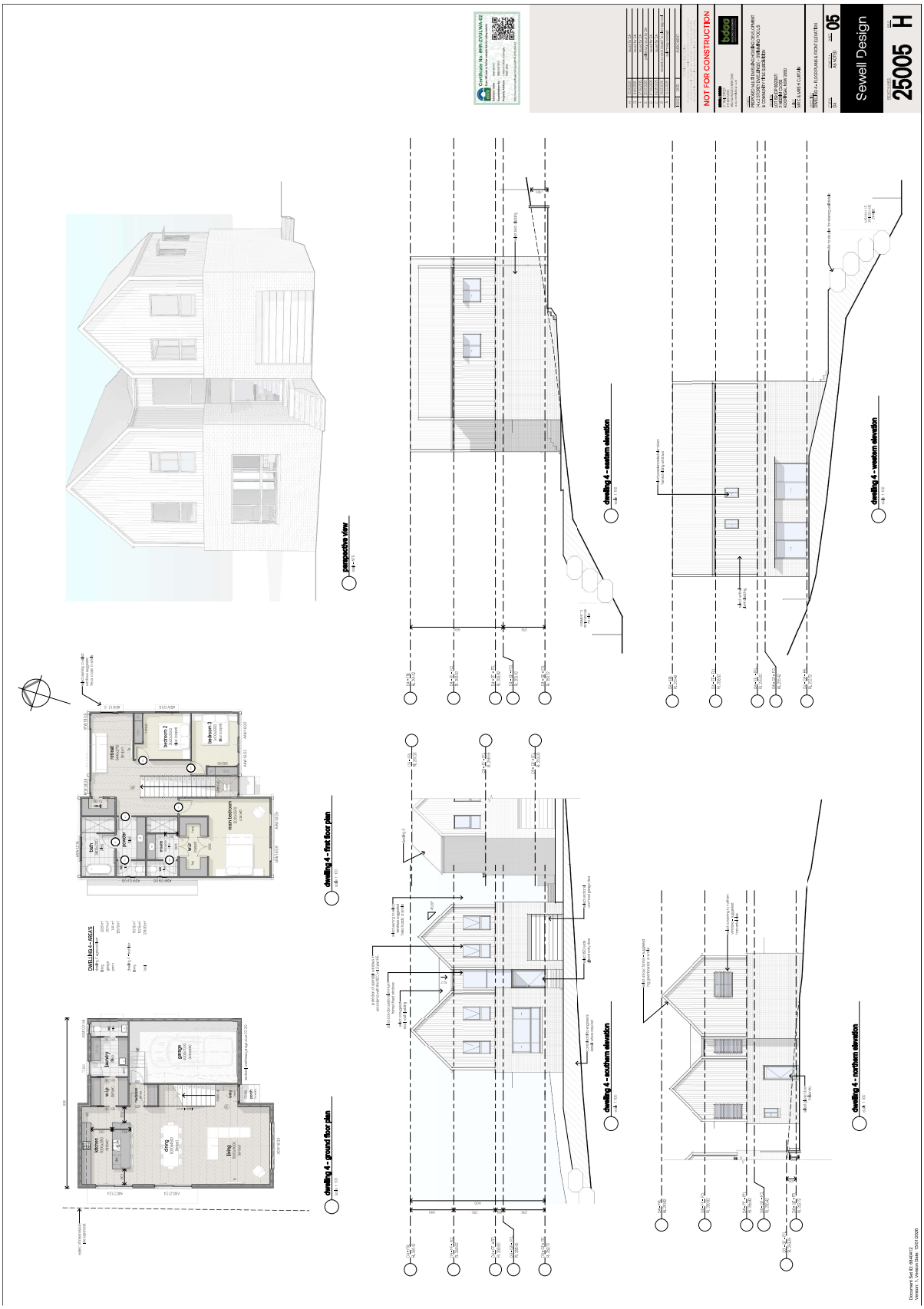
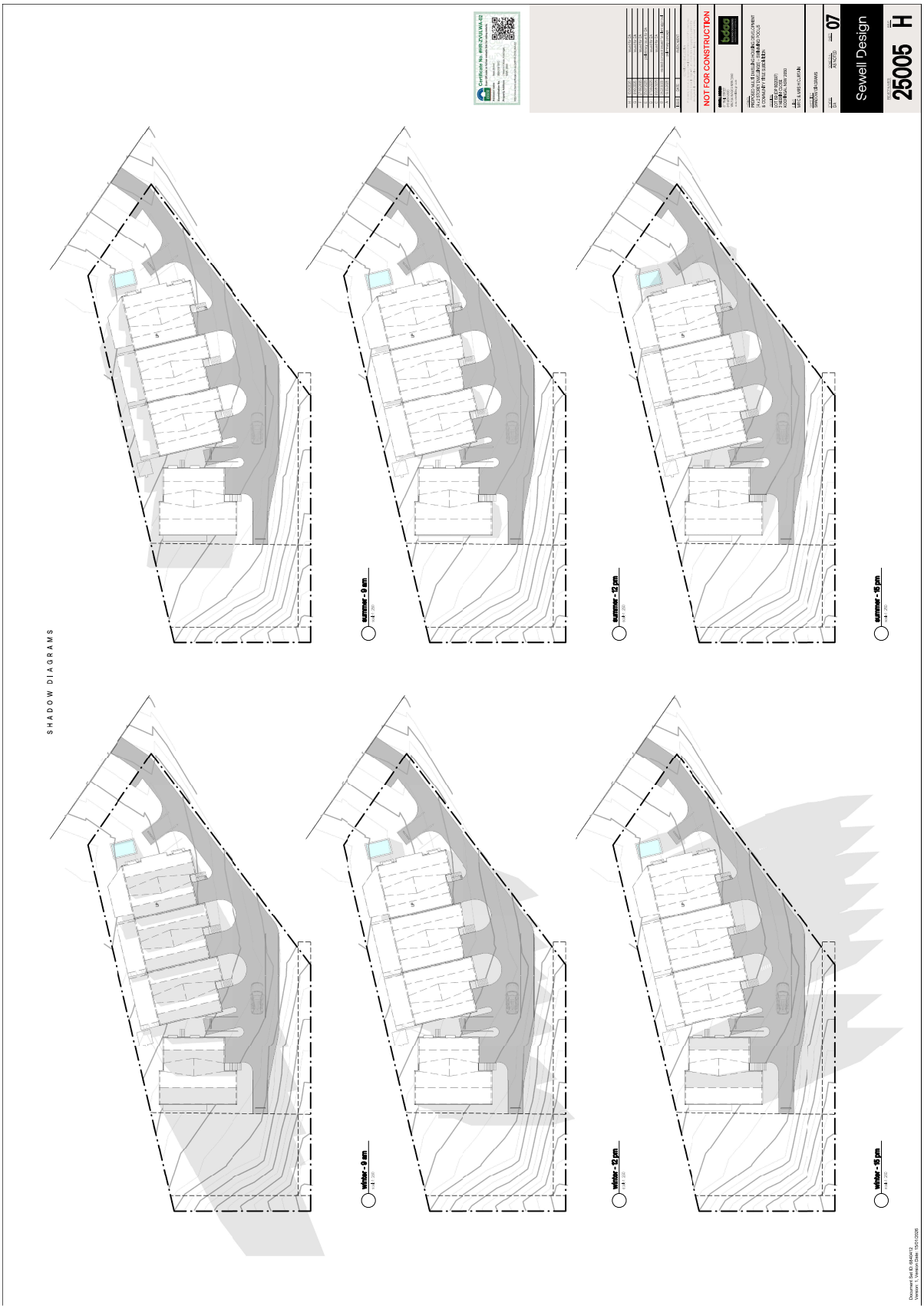

NEERIM CLOSE
PROPOSED DWELLING 1
PROPOSED DWELLING 2
PROPOSED DWELLING 3
PROPOSED DWELLING 4
site plan
Typical fence elevation
NOT FOR CONSTRUCTION
Sewell Design
25005

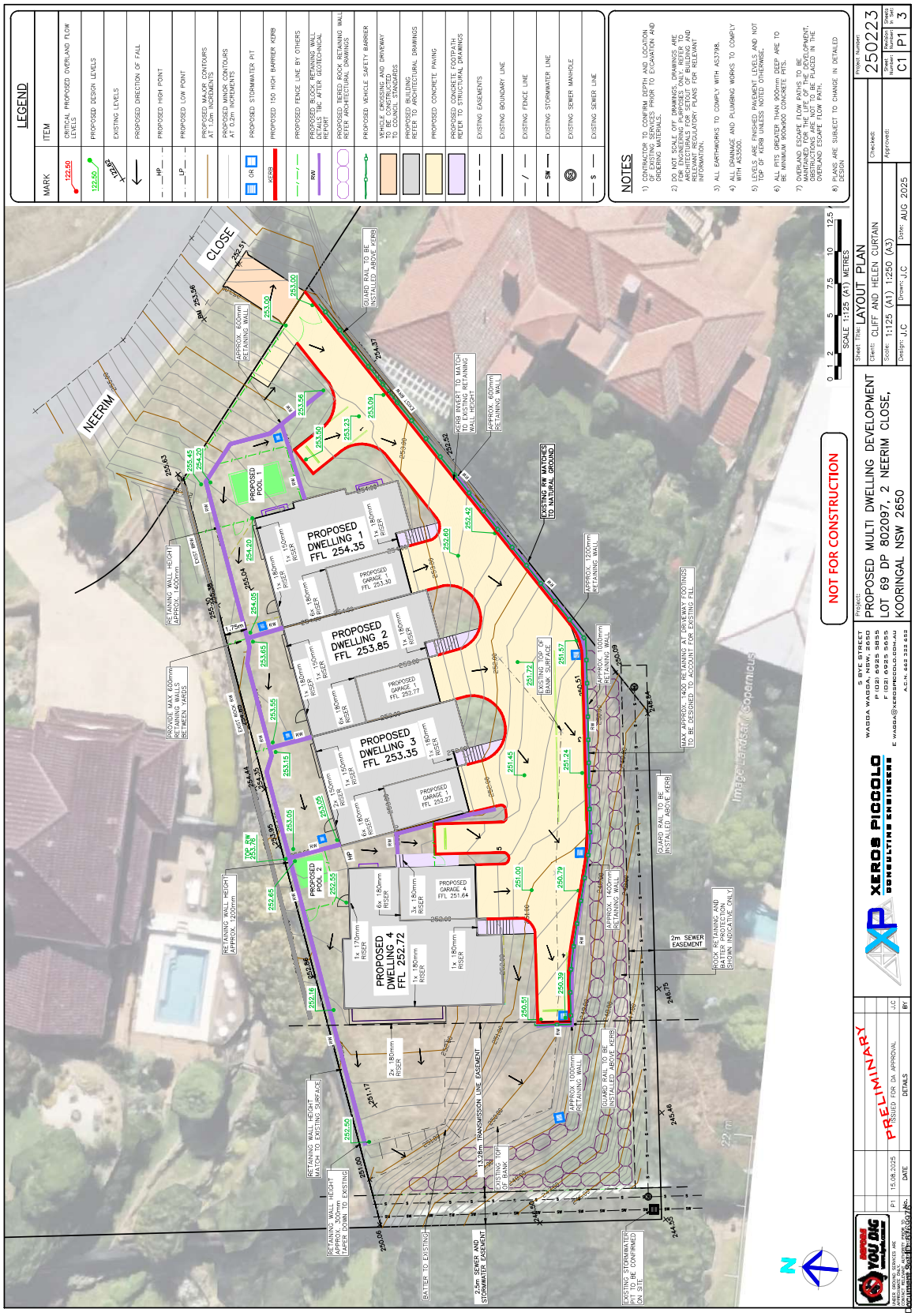
NOT FOR CONSTRUCTION
Sewell Design
25005 H
02
proposed community title subdivision
site plan - drainage
site plan - landscaping
PROPOSED DWELLING 1
PROPOSED DWELLING 2
PROPOSED DWELLING 3
PROPOSED DWELLING 4
EASEMENT TO DRAIN SEWAGE & WATER GAS MAINS
lot 69 (DRAINAGE) 170m²
LOT 1 773.9 m²
LOT 2 253.3 m²
LOT 3 152.3 m²
LOT 4 162.3 m²
LOT 5 439.9 m²

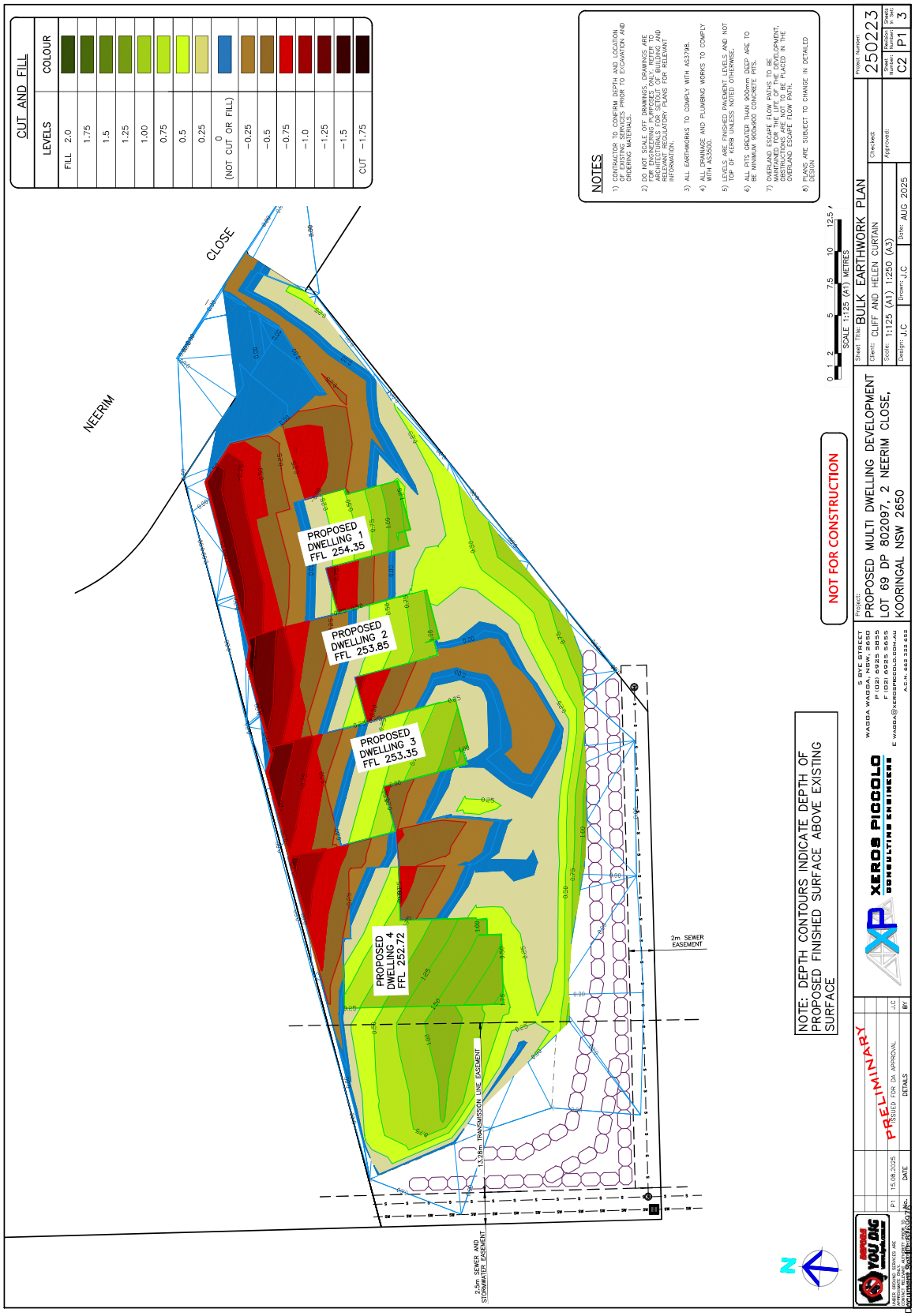

NOT FOR CONSTRUCTION
Sewell Design
25005
perspective view
dwelling 1 - first floor plan
dwelling 1 - ground floor plan
dwelling 1 - eastern elevation
dwelling 1 - western elevation
dwelling 1 - southern elevation
dwelling 1 - northern elevation


Sewell Design
25005 H
04
NOT FOR CONSTRUCTION
dwelling 2 & 3 - southern elevation
dwelling 2 & 3 - northern elevation
dwelling 3 - western elevation
dwelling 2 & 3 - first floor plan
dwelling 2 & 3 - ground floor plan
bedroom 3
bedroom 2
main bedroom
ensuite
kitchen
garage
alfresco
LEGEND


NOT FOR CONSTRUCTION
Sewell Design
25005 H
05
perspective view
dwelling 4 - ground floor plan
dwelling 4 - first floor plan
dwelling 4 - eastern elevation
dwelling 4 - western elevation
dwelling 4 - southern elevation
dwelling 4 - northern elevation


SHADOW DIAGRAMS
summer - 9 am
summer - 12 pm
summer - 15 pm
winter - 9 am
winter - 12 pm
winter - 15 pm
NOT FOR CONSTRUCTION
Sewell Design
25005
07


LEGEND
MARK
ITEM
CRITICAL PROPOSED OVERLAND FLOW LEVELS
PROPOSED DESIGN LEVELS
EXISTING LEVELS
PROPOSED DIRECTION OF FALL
PROPOSED HIGH POINT
PROPOSED LOW POINT
PROPOSED MAJOR CONTOURS AT 1.0m INCREMENTS
PROPOSED MINOR CONTOURS AT 0.2m INCREMENTS
PROPOSED STORMWATER PIT
PROPOSED 150 HIGH BARRIER KERB
PROPOSED FENCE LINE BY OTHERS
PROPOSED BLOCK RETAINING WALL DETAILS TBC AFTER GEOTECHNICAL REPORT
PROPOSED TIERED ROCK RETAINING WALL REFER ARCHITECTURAL DRAWINGS
PROPOSED VEHICLE SAFETY BARRIER
VEHICLE CROSSING AND DRIVEWAY TO BE CONSTRUCTED TO COUNCIL STANDARDS
PROPOSED BUILDING REFER TO ARCHITECTURAL DRAWINGS
PROPOSED CONCRETE PAVING
PROPOSED CONCRETE FOOTPATH REFER TO STRUCTURAL DRAWINGS
EXISTING EASEMENTS
EXISTING BOUNDARY LINE
EXISTING FENCE LINE
EXISTING STORMWATER LINE
EXISTING SEWER MANHOLE
EXISTING SEWER LINE
NOTES
1) CONTRACTOR TO CONFIRM DEPTH AND LOCATION OF EXISTING SERVICES PRIOR TO EXCAVATION AND ORDERING MATERIALS.
2) DO NOT SCALE OFF DRAWINGS. DRAWINGS ARE DIAGRAMMATIC ONLY. REFER TO ENGINEERS AND ARCHITECTURALS FOR SETOUT OF BUILDING AND RELEVANT REGULATORY PLANS FOR RELEVANT INFORMATION.
3) ALL EARTHWORKS TO COMPLY WITH AS3798.
4) ALL DRAINAGE AND PLUMBING WORKS TO COMPLY WITH AS3500.
5) LEVELS ARE FINISHED PAVEMENT LEVELS AND NOT TOP OF KERB UNLESS NOTED OTHERWISE.
6) ALL PITS GREATER THAN 900mm DEEP ARE TO BE MINIMUM 900x900 CONCRETE PITS.
7) OVERLAND ESCAPE FLOW PATHS TO BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT. EXISTING FENCING AND LANDSCAPING PLACED IN THE OVERLAND ESCAPE FLOW PATH.
8) PLANS ARE SUBJECT TO CHANGE IN DETAILED DESIGN
NOT FOR CONSTRUCTION
PROPOSED MULTI DWELLING DEVELOPMENT
LOT 69 DP 802097, 2 NEERIM CLOSE,
KOORINGAL NSW 2650
XEROS PICCOLO
CONSULTING ENGINEERS
PRELIMINARY
ISSUED FOR DA APPROVAL
DETAILS
CLOSE
NEERIM
PROPOSED DWELLING 1 FFL 254.35
PROPOSED DWELLING 2 FFL 253.85
PROPOSED DWELLING 3 FFL 253.35
PROPOSED DWELLING 4 FFL 252.72
PROPOSED POOL
PROPOSED POOL 2
PROPOSED GARAGE 1 FFL 253.30
PROPOSED GARAGE 2 FFL 252.77
PROPOSED GARAGE 3 FFL 252.27
PROPOSED GARAGE 4 FFL 251.64
2m SEWER EASEMENT
13.78m TRANSMISSION LINE EASEMENT
2.5m SEWER AND STORMWATER EASEMENT
EXISTING TOP OF BANK TOP
EXISTING STORMWATER PIT TO BE CONFIRMED ON SITE
BATTER TO EXISTING
GUARD RAIL TO BE INSTALLED ABOVE KERB
KERB RIVER TO MATCH TO EXISTING RETAINING WALL HEIGHT
EXISTING RW MATCHES TO NATURAL GROUND
MAX APPROX. 1400 RETAINING AT DRIVEWAY FOOTINGS TO BE DESIGNED / DETAILED POST EXISTING FILL
ROCK ALIGNING AND BATTER PROTECTION SHOWN INDICATIVE ONLY
RETAINING WALL HEIGHT MATCH TO EXISTING SURFACE
RETAINING WALL HEIGHT APPROX. 1400mm TAPER DOWN TO EXISTING
RETAINING WALL HEIGHT APPROX. 1200mm
RETAINING WALL HEIGHT APPROX. 1400mm
PROVIDE MAX 600mm RETAINING WALLS BETWEEN YARDS
APPROX. 600mm RETAINING WALL
APPROX. 1200mm RETAINING WALL
APPROX. 1000mm RETAINING WALL
APPROX. 1400mm RETAINING WALL
APPROX. 1100mm RETAINING WALL
GUARD RAIL TO BE INSTALLED ABOVE KERB
SCALE 1:125 (A1) METRES
Project: PROPOSED MULTI DWELLING DEVELOPMENT
LOT 69 DP 802097, 2 NEERIM CLOSE, KOORINGAL NSW 2650
Sheet Title: LAYOUT PLAN
Client: CLIFF AND HELEN CURTAIN
Scale: 1:125 (A1) 1:250 (A3)
Design: J.C
Drawn: J.C
Date: AUG 2025
Checked:
Approved:
Project Number: 250223
Sheet Number: C1
Revision Number: P1
Sheet of Sheets: 3
5 BYE STREET WAGGA WAGGA NSW 2650
P (02) 6925 5855
F (02) 6925 5655
E WAGGA@XEROSPICCOLO.COM.AU
A.C.N. 663 333 652
Version: 1, Version Date: 01/10/2025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LEVELS
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FILL 2.0
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−1.0
−1.25
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CUT −1.75
NOTES
1) CONTRACTOR TO CONFIRM DEPTH AND LOCATION OF EXISTING SERVICES PRIOR TO EXCAVATION AND ORDERING MATERIALS.
2) DO NOT SCALE OFF DRAWINGS, DRAWINGS ARE FOR ENGINEERING PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS AND BUILDING AND RELEVANT REGULATORY PLANS FOR RELEVANT INFORMATION.
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8) PLANS ARE SUBJECT TO CHANGE IN DETAILED DESIGN
CLOSE
NEERIM
PROPOSED DWELLING 1 FFL 254.35
PROPOSED DWELLING 2 FFL 253.85
PROPOSED DWELLING 3 FFL 253.35
PROPOSED DWELLING 4 FFL 252.72
2m SEWER EASEMENT
2.5m SEWER AND STORMWATER EASEMENT
14.26m TRANSMISSION LINE EASEMENT
NOTE: DEPTH CONTOURS INDICATE DEPTH OF PROPOSED FINISHED SURFACE ABOVE EXISTING SURFACE
NOT FOR CONSTRUCTION
0 1 2 5 7.5 10 12.5
SCALE 1:125 (A1) METRES
Project: PROPOSED MULTI DWELLING DEVELOPMENT LOT 69 DP 802097, 2 NEERIM CLOSE, KOORINGAL NSW 2650
Client: CLIFF AND HELEN CURTAIN
Sheet Title: BULK EARTHWORK PLAN
Scale: 1:125 (A1) 1:250 (A3)
Date: AUG 2025
Design: J.C
Drawn: J.C
Checked:
Approved:
Project Number: 250223
Sheet Number: C2
Revision Number: P1
Sheet Size: A3
3
XEROS PICCOLO CONSULTING ENGINEERS
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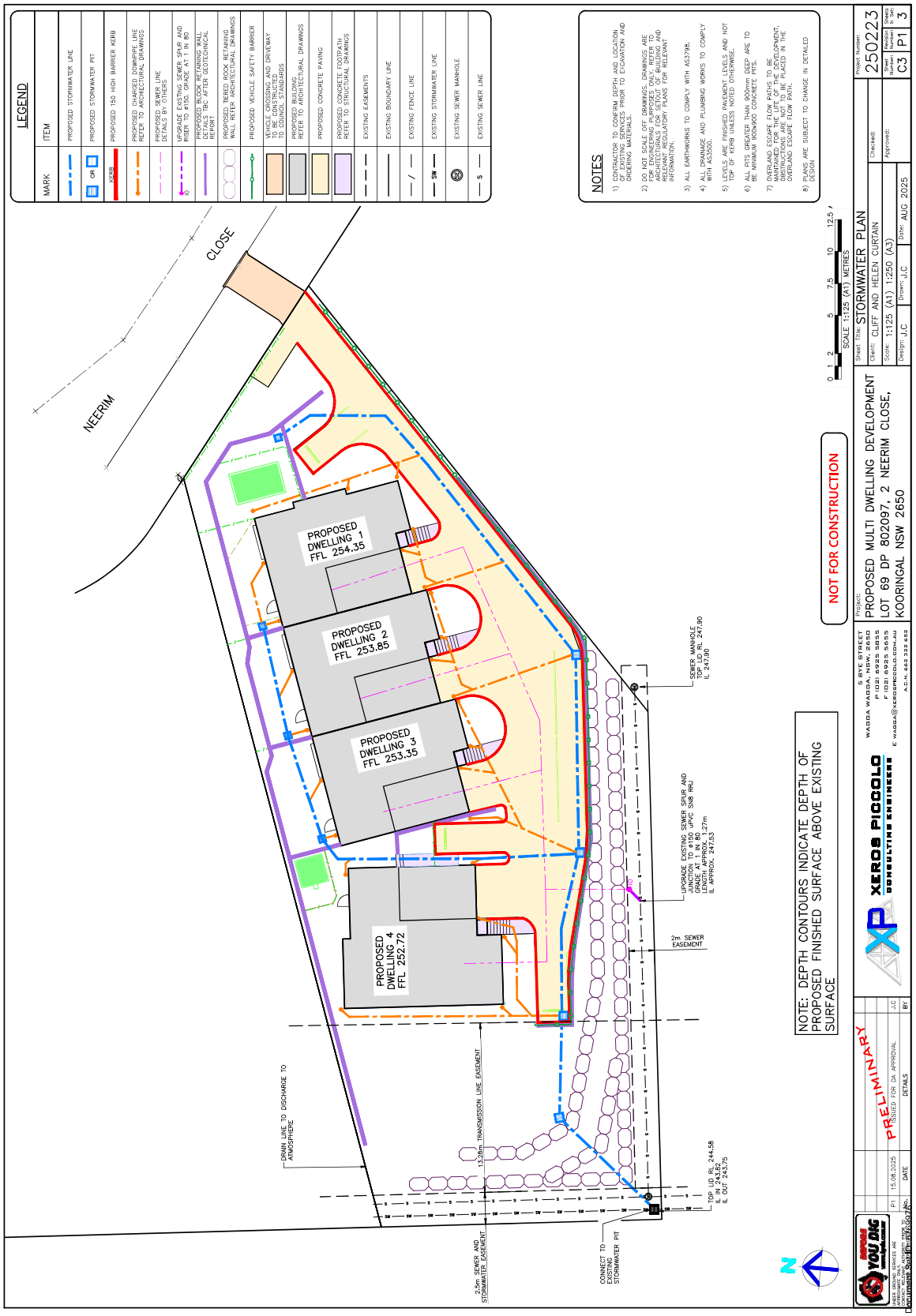
E WAGGA@XEROSPICCOLO.COM.AU
A.C.N. 663 333 652
PRELIMINARY
ISSUED FOR DA APPROVAL
P1 15.08.2025 DETAILS J.C
BY
DATE
Version: 1, Version Date: 01/10/2025


LEGEND
MARK
ITEM
PROPOSED STORMWATER LINE
PROPOSED STORMWATER PIT
PROPOSED 150 HIGH BARRIER KERB
PROPOSED CHARGED DOWNPIPE LINE REFER TO ARCHITECTURAL DRAWINGS
PROPOSED SEWER LINE DETAILS BY OTHERS
UPGRADE EXISTING SEWER SPUR AND RISER TO ø150, GRADE AT 1 IN 80
PROPOSED BLOCK RETAINING WALL DETAILS TBC AFTER GEOTECHNICAL REPORT
PROPOSED TIERED ROCK RETAINING WALL REFER ARCHITECTURAL DRAWINGS
PROPOSED VEHICLE SAFETY BARRIER
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EXISTING STORMWATER LINE
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CLOSE
NEERIM
PROPOSED DWELLING 1 FFL 254.35
PROPOSED DWELLING 2 FFL 253.85
PROPOSED DWELLING 3 FFL 253.35
PROPOSED DWELLING 4 FFL 252.72
SEWER MANHOLE TOP LID RL 247.90 IL 247.90
UPGRADE EXISTING SEWER SPUR AND RISER TO ø150 uPVC SN8 RRJ GRADE AT 1 IN 80 LENGTH APPROX. 27m IL APPROX. 247.53
2m SEWER EASEMENT
DRAIN LINE TO DISCHARGE TO ATMOSPHERE
13.08m TRANSMISSION LINE EASEMENT
TOP LID RL 244.58 IL IN 243.83 IL OUT 243.75
2.5m SEWER AND STORMWATER EASEMENT
CONNECT TO EXISTING STORMWATER PIT
NOTE: DEPTH CONTOURS INDICATE DEPTH OF PROPOSED FINISHED SURFACE ABOVE EXISTING SURFACE
NOT FOR CONSTRUCTION
SCALE 1:125 (A1) METRES
0 1 2 5 7.5 10 12.5
Project: PROPOSED MULTI DWELLING DEVELOPMENT LOT 69 DP 802097, 2 NEERIM CLOSE, KOORINGAL NSW 2650
Client: CLIFF AND HELEN CURTAIN
Scale: 1:125 (A1) 1:250 (A3)
Date: AUG 2025
Design: J.C
Drawn: J.C
Checked:
Approved:
Project Number: 250223
Sheet Number: C3
Revision Number: P1
Sheet Size: A3
XEROS PICCOLO CONSULTING ENGINEERS
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E WAGGA@XEROSPICCOLO.COM.AU
A.C.N. 643 333 652
PRELIMINARY
P1 15.08.2025 ISSUED FOR DA APPROVAL J.C
DATE DETAILS BY
Version: 1, Version Date: 01/10/2025

From: [redacted]
Sent: Wed, 5 Nov 2025 09:59:01 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection 2 Neerim close - DA25/0488
Attachments: wwcc_20251105095756.pdf, six map_1.pdf

Please see atatched

Document Set ID: 6792567
Version: 1, Version Date: 05/11/2025

[redacted]

4 November 2025

Mr C Collins
Manager Development & Assessment
Wagga Wagga City Council

RE: DA25/0488 File No: D/2025/0488
Proposal Development 2 Neerim Cl Wagga Wagga NSW
Lot 69 DP 802097

Dear Sir,

We are writing to object to the proposed development at 2 Neerim Cl, Wagga Wagga (the Property) on the following basis :-

- the nature of the existing development in the surrounding area does not accommodate any multi – dwelling development and the development is out of character for the surrounding area. See attached;

- the proposed development will add an additional expected further 8 vehicles traffic (at a minimum) to a small enclosed road. The proposed off street parking of the development will be insufficient to properly accommodate probably 8 permanent residents in addition to visitors to 4 additional dwellings. This will result in multiple off street parking on a small enclosed road impacting all surrounding properties;

- the proposed development of 4 x 2 storey dwellings is in breach of the covenants to which development on the property is to comply specifically terms of Restriction twelfthly referred in 88B DP802097

  (a) no lot shall be used for any purpose other than as and for ***a*** *private dwelling house ;*

  It is our view the intention of the developers of the original subdivision was to require only single residence development on each lot, evidenced by:-

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Version: 1, Version Date: 05/11/2025

(i) use of the word "a" in the restriction (referring to singular); and

(ii) the fact that there is no approved similar multi developments in the surrounding area.

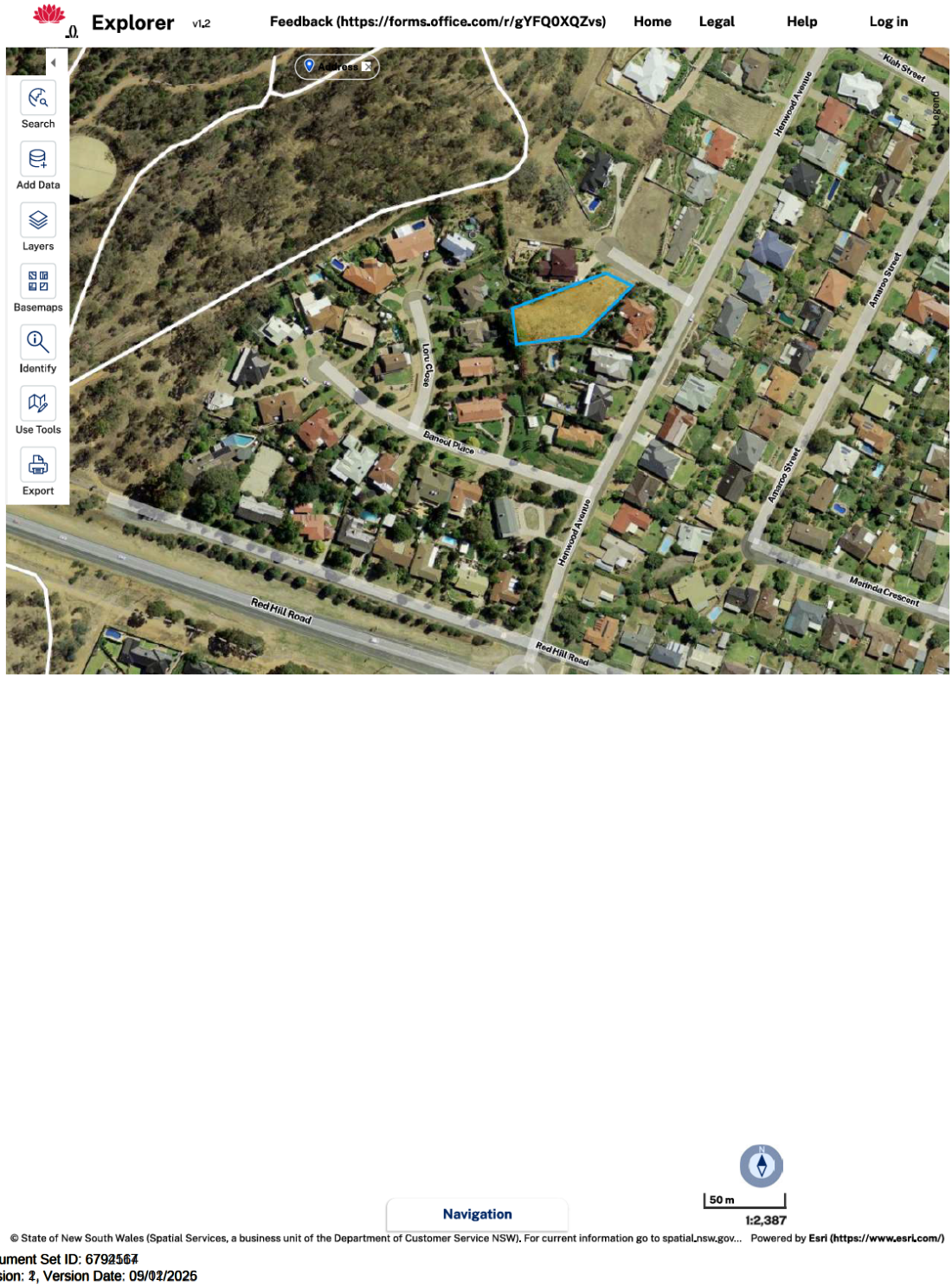
Any deviation from the restriction requires approval from surrounding owners. We do not consent to such variation of restriction.

It is our view proposed development will have significant impact upon the occupation of the existing residences in addition to potential detrimental effect to the value of all surrounding properties.

We trust our objection and concerns will be provided with the appropriate reasonable assessment and I look forward to your substantive response.

[redacted]

Document Set ID: 6792567
Version: 1, Version Date: 05/01/2025



Document Set ID: 6792567
Version: 1, Version Date: 09/12/2025

From: [redacted]
Sent: Mon, 3 Nov 2025 13:28:48 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA/25/0488 (File D/2025/0488
Attachments: 3 November Objection Neerim.docx

Attention: Robyn Bradley

Please find attached a submission objecting to the above development application.

[redacted]

Document Set ID: 6790289
Version: 1, Version Date: 04/11/2025

3 November, 2025

Attention: Robyn Bradley
File No. D/2025/0488

Dear Ms/Sir,

RE: DEVELOPMENT APPLICATION DA25/0488, 2 NEERIM CLOSE KOORINGAL NSW 2650 (Lot 69 DP 802097)

We submit to Council our strong concerns regarding the multi dwelling housing (4X2 storey dwellings + 2 swimming pools) proposed by C. Curtain under a community titled subdivision at 2 Neerim Close, Kooringal NSW 2650.

Our concerns focus primarily on 2 key aspects of that development application as follows:

1. **The Wagga Wagga Development Control Plan 2010, Version 25 Section 9 states in relation to land use directions for established suburbs in the R! Zone '*Future development should respect the established character in the vicinity of the site, and aim to contribute positively to the streetscape and overall environmental quality of the locality'*.**

   DS25/0488 with its proposed 4x2 storey dwellings does not meet the above aim in that the residential area around Henwood, Neerim, Loru and the adjacent streets are all established single dwellings. This location does not meet Council's own desirable objectives for multi dwelling housing regarding access to transport, medical or shopping precincts or is the plan compatible with established neighbourhood character.

   The Development Control Plan also makes reference to the site cover and landscaped area controls as being intended to discourage patterns of excessive site cover. The plan for 4 dwellings + 2 swimming pools + off street parking does not seem to be realistic or in keeping with that desired aim.

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Version: 1, Version Date: 09/12/2025

2. Road Safety Concerns

[redacted] we have very real safety concerns which will flow on as a result of this proposed development. Neerim Close is a short, steep cul-de-sac off Henwood Avenue. Exiting from Neerim onto Henwood and entering into Neerim from Henwood happens at a point along Henwood with greatly reduced visibility because of the gradient of the road at that intersection. There are currently no formed footpaths in Neerim Close. There is very limited Neerim Close accessible roadside parking because of the steepness of the road. Critical issues for consideration:-

- greater traffic flow both into and out of Neerim Close when considering 4 additional dwellings with potentially 2 vehicles per dwelling and additional visitor traffic movement requiring parking
- in addition to 2 Neerim Close there is another undeveloped residential block across the road which potentially increases road traffic and this should be considered when assessing the traffic impact of this development
- all forms of movement in and out of the cul-de-sac must share the road ie. walkers, cyclists, cars, trucks etc. there is no option but to use the road, the greater the traffic the greater the risks

CONCLUSION

We believe that this multi dwelling housing development and community titled subdivision (DA25/0488) does not conform to the current established residential character of the location or the original intent of the area as described in the instrument held by the Registrar Generals Office (DP 802097).

We strongly object to this development proposal in its current form.

Yours Sincerely

[redacted]

Document Set ID: 6790289
Version: 1, Version Date: 04/12/2025

From: [redacted]
Sent: Mon, 3 Nov 2025 14:49:04 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: ATTENTION ROBYN BRADLEY 2025/0488
Attachments: block stips 1.PNG, block stips 2.PNG

3/11/2025
[redacted]

ATTENTION: Robyn Bradley
Development Application DA25/0488 | File No: D/2025/0488

Dear Ms Bradley,
[redacted] and I wish to express my continuing strong objection to the development application proposing the construction of four units at No. 2 Neerim Close.

Neerim Close is a very short cul-de-sac comprising only seven homes, five of which are already established. The proposed development is, in my view, entirely inappropriate for this location.

Site Suitability (Section 4.1)
The site is not suitable for a multi-unit development. [redacted] There are no other unit blocks in this area—only freestanding private homes. The scale and character of the proposed development are entirely incompatible with the existing streetscape and neighbourhood context.

Traffic and Parking
The addition of four units could result in an increase of eight or more vehicles in this small and already constrained area. Henwood Avenue, which feeds into Neerim Close, has become increasingly congested and hazardous, particularly due to its crest. With cars parked on both sides of the street, only a single lane is left for through traffic—posing a serious safety concern.

[redacted] Increased traffic and

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Version: 1, Version Date: 04/11/2025

limited parking will only exacerbate safety concerns and significantly impact the amenity of existing residents.

Privacy and Overshadowing

[redacted]

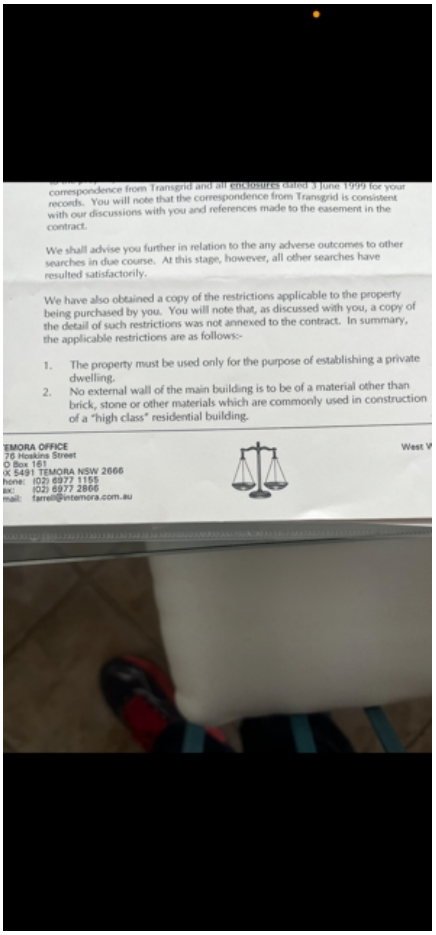
I respectfully urge Council to consider the cumulative impact this development would have on the character, safety, and livability of Neerim Close.

Thank you for considering my submission.

[redacted]

NB: I have attached some stipulations that were given to us when we first bought [redacted] for your perusal.
We would assume, these guidelines would still stand.

Document Set ID: 6790287
Version: 1, Version Date: 04/11/2025



correspondence from Transgrid and all enclosures dated 3 June 1999 for your records. You will note that the correspondence from Transgrid is consistent with our discussions with you and references made to the easement in the contract.

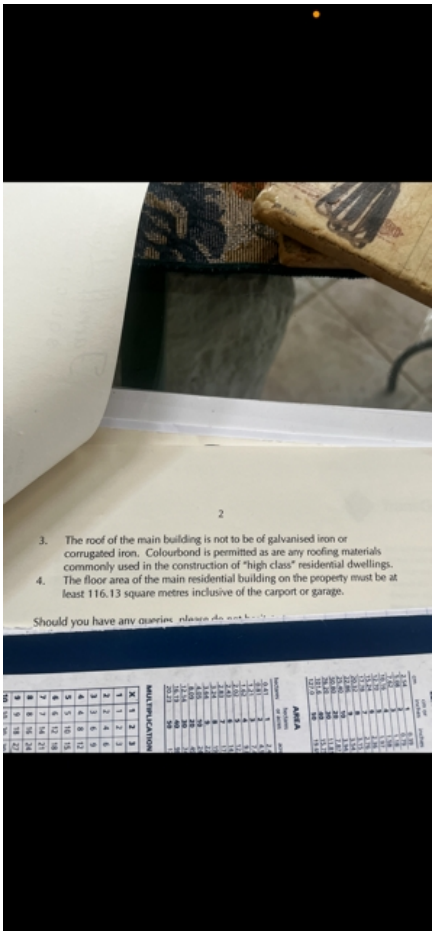
We shall advise you further in relation to the any adverse outcomes to other searches in due course. At this stage, however, all other searches have resulted satisfactorily.

We have also obtained a copy of the restrictions applicable to the property being purchased by you. You will note that, as discussed with you, a copy of the detail of such restrictions was not annexed to the contract. In summary, the applicable restrictions are as follows:-

1. The property must be used only for the purpose of establishing a private dwelling.
2. No external wall of the main building is to be of a material other than brick, stone or other materials which are commonly used in construction of a "high class" residential building.

EMORA OFFICE
76 Hoskins Street
O Box 161
X 5491 TEMORA NSW 2666
hone: (02) 6977 1155
ax: (02) 6977 2866
mail: farrell@temora.com.au

West W



Document Set ID: 6790284
Version: 2, Version Date: 09/02/2026

From: [redacted]
Sent: Mon, 3 Nov 2025 13:43:31 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection to DA25/0488 2 Neerim Close
Attachments: [redacted] re. 2 Neerim DA 0488 Nov 25.docx

Please see attached Objection to the proposed development at 2 Neerim Close.

[redacted]

Document Set ID: 6790286
Version: 1, Version Date: 04/11/2025

3 November, 2025

Attention: Robyn Bradley
Reference: Application No. DA25/0488
File No. D/2025/0488

Dear Sir/Ms

Thank you for the opportunity to comment on the proposal by C Curtain to build a multi dwelling housing development + swimming pools under a community titled subdivision at 2 Neerim Close, KOORINGAL NSW 2650 (Lot 69 DP 802097).

Having reviewed the plans and information provided to us by WWCC dated 23 October 2025, we submit to Council our strong objections to the above proposal in its current form. These concerns are listed below for consideration of Council.

1. **DA PROPOSAL for a Community Titled Subdivision at Lot 69, 2 Neerim Close Kooringal with construction of 4X2 storey dwellings (3 attached + 1 detached) including 2 swimming pools**

- A review by us of the instrument held by the Registrar Generals Office (DP 802097) setting out terms of easements and restrictions to be placed on Lots in this subdivision, including the above Lot 69, clearly states '*no Lot and no main building shall be used for any other purpose other than and as for a private dwelling house.*

- A review by us of the Wagga Wagga Development Control Plan 2010, Section 9 – Residential Development, Version 25 states '*The site area, building form,scale and bulk should be appropriate to the established or intended built form of the locality' –* '*Objectives: Maintain development patterns that are compatible with the established character of established residential areas'*

  We believe that this proposal does not comply with either the original covenants placed on the Lots in this subdivision or the WWCC development controls and objectives. The residential area around Henwood, Neerim and Loru streets are all established single dwellings. This location does not meet Council's own desirable objectives for multi dwelling housing of being directly close to a transport, medical or shopping precinct or is it compatible with established neighbourhood character.

2. **WWCC Development Control Plan lists controls and objectives relating to changing the landform, responding to the issues highlighted in the site analysis, minimizing changes to the natural landform and accommodating sloping sites rather than using cut and fill to create the desired design.**

- The plans for this development lists significant changes to the natural landform

- [redacted] suggests that Lot 69 has been built up with offsite 'fill' over the years and this is consistent with the current appearance of the site with deep 'drop offs' bordering properties to the south and [redacted]

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southwest. The development plan notes that there is only evidence of fill to a proportion at the back of block

- It has not been made clear through our review of planning documents what allowances have been made to comply with 'natural' versus 'existing' ground surface consistent with Council requirements or whether a full and transparent analysis has been made to determine how much fill has been introduced to this site and whether that fill is contaminant free

- The steep dropoff from existing to what appears natural ground level means that the proposed new dwellings will sit high above bordering properties on Henwood and Loru streets creating a visual intrusion and safety risk to established properties

- The plan shows the main access road to all garages and visitor parking running along the south/southwest side of the site which will be at the highest point from what appears to be natural ground level. It is unclear how the risk this presents to neighbours both during and post building can be mitigated to an acceptable level even with retaining walls

- It is not clear whether comprehensive specialist engineer reports have been completed regarding this build to address any of the above

- Do retaining walls listed in the proposal comply with the requirements of the WWCC Development Control Plan?

3. Additional Concerns

- Neerim Close is a very small public road directly off Henwood Avenue with a very tight turning circle. [redacted] build project. We have experienced Neerim Close completely blocked for extended periods with heavy earthmoving vehicles and cranes meaning that any emergency vehicles needing access would have been severly restricted. [redacted] were periodically blocked from accessing our own property. We have had ongoing soil and water disturbances because the natural form of the site was significantly altered to cater for the build, the noise of jackhammers on rock while the site profile was changed has been very significant and impactful to our wellbeing. All of these identified and experienced building concerns would be replicated for Lot 69 but multiplied because of site complexity and the magnitude of the development proposal.

- Recently the applicant for this development has installed a large shipping container on site presumably for use as a site office/storage. Even installing this project infrastructure [redacted]

- We have serious concerns post building of the potential movements to and from the property (eg. 4 dwellings could equate to 2 vehicles per dwelling). Neerim Close is a tight turning circle with very limited space for overflow visitor/owner vehicles. Already vehicle on-street parking creates problems for waste collection and home owner entry and exit.

- Henwood Ave at the intersection of Neerim Close is already a problematic intersection with a blind crest, and there are near misses nearly every day. Adding another possibly 8 to 10 vehicles into the mix is a major concern.

[redacted] WWCC DA25/0488
Version 3/11/25

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- Outlook is also a major issue for us. I understand that a view is not considered a thing that can be protected but in a location like Neerim Close where residents have moved to for the views and lifestyle we ask that Council take into consideration what we will potentially lose. According to the plan the units are placed high on the block and toward the front, putting Unit 1 [redacted] The current design with four pointed gables has done nothing to mitigate the units' visual intrusion on existing neighbours on all sides.

- Privacy is another major concern, including general living noise from 4 homes with an unknown number of residents occupying multi bedroom/living space units. Sound travels on the side of the hill. The units will look directly down into all the properties on the lower side of the block.

  While there is currently a push for more housing there are better locations for this type of high density infrastructure. Neerim Close it is on steep hill with no public services or shops within reasonable walking distance.

CONCLUSION:

Lot 69, 2 Neerim Close we very much oppose the multi dwelling, community titled housing development in DA25/0196. We appreciate the opportunity to submit our objections to this development proposal and are happy to be contacted to clarify or further discuss our concerns. We, Lot 69, have great concerns about the implications both on a personal home ownership level and the general aesthetics and livibility of the local area that approval of this application will bring. We would all welcome the opportunity to discuss this DA with Council staff on site as a matter of some urgency if that could be arranged.

[redacted]

M&H Objection WWCC DA25/0488
Version 3/11/25

Document Set ID: 6790286
Version: 1, Version Date: 04/12/2025

From: [redacted]
Sent: Mon, 3 Nov 2025 11:46:57 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: RE: OBJECTION TO DEVELOPMENT APPLICATION 25/0488 – 2 NEERIM CLOSE, KOORINGAL NSW 2650 (LOT 69 DP 802097)
Attachments: Letter to Wagga Wagga City Council dated 2 November 2025.pdf

Dear Sir/Madam,

Please find attached a letter expressing our concerns in response to the proposed multi-dwelling housing development under a community titled subdivision submitted by C. Curtain for 2 Neerim Close, Kooringal NSW 2650 (Lot 69 DP 802097) DP25/0488.

For your review and consideration.

Sincerely

[redacted]

Get Outlook for Mac

Document Set ID: 6789690
Version: 1, Version Date: 03/11/2025

2 November 2025

Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Dear Sir/Madam,

RE: OBJECTION TO DEVELOPMENT APPLICATION 25/0488 – 2 NEERIM CLOSE, KOORINGAL NSW 2650 (LOT 69 DP 802097)

We write to formally express our concerns in response to the proposed multi-dwelling housing development under a community titled subdivision submitted by C. Curtain for 2 Neerim Close, Kooringal NSW 2650 (Lot 69 DP 802097).

1. Non-compliance with Original Covenants and Neighbourhood Character

We believe this proposal does not comply with the original covenants placed on the lots within this subdivision and the development controls established by Wagga Wagga City Council. All existing dwellings in the vicinity of Neerim Close and Henwood Avenue are single dwellings. This development proposal will significantly alter the established residential character of the neighbourhood.

Furthermore, the area lacks the infrastructure and services required to support higher-density housing, such as adequate public transport, shopping facilities, and medical services. The proposed multi-dwelling development appears to be inconsistent with the original intent and occupancy profile of this residential zone.

2. Traffic, Access, and Pedestrian Safety Concerns

The proposed development will exacerbate traffic congestion and increase the risk of serious incidents due to the steep topography and narrow access points along Henwood Avenue and Neerim Close.

Additionally, there are no footpaths in this area, forcing pedestrians, including children and elderly residents, to walk on the road. Increased traffic from a multi-dwelling complex would heighten the risk of pedestrian accidents and compromise the safety of all road users.

We are also concerned the approval of this proposal could set a precedent for the development of the remaining vacant lots in the area for similar purposes, leading to population density and traffic levels not originally envisioned for this subdivision or zoning category.

3. Conclusion

As landowners and long-term members of the immediate neighbourhood and community, we are deeply concerned about the safety implications and the erosion of the original covenants intended to protect the character and amenity of this area.

Document Set ID: 6790610
Version: 1, Version Date: 09/12/2025

We respectfully request that Wagga Wagga City Council refuse this application in the interest of maintaining the safety, integrity, and intended design of the Kooringal neighbourhood.

Yours faithfully,

[redacted]

Document Set ID: 6789690
Version: 1, Version Date: 09/01/2025

From: [redacted]
Sent: Mon, 3 Nov 2025 12:50:23 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Comment on Submission DA25/0488
Attachments: 251103-Objection to new development.pdf

Attention: Robyn Bradley

Hi Robyn,

Please see attached my comments and opposition to the Application DA25/0488 for consideration.

[redacted]

Document Set ID: 6789969
Version: 1, Version Date: 03/11/2025

[redacted]

To: City of Wagga Wagga
Attention: Robyn Bradley

3rd November, 2025

Re: Formal submission to oppose the approval of Application No: DA25/0488 for the development of multi dwelling housing at 2 Neerim Close Kooringal.

Dear Robyn,

As a concerned rate payer who resides in the culdesac where this proposed multi dwelling housing complex (DA25/488) will be situated please accept this correspondence as my formal application to oppose this development.

The focus of my opposition to this development falls into two categories, which are:

1. **The increased level of danger this proposal brings to those people** who reside in or adjacent to this area due to significantly increased traffic congestion.
2. **The negative impact to the existing amenity** of the street caused by increased traffic and the limited capacity of the culdesac to accommodate additional kerbside parking.

The following is to provide a more detailed understating of the concerns I have outlined above:

1. **The increased level of danger to existing people who reside in or adjacent to this area due to increased traffic congestion.**

The proposed site is adjacent to the Henwood Avenue and Neerim Close 'T' intersection. Council has already recognised this intersection as an area a significant safety concern in the past. This is primarily due to the dangerous nature of the road topography as there is not sufficient visibility of oncoming traffic when driving in either direction along Henwood Avenue. This is an even bigger safety concern for those turning off Henwood Avenue and in to or out of Neerim Close.

In recognition of this danger Council created several no parking zones along both sides of this intersection. While this has made some improvement to the safety of this area it has forced owners and visitors that would normally park in these areas to use Neerim Close as an alternative parking location, thus limiting the available number of kerbside parking in Neerim Close. It is also true that some drivers ignore the no parking areas and park in this area anyway.

Document Set ID: 6788969
Version: 1, Version Date: 09/11/2025

A similar dangerous circumstance exists for the many residents of Kooringal and Tatton as well as the school students from the Lutheran School who walk along Henwood Avenue and through this dangerous zone.

In addition to the application in question, Council would also be aware that there is already an approved DA for two, three-bedroom townhouses to be constructed at 6 Neerim Close. I would also like to raise the fact that at some stage there will be another dwelling or dwellings application for the vacant property at 7 Neerim Close.

The current proposal alone has the potential of adding an extra 4 to 8 vehicles, or more, and an unknown number of visitor parking to this small culdesac. Therefore, it is important that Council takes the potential impact of all three of these existing and future proposals into consideration when conducting an overall assessment of the full potential of the streets development and the consequence this may have to significantly increase not only vehicle movements but also parking congestion in what is already a small culdesac.

Another important issue that will be compounded by the proposal of this multi residential development in our small culdesac is the impact it will have on the ability of the Councils waste collection provider to access the street, which is already challenging due to the confined area of the culdesac. I have personally found it difficult at times to place our bins in the street for collection with the existing numbers of residents that have visitors.

2. The negative impact to the existing amenity

At present this area of Kooringal is a quiet family oriented area with many young families and also some older families. It is my view that the proposal to construct four housing units of this nature is not in keeping with the rest of the local housing. Four units will mean more noise and increase disruption to the ambiance of our surroundings.

The area has no existing medium density housing which is primarily comprised of a single dwelling on each block of land. I have been informed that the original covenant for the development of the sub-division states this area is for single occupant dwellings and I would appreciate Council taking the time to confirm if this is in fact a requirement and if so then why would it be ignored.

It is my firm belief that allowing four units of this nature to be constructed in our street will negatively affect the areas amenity as well as the financial value of the surrounding properties.

I therefore respectfully request that Council carefully considers any opposition to this proposal and can find a more appropriate location to allow developments of this nature to proceed in the future.

Yours sincerely,

[redacted]

Document Set ID: 6788969
Version: 1, Version Date: 09/01/2025

From: [redacted]
Sent: Mon, 27 Oct 2025 18:52:21 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: FW: DA APPLICATION DA25/0488
Importance: Normal

Sent from my Galaxy

Date: 27/10/2025
To: council@wagga.nsw.gov.au
Subject: DA APPLICATION DA25/0488

Attention: Robyn Bradley

Sent from my Galaxy
I am writing in concern of the above DA , in regards to the ground height level on this address, as it has been altered in the rear section with unknown amounts of fill been added.This has caused the ground level now to be one meter and greater on adjoining sites to be above the top of the boundary fences. This has caused a privacy issue and also a safety concern. If there is a runaway vehicle on this site from one of the four proposed sites , which would become airborn if it enters one of the adjoining sites.
Also shown on the plan for this dwelling plan they are only showing the screening of hedges on the top of this site ,not on the lower side and across the back which will [redacted] planted. This proposed dwelling doesn't meet with the established character of the area and would also have a affect on the resale of adjoining properties

Regards,

[redacted]

Document Set ID: 6785528
Version: 1, Version Date: 28/10/2025

From: [redacted]
Sent: Wed, 5 Nov 2025 16:05:41 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA25/0488 2 Neerim Close

Attention Robyn Bradley,

I formally write in concern for the proposed development at 2 Neerim Close, Kooringal.
This development if allowed to be approved will change the fabric in urban development allowing for multiple dwellings to be situated amongst an established neighbourhood of single dwelling residences.
My concerns with this proposed development include the following points:

1 Fill that has been added over several years to this block requires detailed soil testing to rule out any contamination including Aspestos materials ect
2 Stabilisation of this soil to ensure engineering guidelines are met.
3 Physical change evident with the threat of groundwater runoff and control
4 Increased traffic flow up to 8 additional vehicles at an intersection that already has been highlighted by council as a problematic T-Intersection
5 Threat of steep incline in Neerim Close with concerns of construction vehicles and guarantee of being secured and not able to run away as has previously occurred.
6 Potential impact of property values with high density dwellings being added to a single dwelling platform.
7 Not impacting myself but those neighbours directly affected losing personal privacy on the lower side and aesthetic outlook and view loss as result of multi storey proposed dwellings
8 Town planning and zoning of multiple dwellings in this area, does it meet the "pub test"

All residents look forward to seeing a favourable outcome from council to ensure all parties can come to a favourable outcome,

Yours sincerely,

[redacted]

Document Set ID: 6793230
Version: 1, Version Date: 06/11/2025

From: [redacted]
Sent: Wed, 5 Nov 2025 18:17:54 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Development (2 neerim close)

Robyn Bradley
Da25/0488
D/2025/0488

Hi Robyn
Just a few issues with the development going ahead at 2 neerim close Kooringal.
[redacted]
Instead of going halfway done the sourthen side.
Also what retaining wall are they using
(concrete blocks or large rocks) maybe some nice native ground covers to cascade over them. (Grevillea / bronze rambler)?
So we are not looking at concrete blocks or just huge rocks.. so it is visually pleasing for us..
Water run off could be a problem for for us to, are there agricultural drains adequate in the retaining walls..
Its great that the block of land is going to be developed but just little things like privacy should be looked at and is just a simple fix. 😊👍

Thanks
[redacted]

Document Set ID: 6793298
Version: 1, Version Date: 06/11/2025

From: [redacted]
Sent: Thu, 6 Nov 2025 10:57:44 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA25/0488

email: council@wagga.nsw.gov.au
Attention it to Robyn Bradley
Subject: DA25/0488 objection

Key objection: This Block should only have one dwelling on it, not four units.

1.Vehicle access, (already a small culdesac) and this will add an extra 4 and 8 cars, possibly more on property daily.

2.Henwood Ave/ Neerim Close is a dangerous intersection, there is no visibility of oncoming traffic either way making it difficult and dangerous to get in and out, adding another up to 8 cars trying to turn in and out is only going to make this worse. Never mind dangerous for the families that live directly adjacent to the intersection. (Council has recognised this intersection as an area of concern in the past.) [redacted]

3. The area has no existing medium density housing and is made up of single dwellings per block, the original covenant states this.

4. 4 units would not be in keeping with the rest of the local housing.

5. It is my opinion that having 4 units on this block will affect surrounding property values negatively.

7. This is a quiet family oriented area with many new young families and also some older families. Four units will mean more noise and disruption from the norm.

8. It is not close to any shops or bus lines.

9. Building four units would cause extreme disruption during construction as there is no parking, extreme sloping site and steep culdesac, (we have experienced this first hand with the last house that was built in the culdesac). large cranes, blocking the road, loud and obnoxious tradesmen. this could go on for years. trade vehicles would end up parking on Henwood Ave on the crest of the hill that is already hard to negotiate.

10. There are better locations for multiple dwelling housing.

Document Set ID: 6793513
Version: 1, Version Date: 06/11/2025

[redacted]

Document Set ID: 6793513
Version: 1, Version Date: 08/01/2025

From: [redacted]
Sent: Thu, 6 Nov 2025 17:34:00 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection to DA25/0488
Attachments: WWCC 2 Neerim Close Objection.docx

Good Afternoon,

Please find attached our detailed object to DA25/0488 - 2 Neerim Close Kooringal

[redacted]

Document Set ID: 6793874
Version: 1, Version Date: 07/11/2025

6 November 2025

Reference: Application No. DA25/0488

To Whom it May Concern,

We are writing regarding the recent application (DA25/0196) to build multi dwelling housing with swimming pools at 2 Neerim Close, Kooringal, NSW, 2650 (Lot 69 DP 802097).

[redacted]

Having now reviewed the plans and information, **we have significant concerns and strongly object to this proposal**. Our concerns are as follows:

1. **WWCC Development Control Plan notes controls and objectives relating to changing the landform, minimising changes to the natural landform and accommodating sloping sites rather than using cut and fill to create a desired design.**

[redacted] This block has been vacant for the entirety of this time. Over a period of 3 or 4 years, approximately 15 years ago, this block was raised about 4 metres (at least) with truck loads of fill being dumped on the site. As a result, the top of this site now sits above our fence level (and the block as it is, is certainly not in any form natural ground). This fill was placed over the entire block (not just at the back as the plan suggests and was approved previously). [redacted] The approval of the fill must be re-looked at – because as all neighbours witnessed, it is not the small amount noted on the plans.

Over the years we have seen three significant rainfall events that has seen large amounts of this fill end up in our backyard and unfortunately, on two occasions, in our pool. The dirt has slid down from the block and under (and on one occasion through) our fence resulting in damage to our yard, our pool and our fence.

The nature of this proposed development is terrifying to us to say the least. The application seems to suggest that it is being built on natural ground, and this is certainly not the case.

Please note there was a previous application to build on this block on which they were also under the belief that the block was natural ground. At this time, we advised council that this was not the case and met with council, the owners at that time, and their architect to point our concerns and to demonstrate the natural ground level. This project, was unsurprisingly, and to our great relief abandoned and we can only assume that it was due to the volume of fill on this site.

[redacted] very unsafe (not to mention an eye-sore in a residential area). I do not see how a plan of this nature could proceed given previous instances of landslide and the inherent danger to both existing property and people.

Document Set ID: 6793874
Version: 1, Version Date: 07/01/2025

2. **Wagga Wagga Development control plan (9.4.3) notes that visual privacy is important for good residential amenity. The site analysis should identify potential threats to privacy to minimise potential impacts to adjoining property**

[redacted]

3. **Original covenants and compatibility with established neighbourhood character**

The Wagga Development control plan Section 9 states that "… the building form should be appropriate to the established or intended build form of the locality". This area, currently, comprises of single dwellings. Nowhere in the area are there extant multi dwellings. A proposal of this nature is not in keeping with the established neighbourhood character. In fact, given its location, and the fact it is positioned in a small cul-de-sac, this would violate the existing character of the neighbourhood and potentially significantly impact current house values. A quick browse of the area will affirm this. [redacted]

[redacted] we vehemently object to a building development of this nature. We are happy to be contacted directly to further discuss these issues. In addition, we would seek to meet with council on site as soon as possible so that we can discuss, in person, the significant issues that we have raised.

Kind Regards,

[redacted]

Document Set ID: 6793874
Version: 1, Version Date: 07/01/2025

From: [redacted]
Sent: Thu, 5 Feb 2026 21:08:21 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Re: Application No: DA25/0488 File No:D/2025/0488 Attn: Robyn Bradley

Dear Robyn

This email is an OBJECTION to the above application for proposed Multi dwelling housing (4x2 storey dwellings), 2 x swimming pools and community titled subdivision.

My reasons for the objection are as follows:

The entry to the Cul de sac Neerim Close is opposite 78 Henwood Avenue, Kooringal. Henwood Avenue is a high traffic area, and 78 Henwood Avenue is the high point on the road before it has a steep descent towards the roundabout on Redhill Road (a major road) and Tamar Drive on the opposite side. In the last few years a few security measures have been taken by the Wagga Wagga City Council to address potential traffic incidences:

a. No Parking signs have been put up on and around 78 Henwood Avenue and 80 Henwood Avenue to avoid accidents from oncoming traffic going across Henwood Avenue around that location.
b. Another sign has been put in front of 74 Henwood Avenue cautioning driver of the upcoming descent on Henwood Avenue and driveways ahead beyond the crest. The sign for Neerim Close turn off is on the crest. Refer to the photo attached

Currently there are 4 existing dwellings with driveways in Neerim Close. This development will double the traffic in and out of Neerim Close and pose potential for risk for traffic from Neerim Close, as traffic coming from the roundabout comes at high speed on the ascent of Henwood Avenue.

There are two (2) more vacant plots accessible from Neerim Close, one of which has a DA for multiple housing development. Should this high-density development be approved there will be further incentive for others to undertake multi housing development and capitalise on the location and unique views.

Neerim Close boundaries on to the Nature Reserve and during the summer months the swimming pools will attract snakes looking for water. [redacted]

I urge the Council to take into consideration safety concerns in its approval process. There are no existing multi-dwellings on Henwood Avenue or any of the Cul de sac's off Henwood Avenue.

Document Set ID: 6894294
Version: 1, Version Date: 06/02/2026

Document Set ID: 6894218
Version: 2, Version Date: 09/02/2026

Document Set ID: 6854294
Version: 1, Version Date: 09/02/2026

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

1/12/2025 **(RP-1) - NORTH WAGGA LEVEE GRANT FUNDING**

Responsible: **Creighton, Ben**

25/382 **RESOLVED:**
On the Motion of Councillors A Parkins and T Koschel

That Council:

a **authorise the General Manager or their delegate to negotiate to enter into a funding agreement with the NSW Reconstruction Authority for $9,100,775 of grant funding for the DRF3-0077 North Wagga Wagga 5% AEP Levee Construction & Third-Party Impact Mitigation Project**

b **approve the budget variations as detailed in the financial implications section of this report**

c **authorise the affixing of Council's Seal to all relevant documents as required**

d **write to the Minister for Recovery and Small Business, The Hon. Janelle Saffin MP, thanking her for the grant and inviting her to visit Wagga Wagga for a sod turn or other appropriate milestone in the project**

Original Target Date: 15/12/2025
Revised Target Date: 1/03/2026
Reason For Revision: The original target date did not reflect the time required for third-party engagement, review, and execution of the agreement.
Status:
Staff have held discussions with the funding body regarding the deed. A draft deed has now been received and is currently under review.

ECONOMY, BUSINESS & WORKFORCE

15/12/2025 **(CONF-4) - RFT CT2026017 CONCRETE CRUSHING SERVICES**

Responsible: **Uppal, Diljinder**

25/420 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council:

a **accept the Schedule of rates offer from Davis Earthmoving & Quarrying Pty Ltd (ABN: 89 001 288 400) to provide Concrete Crushing services**

b **authorise the General Manager or their delegate to enter into a contract with Davis Earthmoving & Quarrying Pty Ltd (ABN: 89 001 288 400) for a period of 24 Months**

c **authorise the General Manager or their delegate to extend the contract for up to three (3) x 12-month periods at the sole discretion of Council**

d **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 29/12/2025
Revised Target Date: 9/03/2026
Reason For Revision: The original target date did not reflect the time required for third-party engagement, review, and execution of the agreement.
Status:
Contact has been awarded but not yet executed.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

BUILDING & ASSESSMENT

10/03/2025	**(RP-1) - DEVELOPMENT APPLICATION DA23/0598 - LIVESTOCK PROCESSING INDUSTRY (ABATTOIR) - 2056 OURA ROAD, OURA**
Responsible:	**Collins, Cameron**

25/054 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council defer consideration of DA23/0598 for a Livestock Processing Facility (Abattoir) at 2056 Oura Road, pending a review of procedural issues and rectifying the process should any concerns be identified.

Original Target Date: 28/04/2025
Revised Target Date: 9/03/2026
Reason For Revision: Extended while Council works through procedural matters to ensure the process is completed.
Status:
Report is scheduled to be returned to Council on the 23 February 2026.

ECONOMY, BUSINESS & WORKFORCE

13/10/2025	**(CONF-3) - RFT CT2026011 BULK CO2 SUPPLY OASIS**
Responsible:	**Geppert, Marc**

25/330 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **in accordance with Clause 178(1)(b) of the Local Government (General Regulation) 2021, decline the one tender for CT2026011 Bulk CO2 Supply for Oasis Regional Aquatic Centre**

b **pursuant to clause 178(3)(e) of the Local Government (General Regulation) 2021, authorise the General Manager, or their delegate, to enter into negotiations with any person with the intention of entering into a contract for Bulk CO2 Supply for Oasis Regional Aquatic Centre**

c **note that the reason for declining to invite fresh tenders is that it is not expected that further market testing will provide a more satisfactory result**

d **note that the reason for entering into negotiations is that there are evident inconsistencies between the tender specifications and market capabilities**

e **authorise the General Manager or their delegate to enter into a contract for the Bulk CO2 Supply for Oasis Regional Aquatic Centre should the negotiation be successful**

Original Target Date: 30/12/2025
Revised Target Date: 23/03/2026
Reason For Revision: Continuation of ongoing negotiations.
Status:
Negotiations failed with options being explored through Procurement Australia Panel.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

CHIEF OPERATING OFFICE

24/03/2025 **(RP-2) - PETITION - RETICULATED GAS IN NEW SUBDIVISIONS**

Responsible: **Gray, Scott**

25/071 **RESOLVED:**
On the Motion of Councillors J McKinnon and R Foley

That Council:

a **receive and note the petition received on 6 March 2025 requesting that Council consider allowing new residential subdivisions to proceed without reticulated gas**

b **receive a further report in response to the petition within 3 months**

Original Target Date: 10/06/2025
Revised Target Date: 23/03/2026
Reason For Revision: Council is waiting on responses from all relevant organisations and agencies before the matter can progress.
Status:
Staff are targeting second meeting in March 26 to present further report to Council.

ECONOMY, BUSINESS & WORKFORCE

15/12/2025 **(CONF-1) - RENAMING OF BOLTON PARK FIELD 3 - PART 2**

Responsible: **Walsh, Joshua**

25/417 **RESOLVED:**
On the Motion of Councillors G Davies and L Tanner

That Council endorse as per public submissions received, the renaming of Bolton Park Field 3 to "Sally Shipard Oval" and update all signage, website and booking system to reflect this decision.

Original Target Date: 29/12/2025
Revised Target Date: 23/03/2026
Reason For Revision: Ongoing action on to finalise operational requirements.
Status:
Staff are working to ensure all components such as signage, website and booking system are completed.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

FINANCE

1/12/2025	(RP-2) - PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN COUNCIL AND THE RIVERINA WATER COUNTY COUNCIL
Responsible:	**Katsoolis, Craig**

25/383 **RESOLVED:**
On the Motion of Councillors T Koschel and L Tanner

That Council:

a **endorse the attached draft Memorandum of Understanding (MOU) between Wagga Wagga City Council and the Riverina Water County Council**

b **delegate authority to the Mayor to sign the MOU on behalf of Council**

Original Target Date: 15/12/2025
Revised Target Date: 23/03/2026
Reason For Revision: Awaiting board meeting with Riverina Water County Council to finalise.
Status:
Awaiting board meeting with Riverina Water County Council to complete the MOU.

FINANCE

1/12/2025	(RP-4) - REQUEST FOR ONGOING FEE WAIVER
Responsible:	**Rodney, Carolyn**

25/384 **RESOLVED:**
On the Motion of Councillors L Tanner and R Foley

That Council:

a **note that Council currently provides an annual subsidy of more than $1.8M to Community Groups through the provision of Community Licence arrangements at heavily discounted rates**

b **defer a decision on the one-off waiver of the Community Licence fee for Demonstration Gardens Wagga Wagga for the 2025/26 financial year**

c **review the community licence subsidies discussions regarding Community Licence fee, subsidies and any future waiver considerations by March 2026 prior to the 2026/27 budget process**

Original Target Date: 15/12/2025
Revised Target Date: 1/8/2026
Reason For Revision: The original target date did not allow sufficient time for third-party engagement, review, and execution of the agreement, necessitating deferral of the decision and further review prior to the 2026/27 budget process.
Status:
Property team are progressing third-party engagement and review processes.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

INFRASTRUCTURE SERVICES

11/08/2025	(M-1) - LOCAL TRAFFIC COMMITTEE MEETING - CONFIRMATION OF MINUTES - 17 JULY 2025
Responsible:	**Pavitt, Henry**

25/246 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **receive the minutes of the Local Traffic Committee Meeting held on 17 July 2025**

b **endorse the installation of a "No Stopping (right arrow)" sign (R5-400, 600 mm x 450 mm) on Tarcutta Street immediately to the south of the concrete driveway to 35 Higgins Avenue in accordance with AS 1742.11 – Manual of Uniform Traffic Control Devices and AS 1743 – Road Signs – Specifications to create a No Stopping Zone between the driveway to 35 Higgins Avenue and Higgins Avenue.**

c **not support the request for 6 parking bays on The Esplanade for the NSW Fire & Rescue at this stage pending consultation with the adjoining businesses and investigation of parking availability onsite**

d **install "NO STOPPING" signs on the northern kerb of Forsyth Street, 10 metres east and west of Winja Lane, utilising R5-400 series signs.**

e **endorse the installation of line marking on Gurwood Street from Simmons Street to Beckwith Street as shown on Council Plan Registration Number C2255, Issue 1, dated 11 July 2025. Subject to an investigation of the 'No Stopping Zone' on the Dobbs Street Intersection, East bound to ensure there are no conflicts with parking on sheet 3 of the Business Paper**

f **note that following an out-of-session E-meeting of the Local Traffic Committee on 23 June 2025, Council's Director City Engineering (under delegated authority) approved:**

- **i. the temporary closure of Morrow Street between Baylis Street and Peter Street from 7am Monday 30 June 2025 to 6pm Thursday 24 July 2025 subject to NSW Police issuing a Schedule 1 approval**
- **ii. the temporary closure of Baylis Street between Morrow Street and the northern end of the Wollundry Lagoon Bridge from Saturday 5 July 2025 to Sunday 20 July 2025 subject to NSW Police issuing a Schedule 1 approval**
- **iii. the temporary relocation of Bus Stop 265082 to the first 7 angled parking bays on the northern side of Morrow Street to the east of the Loading Zone between Baylis Street and Tarcutta Street to create a temporary bus zone by the installation of R5-20 Bus Zone signs for the period Saturday 5 July 2025 to Sunday 20 July 2025**
- **iv. Riverina Traffic Services TGS No: RTS 258 dated 15 May 2025 included in the report as the Traffic Guidance Scheme for the temporary closures of Morrow Street and Baylis Street and the temporary relocation of Bus Stop 265082 as described**

Original Target Date: 25/08/2025
Revised Target Date: 23/03/2026
Reason For Revision: To allow consultation requirements of the resolution.
Status:
Staff are continuing negotiations with local businesses.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

GOVERNANCE

15/12/2025	**(CONF-10) - RFT CT2025068 NORTH WAGGA LEVEE UPGRADE DETAILED DESIGN**
Responsible:	**Woods, Darryl**

25/426 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **note the information contained in this report regarding the outcome of negotiations following Resolution 25/251**

b **endorse the engagement of Public Works Advisory (NSW) to complete the detailed design for the North Wagga Levee Upgrade and associated preparatory works to enable the project to proceed to construction as soon as practicable**

Original Target Date: 9/02/2026
Revised Target Date: 23/03/2026
Reason For Revision: Allow ongoing consultation with Public Works.
Status:
Since the 2016 design for North Wagga Levee is still relevant, Council met with Public Works to verify the additional scope as directed by the Floodplain Risk Management Committee. Public Works are preparing a quotation to undertake the expanded scope and Council is expecting a proposal in the first two weeks of February.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

8/09/2025 **(RP-2) - PETITION - POCKET PARK IN TURVEY PARK**

Responsible: **Walsh, Joshua**

25/290 **RESOLVED:**
On the Motion of Councillors L Tanner and J McKinnon

That Council:

a **receive and note the petition regarding the development of a park on Wade Street, Turvey Park**

b **receive a further report at a future Council meeting following additional review of potential options and a recommended approach**

Original Target Date: 27/10/2025
Revised Target Date: 23/03/2026
Reason For Revision: Staff are investigating into developing a Council report with potential options and a recommendation approach. Internal comment is being sought from Strategic Recreation, Property, Engineering and Planning.
Status: Ongoing consultation with internal stakeholders to develop options and a recommended approach.

05 Feb 2026
Staff are investigating into developing a Council report with potential options and a recommendation approach. Internal comment is being sought from Strategic Recreation, Property, Engineering and Planning.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

REGIONAL ACTIVATION

26/05/2025 **(RP-2) - LEP24/0001 - PLANNING PROPOSAL - 92 COORAMIN ST, CARTWRIGHTS HILL**

Responsible: **Yeomans, Matthew**

25/136 **RESOLVED:**
On the Motion of Councillors T Koschel and R Foley

That Council:

a **endorse planning proposal LEP24/0001 to amend the Wagga Wagga Local Environmental Plan 2010, Schedule 1, Additional Permitted Uses**

b **write to the Department of Planning, Housing and Infrastructure (DPHI) requesting a gateway determination under s3.34 of the Environmental Planning & Assessment Act 1979 (EP&A Act)**

c **on receipt of a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act 1979, Council enact all the requirements of the Gateway Determination and requirements of Schedule 1, clause 4 of the Environmental Planning & Assessment Act 1979**

d **delegate authority to the General Manager or their delegate of all functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and put into effect the Planning Proposal**

e **delegate authority to the General Manager or their delegate to make any variations to the planning proposal, to correct any drafting errors or anomalies to ensure consistency with the Gateway Determination or to address any other matter that may arise during the amendment process**

f **receive a further report after exhibition period addressing any submissions made in respect of the planning proposal**

Original Target Date: 10/11/2025
Revised Target Date: 30/03/2026
Reason For Revision: Council staff are currently preparing a report to return to Council for consideration within the coming months.
Status:
(a) No further action required, (b) Completed 28 May 2025. The endorsed Planning Proposal was submitted to the Department of Planning, Housing & Infrastructure requesting a Gateway Determination. (c) A Gateway Determination was received from the Department of Planning Housing and Infrastructure on 14 July 2025. Council is currently enacting the conditions of the Gateway Determination.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

26/02/2024	(CONF-3) - PROPOSED ACQUISITION OF LAND - PART 6318 OLYMPIC HIGHWAY, URANQUINTY, BEING PART LOT 1 DP 1068577
Responsible:	**Dombrovski, Matthew**

24/056 **RESOLVED:**
On the Motion of Councillors M Henderson and R Kendall

That Council:

a **authorise the General Manager or their delegate to proceed with the compulsory acquisition of proposed Lot 41 in DP 1298634, (currently part Lot 1 in DP 1068577), for road widening purposes in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991**

b **authorise the General Manager or their delegate to make application to the Minister and/or the Governor (as required) for approval to acquire proposed Lot 41 in DP 1298634, (currently part of Lot 1 in DP 1068577) by compulsory process under section 177(1) of the Roads Act 1993, including the provision of all necessary documents**

c **authorise the affixing of Council's common seal to any documents as required**

Original Target Date: 11/03/2024
Revised Target Date: 30/03/2026
Reason For Revision: Officers are finalising the acquisition.
Status:
Acquisition has been gazetted. Council officers have prepared 11R form to notify Land Registry Services of gazettal.

GOVERNANCE

25/11/2024	(CONF-1) - GREGADOO WASTE MANAGEMENT CENTRE
Responsible:	**Woods, Darryl**

24/343 **RESOLVED:**
On the Motion of Councillors R Foley and G Davies

That Council:

a **authorise the General Manager or their delegate to proceed with the negotiations and purchase of land as outlined in the body of this report**

b **authorise the affixing of Council's common seal to any documents as required**

c **authorise an application for the use of funds afforded to Council in the Transgrid Community Project Initiative, and use these funds to purchase the property**

d **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 9/12/2024
Revised Target Date: 31/03/2026
Reason For Revision: Council is awaiting advice from Transgrid regarding approval of funding for the purchase, which must be confirmed before the project can progress.
Status:
Submission to Transgrid to access funding for the purchase, awaiting advice from Transgrid on the approval of funds.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

12/08/2019 **(RP-1) - EUBERTA RECREATION GROUND BORE AND IRRIGATION**

Responsible: **Walsh, Joshua**

19/274 **RESOLVED:**
On the Motion of Councillors P Funnell and R Kendall

That Council:

a **in accordance with s55(3)(i) of the Local Government Act 1993, not invite tenders for a proposed project delivery contract for the installation of a ground bore and irrigation.**

i **note the reason for not calling tenders is on the grounds that Council is satisfied that inviting tenders would not achieve a satisfactory result due to the unavailability of competitive tenderers as Wagga Wagga Polocrosse Club will provide the project management and undertake the procurement processes associated with the project**

ii **authorise the General Manager or their delegate to enter into a contract with the Wagga Wagga Polocrosse Club for the establishment of a ground bore and irrigation at the Euberta Recreation ground in the lump sum amount of $43,425 excluding GST**

b **note the Wagga Wagga Polocrosse Club will be responsible for the costs and actions required to obtain the necessary permit and water allocation to use the bore**

c **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 26/08/2019
Revised Target Date: 31/03/2026
Reason For Revision: Pending consultation with the club and the subsequent receipt of revised plans and quotes.
Status:
Wagga Polocross have provided an update on 25/9/25. There were multiple issues with Water NSW approvals which have now been sorted and submission for bore application will be submitted shortly with Water NSW., The club has obtained quotes for irrigation equipment and trenching. The club advised they are hoping to have the licence for bore approved and quotes submitted to Council in the coming weeks. In addition to awaiting for the application and quotes, Council staff are awaiting further internal review from Property as some Crown Land queries have been raised.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

10/02/2020 **(CONF-3) - PROPOSED ACQUISITION OF LAND FOR GREGADOO ROAD WIDENING**

Responsible: **Dombrovski, Matthew**

20/050 **RESOLVED:**
On the Motion of Councillors T Koschel and D Hayes

That Council:

a **delegate authority to the General Manager, or their delegate to negotiate acquisition of the land identified as parcels A – M inclusive upon the parameters identified in the body of this report**

b **authorise payment of the compensation sums identified in the body of the report**

c **receive a separate report concerning compulsory acquisition of Crown Land at Lot 198 DP 45443 and Lot 7004 DP 1049750**

d **prepare a road widening plan for the land parcels identified as N – AG inclusive in the body of this report**

e **undertake public notice advertising and community consultation for the road widening plan in accordance with s 22 (2) of the Roads Act 1993 and the additional recommendations contained in the body of this report**

f **at the conclusion of the public notice period submit the road widening plan together with any submissions received to the Minister administering the Roads Act 1993 for approval**

g **upon approval of the road widening plan publish a road widening order in the NSW Government Gazette and undertake notification requirements as set out in s25 (4) of the Roads Act 1993**

h **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of the Council**

i **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 24/02/2020
Revised Target Date: 28/04/2026
Reason For Revision: Rescoping due to the redesign of the project by Council.
Status:
Council staff are preparing a broader corridor strategy for the Gregadoo Road corridor for Council's consideration. Once the corridor strategy is endorsed by Council, a further report will be presented to Councillors providing an update on the proposed land acquisitions, which have been revised due to the rescoping of the project. An Aboriginal Land Claim has been lodged over one parcel of land which will delay further report pending resolution.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

COMMUNITY

1/12/2025	**(RP-3) - VISITOR INFORMATION CENTRE LOCATION**
Responsible:	**Scully, Madeleine**

25/381 **RESOLVED:**
On the Motion of Councillors L Tanner and R Foley

That Council defer consideration of RP-3 VISITOR INFORMATION CENTRE LOCATION, pending further discussions about solutions.

Original Target Date: 28/02/2026
Revised Target Date: 30/04/2026
Reason For Revision: Ongoing consultation with internal stakeholders to develop options and a recommended approach.
Status:
05 Feb 2026
Staff are currently developing draft options to be presented for consideration in the first quarter of the year.

BUILDING & ASSESSMENT

22/07/2024	**(CONF-6) - 43 LIVINGSTONE STATE FORREST ROAD, BURRANDANA - PROPOSED FUTURE ACTIVITIES**
Responsible:	**Mason, Andrew**

24/232 **RESOLVED:**
On the Motion of Councillors R Kendall and R Foley

That Council

a **endorse the undertaking of an exploration and investigation program into the viability of the quarry as outlined in the body of this report**

b **endorse the demolition of the dilapidated house on the property as outlined in the body of this report**

c **receive a further report on the completion of the exploration and investigation program in relation to the future use of the property**

d **approve the budget variations as detailed in the Financial Implications section of the report**

Original Target Date: 5/08/2024
Revised Target Date: 30/04/2026
Reason For Revision: Further detailed assessment and planning are required before a report and development plan can be finalised for Council's consideration. Staff are continuing to work through a complex, multi-stage investigation process, which has necessitated a revision.
Status:
Stage 1 of the investigation has been completed and there appears to be substantial body of high quality rock consisting of granite and sandstone available at the site., Stage 2 will require drilling up to 4 exploration holes to a depth of 50m to confirm some assumptions based of the initial testing., This drilling program will be probably be completed and a report and development plan provided to Council by the end of April 2026.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

24/02/2025	**(CONF-4) - PROPOSED ACQUISITION OF EASEMENT OVER CROWN LAND - LOT 467 DP 823317**
Responsible:	**Dombrovski, Matthew**

25/048 **RESOLVED:**
On the Motion of Councillors G Davies and R Foley

That Council:

a **proceed with the compulsory acquisition of easement(s) over the land described as Lot 467 DP 823317 in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991**

b **make application to the Minister and the Governor for approval to acquire easement(s) over Lot 467 DP 823317 by compulsory process pursuant to Section 186 of the Local Government Act 1993**

c **pay compensation to all interest holders entitled to compensation by virtue of the compulsory acquisition on the terms set out in the Land Acquisition (Just Terms Compensation) Act 1991**

d **agree that all minerals are exempt from the acquisition of the easement(s)**

e **delegate authority to the General Manager or their delegate to take each further step necessary to obtain approval from the Minister, the Governor or any public authority as may be necessary, and take all actions as may be necessary, to give notices and otherwise carry out the acquisition by means of compulsory acquisition**

f **following receipt of the Governors approval, give effect to the acquisition by publication of an Acquisition Notice in the NSW Government Gazette and such other publication as may be required by law**

g **if required, authorise the General Manager or their delegate to enter into an access and construction licence over Lot 467 DP 823317 pending the finalisation of the acquisition process**

h **authorise the General Manager or their delegate to negotiate and enter into a Deed with Alatalo Bros or nominated entity in relation to the acquisition of easement(s) over the land described as Lot 467 DP 823317 as set out in this report**

i **authorise the affixing of Council's common seal to all necessary documents as required to give effect to this resolution**

j **approve the budget variations as detailed in the Financial Implications section of the report**

Original Target Date: 10/03/2025
Revised Target Date: 30/04/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Council has received the Deed of Agreement executed and is arranging for next steps in progressing process.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

REGIONAL ACTIVATION

22/07/2024	**(RP-4) - PROPOSED AMENDMENTS TO THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010 AND OPTIONS FOR SALE OF LAND - LOT 2, DP 7702230, BOOROOMA**
Responsible:	**Hamilton, Fiona**

24/204 **RESOLVED:**
On the Motion of Councillors R Foley and M Henderson

That Council:

a **endorses the preparation of a Planning Proposal, as detailed in the attached scoping report; and**

- **i** **forwards it to the Minister for Planning seeking an Amendment to the WLEP 2010 and requests that a Gateway Determination be issued, including the delegation of Plan making powers, so as to enable the public exhibition of the Planning Proposal pursuant to the EP&A Act 1979; and**
- **ii** **upon receipt of a Gateway Determination under Section 3.34 of the EP&A Act 1979, Council places the Planning Proposal and any supporting material on public exhibition pursuant to any requirements of the Gateway Determination and Schedule 1, clause 4 of the EP&A Act 1979; and**
- **iii** **should no objections be received, furnishes a copy of this report and other relevant information to the NSW Department of Planning, Industry and Environment and/or NSW Parliamentary Counsels Office, in accordance with the EP&A Act 1979, and requests the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the making of the amendment to the WLEP 2010**

b **commence an expression of interest (EOI) process for the sale/lease of the land formulated to allow the development industry to put forward options for purchase/lease and development of the land to achieve the best residential use of the land combined with the public interest**

c **continue negotiations with RGDC and emergency services agencies to facilitate an alternative precinct approach at a different site on the northern side of the city**

Original Target Date: 5/08/2024
Revised Target Date: 30/04/2026
Reason For Revision: The original timeframe did not accommodate the lengthy processes involved in this planning matter, with staff now progressing preparations for public exhibition.
Status:
LEP amendment was approved by the Minister for Planning in September 2025., Staff will now commence the expression of interest (EOI) process for the sale/lease of the land which is expected to be completed by April 2026., Item c will be addressed as part of the Northern Structure Plan.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

REGIONAL ACTIVATION

24/03/2025 **(RP-1) - LEP24/0003 - PLANNING PROPOSAL - SOUTHERN GROWTH AREA ZONE 1**

Responsible: **Yeomans, Matthew**

25/070 **RESOLVED:**
On the Motion of Councillors R Foley and L Tanner

That Council:

a **endorse Planning Proposal LEP24/0003, subject to the contents of this report**

b **write to the Department of Planning, Housing and Infrastructure (DPHI) requesting a gateway determination under s3.34 of the Environmental Planning & Assessment Act 1979 (EP&A Act)**

c **request that the Department of Planning, Housing and Infrastructure (DPHI) include a condition in the Gateway Determination requiring the outstanding matters listed in this report be resolved prior to exhibition of the draft Planning Proposal as outlined in the recommendation made in Section 11 of the Planning Proposal Assessment Report**

d **on receipt of a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act 1979, Council enact all the requirements of the Gateway Determination and requirements of Schedule 1, clause 4 of the Environmental Planning & Assessment Act 1979**

e **delegate authority to the General Manager or their delegate of all functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and put into effect the Planning Proposal**

f **delegate authority to the General Manager or their delegate to make any variations to the planning proposal, to correct any drafting errors or anomalies to ensure consistency with the Gateway Determination or to address any other matter that may arise during the amendment process**

g **receive a further report on the outcome of the public exhibition of the Planning Proposal**

h **require the proponent to update the draft Planning Proposal to demonstrate consistency with the Wagga Wagga Recreation, Open Space and Community (ROSC) 2040 Strategy**

i **provide in principle support for the development of a contributions plan that addresses the infrastructure required for the Southern Growth Area (SGA) Zone 1 and that Council staff subsequently report this matter to Council with the intent that the planning proposal and draft contribution plan are placed on public exhibition at the same time**

j **seek approval from Department of Planning, Housing and Infrastructure (DPHI) to identify Zone 1 of the Southern Growth Area (SGA) as an Urban Release Area with an infrastructure contribution cap of $30,000**

Original Target Date: 10/11/2025
Revised Target Date: 29/05/2026
Reason For Revision: Staff are currently finalising documentation with the proponent to enable a report to be returned to Council regarding the Planning Proposal, Local Infrastructure Contributions Plan amendment and draft DCP for consideration. The Planning Proposal was publicly notified between 3 November 2025 and 12 December 2025.
Status:
(a) No further action required, (b) Completed 26 March 2025 – the endorsed Planning Proposal was submitted to the Department of Planning, Housing & Infrastructure requesting a Gateway Determination., (c) Completed 26 March 2025 – staff requested that a condition of the Gateway Determination include the outstanding matters outlined in the Assessment Report, with resolution of these matters required prior to public exhibition of the proposal., (d) Gateway Determination received from the Department on 22 August 2025. Council is currently enacting the conditions of the Determination., This complex resolution requires reporting back to Council at two key points:, • endorsement of a contributions plan for public exhibition (scheduled for October 2025, with target date to be revised following this report), and, • consideration following exhibition of the draft Planning Proposal (scheduled for March/April 2026).

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	(RP-7) - CLASSIFICATION OF DEDICATED LAND PINE GULLY ROAD
Responsible:	**Dombrovski, Matthew**

25/406 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council

a **note the six submissions received during the public exhibition period and referenced in the body of this report**

b **classify the land described as Lots 1553, 1554 and 1556 in DP 1318011 as operational land in accordance with section 31(2) of the Local Government Act 1993**

Original Target Date: 8/06/2026
Status: Resolution not due for reporting.

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	(CONF-7) - EXPRESSION OF INTEREST CAMPAIGN - OFFICE AND STORAGE SPACE - PART 150 COPLAND STREET, EAST WAGGA WAGGA - OUTCOME REPORT
Responsible:	**Dombrovski, Matthew**

25/423 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **authorise the General Manager or delegate to negotiate entry into a licence agreement with New South Wales Rugby League Ltd ACN 002 704 761 in relation to an office and storage space within the Wagga Wagga Multi-Purpose Stadium, being part Lot 21 DP 1161836, for a period of three (3) years on the terms outlined in the body of this report**

b **authorise the affixing of Council's common seal to all relevant documents**

Original Target Date: 8/06/2026
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	(CONF-5) - LAND ACQUISITIONS FOR GREGADOO ROAD WIDENING PROJECT AFFECTING PRIVATE LAND
Responsible:	**Dombrovski, Matthew**

25/421 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **delegate authority to the General Manager or their delegate to negotiate acquisition of that part of the land identified as parcels A –B upon the parameters identified in the body of this report**

b **authorise payment of the compensation sums identified in the body of the report**

c **agree to enter into an access and construction agreement with the registered proprietors of parcels A-B for the purposes of construction pending finalisation of acquisitions upon the terms outlined in the body of this report**

d **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council to give effect to this resolution**

e **authorise the affixing of Council's common seal to all relevant documents required**

Original Target Date: 8/06/2026
Status: Resolution not due for reporting.

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	(CONF-6) - PROPOSED CROWN LAND ACQUISITION FOR GREGADOO ROAD WIDENING PROJECT
Responsible:	**Dombrovski, Matthew**

25/422 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **proceed with the compulsory acquisition of part of the land from the State of New South Wales described as Lot 7004 DP 1049750 for road widening purposes in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991**

b **make application to the Minister and the Governor for approval to acquire Lots 41 in an unregistered plan titled "Plan of Land to be Acquired for the Purposes of the Roads Act 1993 by compulsory process under section 177(1) of the Roads Act 1993**

c **pay compensation in accordance with terms set out in the Land Acquisition (Just Terms Compensation) Act 1991 in respect of Lot 41 in an unregistered plan titled "Plan of land to be acquired for road purposes" affecting parent property Lot 7004 DP 1049750 to the State of New South Wales**

d **agree that all minerals are to be exempt from the acquisitions of Lot 41 in an unregistered plan titled "Plan of Land to be Acquired for the Purposes of the Roads Act 1993" affecting parent property Lot 7004 DP1049750**

e **delegate authority to General Manager or delegate to negotiate and enter into an access and construction with Crown Land to allow road works to occur whilst the acquisition of land is progressing**

f **delegate authority to the General Manager or delegate to execute any necessary documents to give effect to this resolution**

g **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 8/06/2026
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	**(CONF-8) - SURRENDER OF SUBLEASE, REGRANT OF NEW SUBLEASES AND ASSIGNMENT OF SUBLEASE - HANGARS 225, 227 AND 301, WAGGA WAGGA AIRPORT - PART AUTO CONSOL 7330-149**
Responsible:	**Dombrovski, Matthew**

25/424 **RESOLVED:**
On the Motion of Councillors A Parkins and T Koschel

That Council:

a **authorise the General Manager or delegate to accept a surrender of existing sublease and simultaneously enter into three new subleases with Mag Aero Australia Pty Ltd ACN: 613 313 830 over Hangars 225, 227 and 301 at Wagga Wagga Airport, being part Auto Consol 7330-149 on the terms outlined in the body of this report**

b **authorise the General Manager or delegate to enter into an assignment of sublease of Hangar 227 at Wagga Wagga Airport, being part Auto Consol 7330-149 from Mag Aero Australia Pty Ltd ACN 613 313 830 to Hangar 227 Pty Ltd ACN 674 102 053 on the terms outlined in the body of this report**

c **delegate authority to the General Manager or delegate to execute any necessary documentation on behalf of Council**

d **authorise the affixing of Council's Common Seal to documents relating to this matter as required**

Original Target Date: 8/06/2026
Status: Resolution not due for reporting.

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	**(CONF-9) - PROPOSED LICENCE AGREEMENT - PART BEST RESERVE, 11 ASHMONT AVENUE, ASHMONT, BEING PART LOT 1 IN DEPOSITED PLAN 201983**
Responsible:	**Dombrovski, Matthew**

25/425 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council

a **authorise the General Manager or their delegate to negotiate entry into a Licence Agreement with Menshed Wagga Wagga Incorporated for part Best Reserve, 11 Ashmont Avenue, Ashmont, being part Lot 1 DP 201983 subject to the terms outlined in the body of this report**

b **authorise the affixing of Council's common seal to all documents required to give effect to this resolution**

Original Target Date: 8/06/2026
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

19/01/2026	(CONF-1) - LAND ACQUISITION
Responsible:	**Dombrovski, Matthew**

26/012 **RESOLVED:**
On the Motion of Councillors G Davies and R Foley

That Council:

a **authorise the General Manager or their delegate to proceed with the negotiations and purchase of land as outlined in the body of this report.**

b **authorise the affixing of Council's common seal to any documents as required**

c **agree in principle, on finalisation of the acquisition, to classify the land described as Lot 1 in Deposited Plan 1143881 and identified as 216 Ashfords Road, Gregadoo as operational land in accordance with section 31(2) of the Local Government Act 1993**

d **authorise the General Manager or delegate to place the proposed resolution on public exhibition for a period of 28 days and invite public submissions**

e **receive a further report following the exhibition and submission period addressing any submission made in respect of the proposed classification**

f **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 2/02/2026
Status: Resolution not due for reporting.

ECONOMY, BUSINESS & WORKFORCE

27/10/2025	(CONF-3) - LAND ACQUISITIONS FOR ACCELERATED INFRASTRUCTURE FUND - PLUMPTON ROAD DUPLICATION PROJECT AFFECTING PRIVATE LAND
Responsible:	**Dombrovski, Matthew**

25/357 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **delegate authority to the General Manager or their delegate to negotiate acquisition of that part of the land identified as parcels A – D upon the parameters identified the body of this report**

b **delegate authority to the General Manager or their delegate to negotiate acquisition of easements identified as parcels E – F upon the parameters identified the body of this report**

c **authorise payment of the compensation sums identified in the body of the report**

d **agree to enter into an access and construction agreement with the registered proprietors of parcels A-F for the purposes of construction pending finalisation of acquisitions upon the terms outlined in the body of this report.**

e **on completion of acquisition process, dedicate the acquired parcels A-D as public road, pursuant to Section 10 of the Roads Act 1993**

f **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council to give effect to this resolution**

g **authorise the affixing of Council's common seal to all relevant documents required**

Original Target Date: 10/06/2026
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

27/10/2025	**(CONF-2) - PROPOSED SUB-LICENCE - 550 FLAKNEY ROAD, BIG SPRINGS - MOUNT FLAKNEY TELECOMMUNICATIONS TOWER**
Responsible:	**Dombrovski, Matthew**

25/356 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **delegate authority to the General Manager or their delegate to negotiate and enter into a licence agreement with Master Communications and Electronics Pty Ltd (ABN: 87 074 042 229) at Mount Flakney Tower (Lot 1 DP 914354) on the terms set out in this report**

b **delegate authority to the General Manager or their delegate to complete and execute any necessary documents on behalf of the Council**

c **authorise the affixing of Council's common seal to all relevant documents as required**

d **approve the budget variation as detailed in the Financial Implications section of the report**

Original Target Date: 10/06/2026
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

27/10/2025	**(CONF-4) - PROPOSED CROWN LAND ACQUISITIONS FOR ACCELERATED INFRASTRUCTURE FUND - PLUMPTON ROAD DUPLICATION PROJECT**
Responsible:	**Dombrovski, Matthew**

25/358 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **proceed with the compulsory acquisition of part of the land from the State of New South Wales described as Lot 1 DP618044, Lot 7001 DP 1049749, Lot 198 DP 45443 and Lot 7004 DP 1049750 for road widening purposes in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991**

b **make application to the Minister and the Governor for approval to acquire Lots 40 and 41 in an unregistered plan titled "Plan of Land to be Acquired for the Purposes of the Roads Act 1993", and Lots 1 and 2 in an unregistered plan titled "Plan of land to be acquired for road purposes currently lot 198 DP 45443 & Lot 7004 DP 1049750 & Lot 124 DP 757246" by compulsory process under section 177(1) of the Roads Act 1993**

c **pay compensation in accordance with terms set out in the Land Acquisition (Just Terms Compensation) Act 1991 in respect of Lots 40& 41 in an unregistered plan titled and Lots 1 & 2 in an unregistered plan titled "Plan of land to be acquired for road purposes currently lot 198 DP 45443 & Lot 7004 DP 1049750 & Lot 124 DP 757246 affecting parent properties Lot 1 DP618044, Lot 7001 DP 1049749, Lot 198 DP 45443, Lot 7004 DP 1049750 to the State of New South Wales**

d **agree that all minerals are to be exempt from the acquisitions of Lots 40 and 41 in an unregistered plan titled "Plan of Land to be Acquired for the Purposes of the Roads Act 1993" and Lots 1 and 2 in an unregistered plan titled "Plan of land to be acquired for road purposes currently lot 198 DP 45443 & Lot 7004 DP 1049750 & Lot 124 DP 757246affecting parent properties Lot 1 DP618044, Lot 7001 DP 1049749, Lot 198 DP 45443 and Lot 7004 DP1049750.**

e **delegate authority to General Manager or delegate to negotiate and enter into an access and construction with Crown Land to allow road works to occur whilst the acquisition of land is progressing.**

f **delegate authority to the General Manager or delegate to execute any necessary documents to give effect to this resolution**

g **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 10/06/2026
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

27/04/2020 **(CONF-1) - ESTELLA SCHOOL AND NORTHERN SPORTING PRECINCT UPDATE**

Responsible: **Creighton, Ben**

20/152 **RESOLVED:**
On the Motion of Councillors D Hayes and R Kendall

That Council:

a **authorise the General Manager or their delegate to enter into a 20 year joint use agreement with the Department of Education for the development of community facilities as a part of the Estella School inclusive of a community meeting space, school hall and circulation areas**

b **provide in principle support and authorise the General Manager or their delegate to negotiate to enter a joint use agreement with Charles Sturt University for the development of the Northern Sporting Precinct and the planning of future community use of CSU recreational assets.**

c **receive a further report on the terms of a formal agreement with Charles Sturt University for the consideration of Council**

d **approve the budget variations as detailed in the financial implications section of the report**

Original Target Date: 11/05/2020
Revised Target Date: 15/06/2026
Reason For Revision: Pending ongoing discussions with CSU regarding their Masterplan.
Status:
Discussions are ongoing with Charles Sturt University (CSU) in relation to their Masterplan and the future development of the Northern Sporting Precinct. It is anticipated that a report outlining the outcomes and next steps will be presented to Council by mid-year.

ECONOMY, BUSINESS & WORKFORCE

7/07/2025 **(RP-4) - PROPOSED EVENT CAMPING DEVELOPMENT APPLICATION**

Responsible: **Hofert , Kadison**

25/186 **RESOLVED:**
On the Motion of Councillors D Tout and J McKinnon

That Council:

a **receive and note the submissions received during the public exhibition of the proposed Temporary Camping Grounds Development Application**

b **endorse continuing with the planning application process for the Exhibition Centre and Wagga Cricket Ground only**

c **hold a workshop to discuss the development of a draft Temporary Camping Grounds Policy and/or Operating Standard**

Original Target Date: 30/09/2025
Revised Target Date: 22/06/2026
Reason For Revision: Allow staff to continue investigating options and conducting market research.
Status:
Staff continue to investigate options and market research to best determine the implementation process of the camping ground.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

17/11/2025	**(CONF-1) - 36-40 GURWOOD STREET, WAGGA WAGGA - EXPRESSION OF INTEREST OUTCOME REPORT**
Responsible:	**Dombrovski, Matthew**

25/375 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council

a **acknowledge the submissions received through the Expression of Interest campaign**

b **reject all submissions received**

c **authorise the General Manager or delegate to negotiate entry into a lease arrangement with Relationships Australia (Canberra and Goulburn Region) ABN 34 199 851 375 on the terms outlined in the body of this report with the exception of the lease term be limited to three years with no option to renew**

d **authorise the General Manager or delegate to negotiate entry into a lease arrangement with Mission Australia ACN 000 002 522 on the terms outlined in the body of this report, with the exception of the lease term be limited to three years with no option to renew**

e **authorise the affixing of Council's common seals to any documents including lease arrangements**

f **include the proposed required building works in the 2026/27 Long Term Financial Plan budget process**

Original Target Date: 1/12/2025
Status: Resolution not due for reporting.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

CHIEF OPERATING OFFICE

21/07/2025	**(RP-2) - PATHWAY TO STRENGTHEN PROTECTIONS FOR PRIME AGRICULTURAL LAND AND MANAGE LAND USE CONFLICT**
Responsible:	**Gray, Scott**

25/199 **RESOLVED:**
On the Motion of Councillors R Foley and T Koschel

That Council:

a **endorse in principle the proposed planning reforms outlined in the body of this report**

b **direct the General Manager to immediately commence work on drafting proposed changes to the Wagga Local Strategic Planning Statement, Local Environmental Plan and Development Control Plan, aimed at achieving the protections identified in this report**

c **note that any proposed planning instrument amendments will be subject to statutory processes and consultation**

d **request the General Manager treat this as a matter of priority and provide a progress report at an Ordinary Council Meeting in October 2025**

e **write to the NSW Department of Planning, Housing and Infrastructure to seek support for fast-tracking these local planning protections and ensuring they are considered in State and Regionally Significant Development assessments**

f **investigate options for a Community Benefit Policy for Electricity Generating and Storage Works**

g **direct the General Manager to develop a policy which encourages recycling of renewal energy technologies at either the Special Activation Precinct or the Gregadoo Waste Management Centre to the exclusion of other land**

Original Target Date: 13/10/2025
Revised Target Date: 22/06/2026
Reason For Revision: Awaiting external parties to finalise the Draft Community Benefit Policy.
Status:
29 Jan 2026 West, Kori
Draft Community Benefit Policy is close to being finalised and will likely be presented to Council in March 2026.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

8/08/2022 **(CONF-3) - BOMEN INDUSTRIAL LAND SALE - PART LOT 22 DP 1120176**

Responsible: **Dombrovski, Matthew**

22/258 **RESOLVED:**
On the Motion of Councillors R Kendall and T Koschel

That Council:

a **accept the tender submitted by Jamoro Pty Ltd ACN 607 636 993 to purchase land at Dorset Drive, Wagga Wagga, being proposed Lot 100 in subdivision of Lot 22 DP 1120176**

b **authorise the General Manager or delegate to complete and execute the Contract for sale of the proposed Lot 100 in subdivision of Lot 22 DP 1120176 on behalf of Council**

c **authorise the General Manager or delegate to complete and execute any necessary documents to complete the sale, including but not limited to the registration of the plan of subdivision and any necessary easements for services.**

d **authorise the affixing of Council's common seal to any relevant documents as required**

e **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 22/08/2022
Revised Target Date: 28/06/2026
Reason For Revision: Ongoing investigation and assessment required.
Status:
Council Officers are reviewing the sales approach.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

25/08/2025	(CONF-3) - 76 HAMPDEN AVE, NORTH WAGGA WAGGA - FORMALISATION OF OWNERSHIP
Responsible:	**Owen, Karen**

25/279 **RESOLVED:**
On the Motion of Councillors L Tanner and J McKinnon

That Council:

a **endorse the lodgement of an application for Possessory Title in relation to the North Wagga Hall, 76 Hampden Avenue, North Wagga Wagga being Lot 5 in Deposited Plan 774458**

b **in the event that the Possessory Title is successful, classify Lot 5 in Deposited Plan 774458 as community land pursuant to Section 31 of the Local Government Act 1993.**

c **authorise the General Manager, or their delegate to complete and execute any necessary documents on behalf of the Council to give effect to this resolution**

d **authorise the affixing of Council's common seal to all relevant documents as required**

e **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 9/03/2026
Revised Target Date: 28/06/2026
Reason For Revision: Extension required due to finalisation of the application by Council's solicitor.
Status:
Council's solicitor is currently finalising the application.

ECONOMY, BUSINESS & WORKFORCE

25/08/2025	(CONF-4) - PROPOSED ACQUISITION OF LAND - PART LOT B DP 152366 BEING PART 82 FORSYTH STREET, WAGGA WAGGA
Responsible:	**Owen, Karen**

25/280 **RESOLVED:**
On the Motion of Councillors L Tanner and J McKinnon

That Council:

a **authorise the General Manager or delegate to enter a contract of sale to purchase Lot 22 in an unregistered plan dated 10 April 2025 and titled "Plan of Acquisition of Part Lot B DP 152366" on the terms noted in the body of this report**

b **agree in principle to classifying the land acquired as operational land in accordance with s 31(2) of the Local Government Act 1993**

c **authorise the General Manager or delegate to place the proposed resolution to classify the land acquired as operational land on public exhibition for a period of 28 days and invite public submissions**

d **receive a further report following the public exhibition and submission period addressing any submission made in respect of the proposed classification**

e **authorise the General Manager, or their delegate to complete and execute any necessary documents on behalf of the Council to give effect to this resolution**

f **authorise the affixing of Council's common seal to all relevant documents as required**

g **note and approve the budget variations as details in the budget section of the report**

Original Target Date: 9/03/2026
Revised Target Date: 28/06/2026
Status:
Contract of Sale has been finalised with the parties for execution.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

22/07/2024	(RP-22) - PROPOSED EXPRESSION OF INTEREST CAMPAIGN - COUNCIL MANAGED CROWN LAND - 8 BENT STREET, TARCUTTA (LOT 136 DP 757255)
Responsible:	**Dombrovski, Matthew**

24/221 **RESOLVED:**
On the Motion of Councillors R Kendall and R Foley

That Council:

a **undertake an Expression of Interest campaign for the occupation of 8 Bent Street, Tarcutta (being Lot 136 in Deposited Plan 757255)**

b **receive a further report regarding all submissions received at the conclusion of the expression of interest process**

Original Target Date: 5/08/2024
Revised Target Date: 28/06/2026
Reason For Revision: Council Officers reviewing internal use of this site.
Status:
Council officers commencing preparation of materials in anticipation of an Expression of Interest campaign.

ECONOMY, BUSINESS & WORKFORCE

21/11/2022	(CONF-6) - ASSIGNMENT OF AIRPORT HANGAR SUB-LEASE - HANGAR SITES 225, 227 & 301, WAGGA WAGGA AIRPORT
Responsible:	**Dombrovski, Matthew**

22/412 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council:

a **endorse the assignment of sub-leases for hangar sites 225, 227 & 301 at the Wagga Wagga airport on the terms set out in the body of this report**

b **delegate authority to the General Manager or delegate to execute any documents in relation to the assignment of the sub-lease**

c **authorising the affixing of Council's seal to any documents as required**

Original Target Date: 5/12/2022
Revised Target Date: 28/06/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
30 Jan 2026 West, Kori
Staff are continuing negotiations with the third party.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

16/12/2019 **(RP-17) - POMINGALARNA PARK RESERVE DRAFT PLAN OF MANAGEMENT**

Responsible: **Walsh, Joshua**

19/460 **RESOLVED:**
On the Motion of Councillors T Koschel and R Kendall

That Council:

a **endorses that portions of Pomingalarna Park Reserve are declared to be areas of cultural significance**

b **in accordance with part 36DA of the Local Government Act 1993, the locations of areas of Aboriginal cultural significance identified in the Pomingalarna Plan of Management be kept confidential**

c **note the initiation of the separate Aboriginal Place declaration process initiated by the Pomingalarna Women's Group**

d **refer the draft Pomingalarna Park Reserve Plan of Management to the NSW Department of Industry for review and consent**

e **subject to consent from the NSW Department of Industry place the non-confidential sections of the draft Pomingalarna Park Reserve Plan of Management on public exhibition in accordance with s38 of the Local Government Act 1993 for a period of at least 28 days and invite interested members of the community to make comment**

f **at the conclusion of the public notice period conduct a public hearing in accordance with s40A of the Local Government Act 1993**

g **receive a further report concerning the outcomes of the public notice period and public hearing**

h **note an operating standard will be developed to provide asset management and maintenance standards for the implementation of Plans of Management**

Original Target Date: 30/12/2019
Revised Target Date: 28/06/2026
Reason For Revision: This project is pending due to limited external and internal resources to progress the resolution
Status:
This project is still on Council staff agenda. Due to limited external and internal resources progress has stalled for the interim however will be addressed when resources are available.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

10/03/2025	(CONF-2) - LICENCE AGREEMENT - PART 1 JOHNSTON STREET, WAGGA WAGGA TO RIVERINA BOBCATS 3X3 BASKETBALL CLUB INCORPORATED
Responsible:	**Dombrovski, Matthew**

25/065 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **authorise the General Manager or their delegate to enter into a licence agreement with Riverina Bobcats 3x3 Basketball Club Incorporated for Part Lot 7068 DP 1124868 known as 1 Johnston Street, Wagga Wagga, on the terms outlined in the report**

b **authorise the General Manager or their delegate to complete and execute any necessary documents on behalf of Council**

c **authorise the affixing of Council's common seal to any relevant documents as required**

Original Target Date: 14/04/2025
Revised Target Date: 28/06/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Staff continuing negotiations with third party.

ECONOMY, BUSINESS & WORKFORCE

29/11/2021	(CONF-1) - PROPOSED AIRPORT SUBLEASES - LIGHT AIRCRAFT PRECINCT HANGAR SITES 9-10
Responsible:	**Dombrovski, Matthew**

21/024 **RESOLVED:**
On the Motion of Councillors K Pascoe and R Kendall

That Council:

a **consent to enter into sub-lease agreements with Mills (Hangar Site 9) and Smith (Hangar Site 10) as per the details set out in the body of this report**

b **note that developments are subject to Development Consent, with the Commonwealth having the right of review and refusal of any airport development**

c **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council**

Original Target Date: 13/12/2021
Revised Target Date: 28/06/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Staff continuing negotiations with third party.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

23/06/2025	(RP-4) - PROPOSED ASSIGNMENT OF SUBLEASE - LIGHT AIRCRAFT PRECINT HANGAR 7, WAGGA WAGGA AIRPORT
Responsible:	**Dombrovski, Matthew**

25/169 **RESOLVED:**
On the Motion of Councillors T Koschel and L Tanner

That Council:

a **agree to assign the airport sub-lease over Light Aircraft Precinct Hangar Site 7 to Larrup Pty Ltd ACN 001 736 983 as Trustee for Obst Investment Trust as outlined in the body of this report**

b **delegate authority to the General Manager or their delegate to execute any necessary documentation on behalf of Council**

c **authorise the affixing of Council's common seal to documents relating to this matter, including any Deed of Assignment, as required**

Original Target Date: 7/07/2025
Revised Target Date: 28/06/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Staff continuing negotiations with third party.

ECONOMY, BUSINESS & WORKFORCE

17/10/2022	(RP-13) - RENEWAL OF COMMUNITY, CULTURAL AND SPORTING LEASES AND LICENCES FOR 2023
Responsible:	**Dombrovski, Matthew**

22/351 **RESOLVED:**
On the Motion of Councillors A Parkins and D Hayes

That Council:

a **delegate authority to the General Manager or their delegate to negotiate and execute renewal of the community, cultural or sporting association lease and licence agreements as detailed in the body of this report**

b **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 31/10/2022
Revised Target Date: 28/06/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Council Officers to review strategic direction of final three agreements.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

11/06/2024	(RP-5) - RENEWAL OF COMMUNITY, CULTURAL AND SPORTING LEASES AND LICENCES FOR THE 2024/25 FINANCIAL YEAR
Responsible:	**Dombrovski, Matthew**

24/155 **RESOLVED:**
On the Motion of Councillors R Kendall and J McKinnon

That Council:

a **delegate authority to the General Manager or their delegate to negotiate and execute renewal of the community, cultural or sporting association lease and licence agreements as detailed in the body of this report.**

b **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 25/06/2024
Revised Target Date: 30/06/2026
Reason For Revision: Council Officers are working through the Crown Land and Native Title issues.
Status:
Of the 10 leases / licences reported: , * 7 have been completed , * 2 renewals ongoing, * 1 has external factors impacting the renewal and will require further report to Council.

ECONOMY, BUSINESS & WORKFORCE

10/06/2025	(RP-3) - RENEWAL OF COMMUNITY, CULTURAL AND SPORTING LEASES AND LICENCES FOR THE 2025-2026 FINANCIAL YEAR
Responsible:	**Dombrovski, Matthew**

25/151 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **delegate authority to the General Manager or their delegate to negotiate and execute renewal of the community, cultural or sporting association lease and licence agreements as detailed in the body of this report**

b **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 24/06/2025
Revised Target Date: 30/06/2026
Reason For Revision: Council officers progressing the annual review.
Status:
Current status of renewals:-, * 5 renewals in progress, * 1 renewal impacted by external factors requiring a further report to Council.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

22/02/2021	(CONF-3) - AIRPORT SUB-LEASE HANGER SITE 13
Responsible:	**Dombrovski, Matthew**

21/049 **RESOLVED:**
On the Motion of Councillors R Kendall and K Pascoe

That Council:

a **consent to the assignment of the sub-lease between Wagga Wagga City Council and Anthony Middleton for Hangar site 13**

b **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council**

Original Target Date: 8/03/2021
Revised Target Date: 30/06/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Feedback on draft sublease received from Sublessee. Negotiations with Sublessee continuing in relation to electricity.

ECONOMY, BUSINESS & WORKFORCE

16/12/2024	(CONF-3) - PROPOSED LEASE FROM AUSTRALIAN RAIL TRACK CORPORATION - URANQUINTY REST STOP
Responsible:	**Dombrovski, Matthew**

24/365 **RESOLVED:**
On the Motion of Councillors T Koschel and R Foley

That Council:

a **authorise the General Manager or their delegate to negotiate entry into a lease with Australian Rail Track Corporation for land within the railway corridor at Uranquinty**

b **authorise the affixing of Council's common seal to any documents as required**

Original Target Date: 30/12/2024
Revised Target Date: 30/06/2026
Reason For Revision: Ongoing negotiations with a third party in relation to a complex property matter.
Status:
Staff continuing ongoing negotiations with a third party.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

10/08/2020 **(RP-5) - PROPOSED ACQUISITION OF BAGLEY DRIVE LAND**

Responsible: **Dombrovski, Matthew**

20/286 **RESOLVED:**
On the Motion of Councillors D Hayes and R Kendall

That Council:

a **proceed with the compulsory acquisition of the land described as Lots 1 & 3 DP1260671 and Lot 5 DP 248694 for public road in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991**

b **make application to the Minister and the Governor for approval to acquire Lots 1 & 3 DP1260671 and Lot 5 DP 248694 by compulsory process for public road under section 177 of the Roads Act 1993**

c **pay compensation to all interest holders entitled to compensation by virtue of the compulsory acquisition on the terms set out in the Land Acquisition (Just Terms Compensation) Act 1991**

d **agree that all minerals are exempt from the acquisition of Lots as Lots 1 & 3 DP1260671 and Lot 5 DP 248694**

e **delegate authority to the General Manager or their delegate to take each further step necessary to obtain approval from the Minister, the Governor or any public authority as may be necessary, and take all actions as may be necessary, to give notices and otherwise carry out the acquisition by means of compulsory acquisition**

f **following receipt of the Governors approval, give effect to the acquisition by publication of an Acquisition Notice in the NSW Government Gazette and such other publication as may be required by law**

g **approve the budget variation as detailed in the Financial Implications section of the report**

Original Target Date: 24/08/2020
Revised Target Date: 30/06/2026
Reason For Revision: To allow Council officers to finalise the lengthy compulsory acquisition process.
Status:
Council staff have now arranged payment of compensation amount and interest. Council staff to review that the parcels have been created so that the matter can be finalised.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

GOVERNANCE

22/02/2021	(CONF-1) - AIRPORT - EQUIPMENT GRANT OFFER NEW SECURITY SCREENING
Responsible:	**Woods, Darryl**

21/047 **RESOLVED:**
On the Motion of Councillors R Kendall and K Pascoe

That Council authorise the General Manager or their delegate to sign the Commonwealth Standard Grant Agreement No RASSF000020, as modified by management, to extend the timeframes for installing and bringing into operation the new security screening equipment, allowing Council time to negotiate and consider the outcomes of the Infrastructure Terminal Expansion grant.

Original Target Date: 8/03/2021
Revised Target Date: 30/06/2026
Reason For Revision: An extension was granted to Council by the Department of Home Affairs until 30 June 2026, acknowledging that installation of the body scanner cannot be accommodated within the existing terminal facilities.
Status:
07 Oct 2025 Johnson, Nicole
Council has already implemented the 3D baggage scanning equipment leaving the 3D body scan function to be implemented to be compliant with the regulation. The 3D body scanning equipment will not fit into the current terminal and there is a separate resolution item addressing the expansion of the terminal., This item is contingent on receiving a long term lease for the Airport and having funding available to complete the upgrade.

ECONOMY, BUSINESS & WORKFORCE

12/07/2021	(CONF-2) - PROPOSED SALE OF COMMERCIAL LAND PARCELS IN BOMEN AND EAST WAGGA WAGGA
Responsible:	**Dombrovski, Matthew**

21/224 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council:

a **provide formal endorsement to conduct the necessary preparation and enabling works for each of the sites for the proposed future sale process.**

b **receive a further report from Council staff in relation to the financials (including valuations, cost estimates and associated costs) and the proposed sale methodology for each of the identified properties once investigations have been completed.**

Original Target Date: 26/07/2021
Revised Target Date: 28/09/2026
Reason For Revision: Ongoing assessment and consideration by Council officers.
Status:
Council officers to confirm and assess options for the disposal of land at Copland Street.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

18/09/2023	(RP-4) - PROPOSED LICENCE OF AIRPORT LAND TO THE BUREAU OF METEOROLOGY - PART LOT 6 DP 846849
Responsible:	**Dombrovski, Matthew**

23/228 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council:

a **authorise the General Manager or their delegate to negotiate entry into an agreement with The Bureau of Meteorology over land located at Don Kendall Drive, Wagga Wagga (being Part Lot 6 DP 846849)**

b **delegate authority to the General Manager or their delegate to complete and execute any necessary documentation on behalf of Council**

c **authorise the affixing of Council's common seal to all documents relating to this matter as required**

Original Target Date: 2/10/2023
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Negotiations on terms continuing with Bureau of Meteorology.

ECONOMY, BUSINESS & WORKFORCE

6/11/2023	(CONF-2) - RENEWAL OF LICENCE AGREEMENT - 131 FARRER ROAD, BOOROOMA
Responsible:	**Dombrovski, Matthew**

23/284 **RESOLVED:**
On the Motion of Councillors M Henderson and J McKinnon

That Council:

a **endorse the General Manager or delegate negotiating a renewal of Licence Agreement with the registered proprietor of Lot 28 DP 1173054 on the terms referred to in this report.**

b **authorise the General Manager or delegate to sign any documents in order to give effect to this resolution.**

c **authorise the affixing of the common seal as required**

Original Target Date: 20/11/2023
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Council staff have been speaking with landowners solicitors in relation to Licence Agreement. Landowner is seeking further information about status of potential acquisition before entering into Licence Agreement.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

8/05/2023	(RP-3) - SUB-LEASE AGREEMENT - LIGHT AIRCRAFT PRECINCT HANGER 20, WAGGA WAGGA AIRPORT, FOREST HILL - CHANGE OF SUB-LEASING ENTITY
Responsible:	**Dombrovski, Matthew**

23/101 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council:

a **authorise the General Manager or their delegate to enter into a sub-lease agreement with Gwet Pty Ltd (ACN: 085 546 158) for Hanger 20 within the Light Aircraft Precinct at the Wagga Wagga Airport, Forest Hill**

b **authorise the General Manager or their delegate to complete and execute any necessary documents on behalf of Council**

c **authorise the affixing of Council's common seal to any relevant documents as required**

Original Target Date: 22/05/2023
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Council staff coordinating update of sublease agreement with solicitor.

ECONOMY, BUSINESS & WORKFORCE

10/08/2020	(CONF-2) - PROPOSED ACQUISITION OF AIRPORT ANCILLARY LAND
Responsible:	**Dombrovski, Matthew**

20/295 **RESOLVED:**
On the Motion of Councillors K Pascoe and T Koschel

That Council:

a **delegate authority to the General Manager or their delegate to enter into a contract for the purchase of the land identified in the body of this report upon the terms outlined in the body of this report**

b **upon acquisition classify the land as operational land in accordance with s31(2) of the Local Government Act 1993**

c **delegate authority to the General Manager or their delegate to complete and execute any necessary documents on behalf of the Council**

d **authorise the affixing of Council's common seal to all relevant documents as required**

e **approve the budget variations as detailed in the Financial Implications section of the report**

Original Target Date: 24/08/2020
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiation with third party government agency.
Status:
Council officers have received correspondence from UGL in relation to the proposed acquisition. Correspondence is being reviewed internally.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

7/11/2022	(CONF-2) - EXTENSION OF LICENCE AGREEMENT - MESSENGER AVENUE, BOOROOMA
Responsible:	**Dombrovski, Matthew**

22/385 **RESOLVED:**
On the Motion of Councillors T Koschel and D Hayes

That Council:

a **authorise the General Manager or delegate to negotiate a further extension to the Licence Agreement with the owner of 131 Farrer Road, Boorooma (Lot 28 DP 1173054)**

b **authorise the General Manager or delegate to execute any necessary documents on behalf of Council**

c **authorise the affixing of Council's common seal to all relevant documents as required**

d **receive a separate report in relation to the proposed acquisition of land and construction of a permanent road**

e **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 21/11/2022
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with third party concerning item d.
Status:
See Resolution 23/284 in relation to further extension of Licence Agreement. Council staff continuing in negotiations with landowner around potential acquisition amount.

ECONOMY, BUSINESS & WORKFORCE

11/06/2024	(CONF-2) - CONSENT TO REGISTRATION OF ELECTRICAL EASEMENT OVER LOT 3 DP 1261450 - FARRER ROAD, CHARLES STURT UNIVERSITY
Responsible:	**Dombrovski, Matthew**

24/163 **RESOLVED:**
On the Motion of Councillors R Kendall and J McKinnon

That Council

a **endorse the granting of an easement for electrical purposes for the benefit of Essential Energy over Lot 3 DP 1261450 in accordance with the terms referred to in the body of this report**

b **authorise the General Manager or their delegate to sign all documents necessary to facilitate the granting of an easement over Lot 3 DP 1261450**

c **authorise the General Manager or delegate to do all things required to dedicate Lots 3 and 4 in Deposited Plan 1261450 for road purposes pursuant to Section 10 of the Roads Act 1993**

Original Target Date: 25/06/2024
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Council Officers are finalising the road dedications.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

REGIONAL ACTIVATION

23/06/2025	**(RP-1) - PROPOSED PLANNING PROPOSAL TO FACILITATE AN AMENDMENT TO WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010 CLAUSE 5.4 (9) SECONDARY DWELLINGS ON LAND OTHER THAN LAND IN A RURAL ZONE AND CLAUSE 5.5 CONTROLS RELATING TO SECONDARY DWELLINGS ON LAND IN A RURAL ZONE**
Responsible:	**Hamilton, Fiona**

25/166 **RESOLVED:**
On the Motion of Councillors A Parkins and T Koschel

That Council:

a endorses the preparation of a Planning Proposal, as detailed in this report; and

i forwards it to the Minister for Planning seeking an Amendment to the Wagga Wagga Local Environmental Plan 2010 and requests that a Gateway Determination be issued, including the delegation of Plan making powers, so as to enable the public exhibition of the Planning Proposal pursuant to the EP&A Act 1979; and

ii upon receipt of a Gateway Determination under Section 3.34 of the EP&A Act 1979, Council places the Planning Proposal and any supporting material on public exhibition pursuant to any requirements of the Gateway Determination and Schedule 1, clause 4 of the EP&A Act 1979; and

iii should no objections be received, furnishes a copy of this report and other relevant information to the NSW Department of Planning, Industry and Environment and/or NSW Parliamentary Counsels Office, in accordance with the EP&A Act 1979, and requests the Minister for Planning (or a delegate on their behalf) undertake the appropriate actions to secure the making of the amendment to the WLEP 2010.

Original Target Date: 7/07/2025
Revised Target Date: 30/09/2026
Reason For Revision: The original timeframe did not account for the lengthy period required to progress through the planning proposal process.
Status:
Staff are currently seeking quotes to prepare the Planning Proposal.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

24/09/2018	**(CONF-2) - ACQUISITION OF LAND FOR BOMEN ENABLING ROADS - BOUNDARY ADJUSTMENT**
Responsible:	**Dombrovski, Matthew**

18/360 **RESOLVED:**
On the Motion of Councillors K Pascoe and T Koschel

That Council:

a **authorise the subdivision of Council owned land at Lot 1 DP 1221188**

b **authorise the acquisition of a portion of Lot 2 DP1221188 as described in the body of this report**

c **authorise the dedication of part Lot 1 DP1221188 and part Lot 2 DP 1221188 as public road pursuant to section 9 of the Roads Act 1993**

d **propose the closure of part of Byrnes Road Bomen and part East Bomen Road under part 4 Division 3 of the Roads Act 1993**

e **provide public notice of the proposal as per the Roads Act 1993 (as amended by the Crown Land Legislation Amendment Act 2017, schedule 3)**

f **offer the land being Lot 11 in the unregistered plan of subdivision and portions of closed road for sale via an Expression of Interest process**

g **receive a further report on the outcome of the Expression of Interest**

h **authorise the General Manager, or their delegate, to sign all necessary documents, as required**

i **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 8/10/2018
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with a third party.
Status:
Council officers are working through the land transfer with a third party due to documentation complexities.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

12/02/2024	(CONF-2) - PROPOSED GRANT OF EASEMENT OVER COUNCIL LAND - 22 BLAKE STREET, WAGGA WAGGA
Responsible:	**Dombrovski, Matthew**

24/026 **RESOLVED:**
On the Motion of Councillors T Koschel and A Parkins

That Council:

a **consent to an easement being registered over Lot 8 DP 665247 (22 Blake Street, Wagga Wagga) subject to the conditions set out in the body of the report**

b **authorise the General Manager or their delegate to execute any documentation necessary to register an easement over Lot 8 DP 665247 (22 Blake Street, Wagga Wagga) for the purpose of an electrical substation**

c **authorise the affixing of the Council common seal as required**

d **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 26/02/2024
Revised Target Date: 30/09/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
The proposed easement supports a development which is the subject of a voluntary planning agreement. The voluntary planning agreement has been prepared and is awaiting execution by the proponent. Once executed, the easement acquisition will be able to progress.

ECONOMY, BUSINESS & WORKFORCE

11/11/2019	(CONF-3) - PROPOSED ACQUISITION OF EASEMENT FOR LEVEE BANK AND WALKING TRACK
Responsible:	**Dombrovski, Matthew**

19/408 **RESOLVED:**
On the Motion of Councillors R Kendall and K Pascoe

That Council:

a **proceed with the acquisition of easements for levee bank, public footway and right of access within Lot 2 DP 540063 in accordance with the terms outlined in the body of this report**

b **pay compensation to Riverina Water County Council in the sum identified in the body of this report**

c **release the existing easement for levee bank registered on Lot 2 DP 540073**

d **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council**

e **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 25/11/2019
Revised Target Date: 28/10/2026
Reason For Revision: Ongoing negotiation with other Government Agencies.
Status:
Council's surveyor has prepared updated survey plan of land to be acquired. Plan being reviewed internally by Council staff to confirm that it meets all requirements to progress compensation discussions with the landowner.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

17/12/2018 **(RP-14) - PROPOSED APPLICATION FOR APPOINTMENT AS CROWN LAND MANAGERS**

Responsible: **Dombrovski, Matthew**

18/467 **RESOLVED:**
On the Motion of Councillors R Kendall and D Tout

That Council:

a **make application to the NSW Department of Industry – Crown Lands for appointment as Crown Land Managers for the following land parcels:**

i **Lot 7082 DP 1116229 at Narrung Street**

ii **Lot 214 DP 757255 at Tarcutta**

b **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of the Council**

c **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 31/12/2018
Revised Target Date: 28/10/2026
Reason For Revision: Ongoing negotiations with a third party in relation to a complex property matter, with progress pending a response from Crown Lands NSW.
Status:
Council staff have been advised that Crown Land are still trying to work out a mechanism to facilitate transfer of Narrung Street site to Council, given the permitted uses under the existing Crown Reserve. Transfer of management of the Tarcutta site has been completed.

ECONOMY, BUSINESS & WORKFORCE

24/02/2025 **(CONF-3) - ROAD DISPUTE - ACCESS BETWEEN YABTREE ROAD AND STURT HIGHWAY**

Responsible: **Dombrovski, Matthew**

25/047 **RESOLVED:**
On the Motion of Councillors R Foley and L Tanner

That Council:

a **note the history of this matter**

b **authorise the General Manager or delegate to write to the relevant parties confirming that Council will not exercise its compulsory acquisition powers to acquire the track in use and recommending that parties seek independent legal advice as to their further options**

c **direct the General Manager to work with the parties and endeavour to reach a solution**

Original Target Date: 10/03/2025
Revised Target Date: 30/10/2026
Reason For Revision: Ongoing negotiations with third party.
Status:
Ongoing correspondence between Council and the proponent concerning this matter.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

14/04/2020	**(RP-9) - PROPOSED ACCESS LICENCE FOR CONSTRUCTION OF MONA VALE BRIDGE, LADYSMITH**
Responsible:	**Dombrovski, Matthew**

20/133 **RESOLVED:**
On the Motion of Councillors D Tout and T Koschel

That Council:

a **enter into a construction access licence with the NSW Department of Industry (Crown Lands) for replacement of the Mona Vale Bridge**

b **receive a further report concerning the requirement to compulsorily acquire land for the bridge**

c **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council**

d **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 28/04/2020
Revised Target Date: 30/10/2026
Reason For Revision: The revised timeframe reflects the need for Council officers to confirm the scope of acquisition required.
Status:
Access licence in place. Land acquisition requirements subject to information gathering including water boundary survey and receipt of valuation. Wagga Wagga City Council staff following up on complex survey work required. Once further information has been obtained a further report will be provided to Council.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

29/01/2024	**(RP-2) - PLANNING PROPOSAL LEP23/0001 - PROPOSED AMENDMENT TO THE WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010 FOR REZONING AND RECLASSIFICATION OF LAND LOCATED ON BOWEN PLACE AND BOYD PLACE, TOLLAND, WAGGA WAGGA**
Responsible:	**Dombrovski, Matthew**

24/010 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **note Council Resolution 23/258 adopted at the Ordinary Meeting of Council held 23 October 2023**

b **support Planning Proposal LEP23/0001 to amend the Wagga Wagga Local Environmental Plan 2010**

c **submit the Planning Proposal LEP23/0001 to the Department of Planning and Environment for Gateway Determination**

d **subject to endorsement of the Planning Proposal, undertake public exhibition and consultation with a further report to be prepared after the public exhibition period addressing any submissions made in respect of the Planning Proposal**

e **note that any decision on the use or sale of Council owned land will be subject to a separate Council report**

f **note that staff will prepare a report on a Plan of Management for cul-de-sac laneways at a future date**

Original Target Date: 12/02/2024
Revised Target Date: 30/10/2026
Reason For Revision: Council Officers reviewing Plans of Management.
Status:
a. No action required for Council staff., b. No action required for Council staff., c. LEP23/0001 was submitted to DPHI and has received Gateway Determination (action completed)., d. Council staff accepted the withdrawal of Planning Proposal ELP23/0001 by the applicant on 14 May 2025. As such, no public exhibition will be undertaken and no further report provided to Council., e. A separate Council report will be developed by the Property Team once the reclassification is completed., f. Plan of Management for cul-de-sac laneways is on the Property Team's agenda to be reviewed when time and resources permit.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

19/09/2022	(CONF-4) - LAMPE AVENUE ROAD WIDENING
Responsible:	**Dombrovski, Matthew**

22/325 **RESOLVED:**
On the Motion of Councillors A Parkins and G Davies

That Council:

a **resolve not to proceed with the widening of Lampe Avenue in accordance with the 1941 and 1971 gazettal's**

b **authorise the General Manager or their delegate to obtain a survey of the section of Lampe Avenue between Beckwith and Simmons Street to confirm the boundaries of Lampe Avenue and the adjoining Lots**

c **receive a further report if the survey diagram identifies any additional encroachments.**

d **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 3/10/2022
Revised Target Date: 30/10/2026
Reason For Revision: Council Officers working through necessary potential acquisitions.
Status:
Council staff have now received a survey report which is currently being reviewed. Further report to be provided to Council once review has been completed.

ECONOMY, BUSINESS & WORKFORCE

31/01/2022	(RP-7) - RENEWAL OF COMMUNITY, CULTURAL AND SPORTING LEASES AND LICENCES FOR 2022
Responsible:	**Dombrovski, Matthew**

22/030 **RESOLVED:**
On the Motion of Councillors D Hayes and R Kendall

That Council:

a **delegate authority to the General Manager or their delegate to negotiate and execute renewal of the community, cultural or sporting association lease and licence agreements as detailed in the body of this report**

b **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 14/02/2022
Revised Target Date: 30/10/2026
Reason For Revision: Officers reviewing options to deal with Crown Land and Native Title implications.
Status:
Of the eleven leases / licence renewals included in the report:-, * Nine have been completed., * Two of the Crown Land sites have had issues arise as a result of Native Title investigations and advice is being sought from Crown Lands as to how to progress these renewals. This may involve application to the Federal Court of Australia for protection pursuant to s24FA of the Native Title Act. A further report to be provided to Councillors as advice received.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

12/11/2018	(CONF-2) - STAGE 2 LEVEE & ACTIVE TRAVEL PLAN LAND ACQUISITIONS
Responsible:	**Dombrovski, Matthew**

18/420 **RESOLVED:**
On the Motion of Councillors P Funnell and R Kendall

That Council:

a **delegate authority to the General Manager or their delegate to acquire the land parcels identified as A, B, C, D & E in the body of this report upon the parameters outlined in the body of this report**

b **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of the Council**

c **authorise the affixing of Council's common seal to all relevant documents as required**

d **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 26/11/2018
Revised Target Date: 28/11/2026
Reason For Revision: Ongoing negotiations with a third party in relation to a complex property matter, with progress pending a response from Crown Lands NSW.
Status:
Acquisitions from landowners A, B, D, E anf F have been completed. Negotiations with Landowner C to date have been unsuccessful - compulsory acquisition will be required. Further report to be provided to Council to provide formal update on this matter.

ECONOMY, BUSINESS & WORKFORCE

10/08/2020	(CONF-1) - PROPOSED ACQUISTION OF EASEMENT FOR DRAINAGE WITHIN LOT 1 DP 748916 AT PLUMPTON ROAD, LAKE ALBERT
Responsible:	**Dombrovski, Matthew**

20/294 **RESOLVED:**
On the Motion of Councillors K Pascoe and T Koschel

That Council;

a **acquire an easement for drainage within Lot 1 DP 748916 at Plumpton Road upon the terms outlined in the body of this report**

b **pay compensation in the sum identified to the registered land owner**

c **delegate authority to the General Manager or their delegate to execute any necessary documents on behalf of Council**

d **authorise the affixing of Council's common seal to all relevant documents as required**

Original Target Date: 24/08/2020
Revised Target Date: 28/12/2026
Reason For Revision:, Ongoing negotiations with Landowners.
Status:
Acquisition scope reviewed due to Plumpton Road widening project, ongoing negotiations with Landowners.

City of Wagga Wagga

Council Resolution Register - Active at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

21/03/2022 **(RP-4) - BOMEN INDUSTRIAL LAND SALES**

Responsible: **Dombrovski, Matthew**

22/090 **RESOLVED:**
On the Motion of Councillors T Koschel and D Hayes

That Council:

a **authorise the General Manager or delegate to commence the process for the sale of two Council-owned sites in Bomen known as proposed lot 100 in Deposited Plan DP 1120176 (101 Dorset Drive) and proposed lot 100 in Deposited Plan 1265468 (274 East Bomen Road)**

b **endorse appointment of the recommended real estate firm in the confidential attachment to this report to undertake the sales and marketing campaign on behalf of Council**

c **request a further report be submitted on outcomes and recommendations of sales process**

Original Target Date: 4/04/2022
Revised Target Date: 30/12/2026
Reason For Revision: Consideration of revised approach to be undertaken.
Status:
Officers reviewing the proposed sales approach.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

INFRASTRUCTURE SERVICES

26/07/2021	**(NOM-1) - NOTICE OF MOTION - TURVEY PARK AND MT AUSTIN PEDESTRIAN SAFETY IMPROVEMENTS**
Responsible:	**Pavitt, Henry**

21/220 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council receive a report outlining:

a **any possible pedestrian safety improvements along Mitchelmore Street and Northcott Parade**

b **investigate improvements for pedestrian access to the Botanic Gardens facilities along Macleay Street from Urana Street and Hodson Avenue**

c **consideration of any improvements to be included in any grant or funding opportunities and additions to future works plans**

Original Target Date: 9/08/2021
Revised Target Date: 23/03/2026
Reason For Revision: Staff are conducting an internal review after a change in responsibility and preparing a recommendation to address the resolution.
Status:
A report is scheduled for March 2026 Ordinary Council Meeting which will address multiple Road Crossings.

INFRASTRUCTURE SERVICES

26/02/2024	**(NOM-2) - NOTICE OF MOTION – PROPOSED PEDESTRIAN CROSSING AT BOOROOMA ST ROUNDABOUT AREA**
Responsible:	**Pavitt, Henry**

24/038 **RESOLVED:**
On the Motion of Councillors R Foley and R Kendall

That Council receive a report:

a **outlining options for an appropriate crossing to enable pedestrians a safer crossing of Boorooma Street adjacent to the new shopping centre**

b **outlining the process for developing a Pedestrian Improvement Plan for safe access for pedestrians in the Northern Suburbs**

Original Target Date: 11/03/2024
Revised Target Date: 23/03/2026
Reason For Revision: Staff are conducting an internal review after a change in responsibility and preparing a recommendation to address the resolution.
Status:
A report is scheduled for March 2026 Ordinary Council Meeting which will address multiple Road Crossings.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

INFRASTRUCTURE SERVICES

28/10/2019 **(NOM-2) - NOTICE OF MOTION - REVIEW OF BOURKE STREET**

Responsible: **Pavitt, Henry**

19/372 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council receive a report that provides:

a **an overview of all current projects being explored for Bourke Street**

b **options to improve the safety and amenity of the road for pedestrians and drivers**

Original Target Date: 11/11/2019
Revised Target Date: 23/03/2026
Reason For Revision: Staff are conducting an internal review after a change in responsibility and preparing a recommendation to address the resolution.
Status:
A report is scheduled for March 2026 Ordinary Council Meeting which will address multiple Road Crossings.

INFRASTRUCTURE SERVICES

25/05/2020 **(NOM-5) - NOTICE OF MOTION - PEDESTRIAN CROSSING ON LAKE ALBERT ROAD**

Responsible: **Pavitt, Henry**

20/180 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council receives a report exploring options to improve pedestrian safety on the Lake Albert Road pedestrian crossing at Sacred Heart Primary School during hours outside of the school zone times.

Original Target Date: 8/06/2020
Revised Target Date: 23/03/2026
Reason For Revision: Staff conduct an internal review after a change in responsibility and preparing a recommendation to address the resolution.
Status:
A report is scheduled for March 2026 Ordinary Council Meeting which will address multiple Road Crossings.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

INFRASTRUCTURE SERVICES

14/10/2024	**(NOM-2) - NOTICE OF MOTION - REVIEW OF COUNCIL'S ROAD OWNERSHIP AND MAINTENANCE**
Responsible:	**Pavitt, Henry**

24/285 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **identify, and list in priority, Council-owned roads that should be reclassified from 'Local' to 'Regional'**

b **identify, and list in priority, Council-owned roads which should be transferred to, and maintained by, the State Government**

c **identify the length in kilometres of each road and provide a timeframe of when the roads will need significant capital restoration as well as their average annual maintenance cost**

d **once appropriate roads have been identified, bring the findings back to Council so that Councillors can come to an agreement on the best approach to lobby the State Government to ensure the transfer of ownership and maintenance takes place**

Original Target Date: 28/10/2024
Revised Target Date: 30/03/2026
Reason For Revision: Awaiting further advice from the NSW Government regarding the development and release of a consistent statewide assessment tool to determine the classification and prioritisation of local and regional roads.
Status:
Infrastructure team will begin collating information to inform a response back to Council once information is available.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

CHIEF OPERATING OFFICE

7/04/2025	(NOM-1) - NOTICE OF MOTION – GAS APPLIANCES IN HOMES AND HEALTH CLAIMS
Responsible:	**Gray, Scott**

25/087 **RESOLVED:**
On the Motion of Councillors R Foley and G Davies

That Council:

a **writes to relevant health authorities and Standards Australia and the Australian Building Codes Board, seeking formal clarification on the following:**

- **i** **whether the use of indoor gas appliances certified to Australian Standards (e.g. AS/NZS 5263) and installed in accordance with the National Construction Code (NCC) poses any verified health risk in residential homes and buildings**
- **ii** **whether there is any Australian peer-reviewed health research, or any current reviews underway, that support the assertion that indoor gas appliances certified to Australian Standards, present a substantial health risk under normal operating conditions and compliant ventilation systems**

b **requests that the relevant agencies confirm whether existing national standards and ventilation requirements in the National Construction Code sufficiently mitigate the alleged risks being promoted by anti-gas advocate groups**

c **include any response received to the letters identified in (a) above in the report due back for resolution 25/071 on the petition regarding reticulated gas in new subdivisions**

Original Target Date: 10/06/2025
Revised Target Date: 31/03/2026
Reason For Revision: A report will be prepared once responses are received from relevant health authorities, Standards Australia, and the Australian Building Codes Board to Council's request for formal clarification on indoor gas appliance health risks and standards.
Status:
We still only have one response so far from Standards Australia. We are still waiting on responses from the Australian Building Codes Board and Health. An issue was discovered in relation to the distribution of the letter to Health. As a result, a new letter was sent to the Chief Medical Officer on 23 December 2025. A follow up letter is being sent to the Australian Building Codes Board. If responses are not received, then we will look forward to progress the report to the second meeting in March 2026.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

REGIONAL ACTIVATION

13/10/2025 **(NOM-2) - NOTICE OF MOTION – TRANSITIONAL HOUSING PILOT PROGRAM (12 UNITS)**

Responsible: **Hamilton, Fiona**

25/319 **RESOLVED:**
On the Motion of Councillors R Foley and A Parkins

That Council:

a **receive a report within six months on the feasibility of establishing a 12-unit transitional housing pilot program in Wagga Wagga, utilising rapid-deployment structures, including but not limited to:**

- **i** **OPods (retrofitted concrete pipes).**
- **ii** **Shipping containers converted for residential use.**
- **iii** **Modular/tiny homes or prefabricated cabins.**
- **iv** **Other low-cost demountable housing options.**

b **request the report address:**

- **i** **Potential Council-owned or Crown land sites suitable for deployment.**
- **ii** **Cost estimates for capital and ongoing operations.**
- **iii** **Service requirements (water, sewer, electricity).**
- **iv** **Options for tenancy management and support service partnerships with NGOs.**
- **v** **Risk management considerations and compliance pathways (planning, health, safety).**
- **vi** **Potential external funding streams, including but not limited to NSW and Federal Government programs, NGOs, philanthropic sources, and large project operators such as Inland Rail and HumeLink under their community and social licence obligations.**
- **vii** **Confirmation that Council's role is limited to in-kind contributions, with no financial contribution from ratepayer funds toward construction or operations.**

c **write to The Hon. Rose Jackson, MLC (Minister for Housing, Minister for Homelessness, Minister for Water, Minister for Mental Health and Minister for Youth) and Member for Wagga Wagga, Dr Joe McGirr MP:**

- **i** **advise them of Council's consideration of a 12-unit transitional housing pilot initiative; and**
- **ii** **seek feedback on the concept, including potential opportunities for co-funding, policy support and collaboration**

Original Target Date: 10/04/2026
Status:
Resolution is not due for reporting during this period.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

REGIONAL ACTIVATION

11/08/2025	**(NOM-1) - NOTICE OF MOTION - INVESTIGATION INTO ESTABLISHING A COMMUNITY HOUSING TRUST**
Responsible:	**Hamilton, Fiona**

25/236 **RESOLVED:**
On the Motion of Councillors R Foley and T Koschel

That Council receive a report by the end of December 2025 on models for establishing a Wagga Wagga Community Housing Trust, with the report to:

a **summarise relevant case studies and models from other jurisdictions**

b **outline the potential functions, benefits and funding mechanisms of a Community Housing Trust**

c **identify key legislative, financial and governance considerations for establishment**

d **explore options to earmark potential income streams to support affordable housing and related infrastructure**

Original Target Date: 15/12/2025
Revised Target Date: 30/04/2026
Reason For Revision: The original timeframe did not reflect the complexity of investigating and developing models for a Community Housing Trust, which requires significant preliminary scoping to identify starting points, case studies, and potential approaches.
Status:
Initial review will commence in the coming months.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

19/01/2026	(NOM-2) - NOTICE OF MOTION - REQUEST FOR REPORT: TARGETED REVIEW OF MOBILE FOOD VENDOR POLICY (POL 062)
Responsible:	**Piltz, Fiona**

26/005 **RESOLVED:**
On the Motion of Councillors R Foley and G Davies

That Council:

a **note the Mobile Food Vendor Trading in Public Places (Parks and Reserves) Policy has local approvals provisions and that Council has the authority and responsibility to ensure its policies remain contemporary, proportionate, and evidence-based**

b **note that the current policy contains fixed caps, blanket exclusion distances, and prescriptive controls that limit activation of public spaces and restrict participation by mobile food vendors without demonstrated evidence of benefit**

c **acknowledge that a modern, outcomes-based approach to mobile food vending can:**

- **i** **activate parks, reserves, and public spaces, particularly outside standard business hours**
- **ii** **provide low-barrier business opportunities that support small operators and reduce reliance on high-rent commercial premises; and**
- **iii** **improve public safety and amenity through increased legitimate use and passive surveillance.**

d **affirm that any revised policy must:**

- **i** **continue to meet approval, safety, and amenity requirements**
- **ii** **protect Council from undue financial and legal risk; and**
- **iii** **be cost-neutral or revenue-positive through appropriate fees, compliance, and enforcement mechanisms.**

e **request the General Manager to prepare a report within six (6) months that:**

- **i** **replaces fixed permit caps and blanket exclusion rules with evidence-based, location- and time-specific controls**
- **ii** **introduces trial and temporary approvals to test activation outcomes without long-term commitment or increased risk**
- **iii** **improves transparency and consistency in assessment, renewal, and enforcement processes; and**
- **iv** **ensures the policy continues to operate effectively as a Local Approvals Policy**

Original Target Date: 8/06/2026
Status:
Resolution is not due for reporting during this period.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

INFRASTRUCTURE SERVICES

22/08/2022	(NOM-1) - NOTICE OF MOTION – ROADSIDE VERGE GARDENS
Responsible:	**Pavitt, Henry**

22/266 **RESOLVED:**
On the Motion of Councillors R Foley and G Davies

That Council receive a report detailing:

a **relevant information specific to this concept already in operation in several other LGA's across Australia**

b **options for allowing community members to develop and construct roadside verge gardens**

Original Target Date: 5/09/2022
Revised Target Date: 15/06/2026
Reason For Revision: Staff conduct an internal review after a change in responsibility and preparing a recommendation to address the resolution.
Status:
Review being conducted by staff on status and recommendation for way forward.

CHIEF OPERATING OFFICE

19/01/2026	(NOM-1) - NOTICE OF MOTION - BANKING AND POSTAL SERVICES IN REGIONAL AUSTRALIA
Responsible:	**Gray, Scott**

26/004 **RESOLVED:**
On the Motion of Councillors R Foley and J McKinnon

That Council:

a **note the ongoing closure of regional bank branches across Australia and the growing pressure this place on already-stretched post offices which are also facing closure or downgrading of services**

b **acknowledge the findings of the 2023–24 Senate Inquiry into Bank Closures in Regional Australia, which recommended that access to banking and cash be designated as an essential service and that the Federal Government investigate the feasibility of a government-owned bank operating through post offices**

c **recognise the significant and predictable negative impacts these closures have on regional communities, small businesses, older residents, and local economies reliant on reliable access to cash and essential services**

d **write to the Prime Minister, the Treasurer, and the Minister for Communications requesting an urgent response to the Senate Inquiry report, commitment to its recommendations, and the commissioning of an expert panel to investigate the establishment of a government post office bank**

e **provide copies of this resolution to the Member for Riverina and the Member for Farrer seeking their support for immediate Federal action**

Original Target Date: 10/08/2026
Status:
Letter drafted for the Mayor.

City of Wagga Wagga

Council Resolution Register - Active Notice of Motions at 6 February 2026

GOVERNANCE

27/09/2021	(NOM-1) - NOTICE OF MOTION - AIRPORT STRATEGIC PLANNING
Responsible:	**Woods, Darryl**

21/304 **RESOLVED:**
On the Motion of Councillors D Hayes and T Koschel

That Council receive a report outlining:

a **process to develop a strategic plan for the airport for the betterment of our region**

b **key areas for inclusion in the Strategic Plan such as tourism, business development, trade, and healthcare**

c **investment and commercialisation options for the airport precinct**

Original Target Date: 11/10/2021
Revised Target Date: 30/10/2026
Reason For Revision: Pending approval from Department of Finance.
Status:
Council submitted proposal to Dept of Defence for Council to remain as lease holder for the airport., Dept of Defence is still considering Council's request for a new lease 50+49 years.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

INFRASTRUCTURE SERVICES

13/10/2025 **(RP-3) - ADOPTION OF SEWER AND STORMWATER POLICIES**

Responsible: **Graham , Ray**

25/321 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **note the submission received during the exhibition period on the draft Sewer Policy (POL 036), Stormwater Policy (POL 037), Building in the Vicinity of Underground Assets Policy (POL 066) and the Low-Pressure Sewer Systems and Connections Policy (POL 067)**

b **adopt the draft Sewer Policy (POL 036)**

c **adopt the Stormwater Policy (POL 037)**

d **adopt the Building in the Vicinity of Underground Assets Policy (POL 066)**

e **adopt the Low-Pressure Sewer Systems and Connections Policy (POL 067)**

Original Target Date: 27/10/2025
Revised Target Date: 27/10/2025
Status:

14 Jan 2026 Webb, Rubee
Policies have been endorsed and adopted by Council.

CHIEF OPERATING OFFICE

13/10/2025 **(RP-9) - QUESTIONS WITH NOTICE**

Responsible: **Gray, Scott**

25/327 **RESOLVED:**
On the Motion of Councillors T Koschel and A Parkins

That Council receive and note the report.

Original Target Date: 27/10/2025
Revised Target Date: 27/10/2025
Status:

16 Oct 2025 Johnson, Nicole
No further response required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

13/10/2025	(RP-2) - KERBSIDE COLLECTION POLICY (POL 016)
Responsible:	**Baldwin, Andrea**

25/320 **RESOLVED:**
On the Motion of Councillors G Davies and R Foley

That Council:

a **note public submissions received during the exhibition period on the draft Kerbside Collection Policy (POL 016)**

b **adopt the draft Kerbside Collection Policy (POL 016)**

Original Target Date: 27/10/2025
Revised Target Date: 27/10/2025
Status:
17 Oct 2025 Johnson, Nicole
Informed Customer Service Leader of changes to Policy and effects on dealing with customers. Requested a Workflow update to be done by IT, Informed Finance of the changes and updated the Website to reflect changes.

GOVERNANCE

13/10/2025	(RP-8) - DISCLOSURE OF PECUNIARY INTEREST RETURNS - COUNCILLORS AND DESIGNATED STAFF 2025
Responsible:	**Galloway, David**

25/326 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That the Register of Pecuniary Interest Returns, containing current returns of Councillors and Designated Staff for the period 1 July 2024 to 30 June 2025 be tabled in accordance with Clause 4.21 of the Model Code of Conduct.

Original Target Date: 27/10/2025
Revised Target Date: 27/10/2025
Status:
15 Oct 2025 Johnson, Nicole
Update website and register completed.

GOVERNANCE

27/10/2025	(RP-9) - CAPITAL WORKS PROGRAM RESET
Responsible:	**Galloway, David**

25/341 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council:

a **receive and note the contents of the report**

b **adopt the attached revised Capital Works Program**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
04 Nov 2025 West, Kori
Council received and noted the contents of the report and adopted the attached revised Capital Works Program as per the resolution.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

COMMUNITY

27/10/2025	(RP-4) - RESPONSE TO NOTICE OF MOTION - KHAKI WEED
Responsible:	**Hood, Carly**

25/337 **RESOLVED:**
On the Motion of Councillors A Parkins and J McKinnon

That Council

a **receive and note the report**

b **approve the budget variations as detailed in the Financial Implications section of the report**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
16 Dec 2025 Hood, Carly
Two reports were returned to Council in October and December 2025 in response to the Notice of Motion.

BUILDING & ASSESSMENT

27/10/2025	(RP-5) - DA25/0389 - MULTI DWELLING HOUSING 3 X 3 BEDROOM DWELLINGS - 34 KINGSFORD SMITH ROAD (LOT 46 DP1299712)
Responsible:	**Molloy, Emma**

25/338 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council approve DA25/0389 for Multi dwelling Housing 3 x 3 bedroom dwellings at 34 Kingsford Smith Road, Boorooma NSW 2650 (Lot 46 DP1299712) subject to the conditions outlined in the Section 4.15 Assessment Report.

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
31 Oct 2025 Molloy, Emma
Published notice of Determination on the NSW Planning Portal and sent correspondence to applicant and submitter in relation to the decision.

CHIEF OPERATING OFFICE

27/10/2025	(RP-19) - RESOLUTIONS AND NOTICES OF MOTIONS REGISTERS
Responsible:	**Johnson, Nicole**

25/351 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **receive and note the following registers:**

- **i.** **Active Resolutions as of 10 October 2025**
- **ii.** **Active Notice of Motions as of 10 October 2025**
- **iii.** **Resolutions including Notice of Motions completed from 1 July 2025 to 10 October 2025**

b **authorise the formal closure of the resolutions detailed in the report**

c **endorse the revised reporting timeframe for council resolutions**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
22 Jan 2026 Johnson, Nicole
Resolution is complete, no further action required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

27/10/2025 **(RP-8) - 2026 COUNCIL MEETING DATES**

Responsible: **Johnson, Nicole**

25/340 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council endorse Option 1 as the schedule of Ordinary Council Meetings for the period January 2026 to December 2026, providing for two meetings per month, as outlined in the report.
Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
22 Jan 2026 Johnson, Nicole
Resolution complete, all scheduling and administration tasks completed.

ECONOMY, BUSINESS & WORKFORCE

27/10/2025 **(RP-14) - WORK HEALTH, SAFETY WELLBEING POLICY**

Responsible: **Piltz, Fiona**

25/346 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **note two public submissions were received during the exhibition period on the draft Work Health, Safety Wellbeing Policy (POL 080)**

b **adopt the draft Work Health, Safety Wellbeing Policy (POL 080)**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
23 Jan 2026 Castle, Michelle
The Work Health, Safety Wellbeing Policy (POL 080) was endorsed at the 27 October 2025 Ordinary Council Meeting.

CHIEF OPERATING OFFICE

27/10/2025 **(RP-15) - MEDIA AND SOCIAL MEDIA POLICY**

Responsible: **Casey, Michael**

25/347 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **note that no public submissions were received during the exhibition period of the draft Media Policy (POL 090) and draft Social Media Policy (POL 065)**

b **adopt the draft Media Policy (POL 090)**

c **adopt the draft Social Media Policy (POL 065)**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:
04 Nov 2025 West, Kori
The Communications and Engagement team have begun to create Standard Operating procedures for staff that take into account changes that impact users, the standardisation of House Rules across Council social media pages, a user registry to manage all users, a review of training requirements, and an internal engagement strategy to roll out changes from both policies to staff.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

27/10/2025 **(RP-16) - FINANCIAL PERFORMANCE REPORT AS AT 30 SEPTEMBER 2025**

Responsible: **Rodney, Carolyn**

25/348 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **approve the proposed budget variations and note the balanced budget position as presented in this report**

b **approve the proposed budget variations to the Long Term Financial Plan Capital Works Program including new projects and timing adjustments**

c **note the Responsible Accounting Officer's reports, in accordance with the Local Government (General) Regulation 2021 (Part 9 Division 3: Clause 203) that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure and the recommendations made above**

d **note the details of the external investments as at 30 September 2025 in accordance with section 625 of the Local Government Act 1993**

e **adjust the sale price of the Gregadoo Waste Management Centre compactor down from the previously reported $200,000 trade in price advised at the 5 June 2023 Council meeting**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:

12 Jan 2026 Rodney, Carolyn
Budget variations processed. No further action is required.

CHIEF OPERATING OFFICE

27/10/2025 **(RP-18) - 2025 National Local Roads, Transport and Infrastructure Congress**

Responsible: **Johnson, Nicole**

25/350 **RESOLVED:**
On the Motion of Councillors L Tanner and A Parkins

That Council:

a **endorse sending a Council delegate to the 2025 National Local Roads, Transport and Infrastructure Congress to be held in Bendigo, Victoria from 11 and 12 November 2025**

b **appoint one Councillor as Council's delegate to attend the 2025 National Local Roads, Transport and Infrastructure Congress**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:

22 Jan 2026 Johnson, Nicole
Resolution is complete, no further action required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

BUILDING & ASSESSMENT

27/10/2025 **(RP-12) - DEVELOPMENT POLICY UPDATES**

Responsible: **Collins, Cameron**

25/344 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **note that no public submissions were received during the exhibition period on the draft Council-related Development Application Conflicts of Interest Management Policy (POL 045), Processing Development Applications Lodged by Councillors, Staff and Individuals Policy (POL 046) and the Swimming Pool Safety Policy (POL 049)**

b **adopt the draft Council-related Development Application Conflicts of Interest Management Policy (POL 045)**

c **adopt the draft Processing Development Applications lodged by Councillors, Staff and individuals Policy (POL 046)**

d **adopt the draft Swimming Pool Safety Policy (POL 049)**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:

28 Jan 2026 Johnson, Nicole
Resolution complete. Policies updated and uploaded to Council's website.

INFRASTRUCTURE SERVICES

27/10/2025 **(RP-13) - WAGGA WAGGA CEMETERIES POLICY**

Responsible: **Pavitt, Henry**

25/345 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **note no public submissions were received during the exhibition period on the draft Wagga Wagga Cemeteries Policy (POL 039)**

b **adopt the draft Wagga Wagga Cemeteries Policy (POL 039)**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:

31 Oct 2025 West, Kori
Wagga Wagga Cemeteries Policy (POL 039) was endorsed by the Council at its meeting held 27 October 2025.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

13/10/2025	(RP-7) - REQUESTS FOR FINANCIAL ASSISTANCE - SECTION 356
Responsible:	**Rodney, Carolyn**

25/325 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **in accordance with Section 356 of the Local Government Act 1993, provide financial assistance to the following community group:**

i **St. Vincent de Paul for $221.00**

b **note the proposed budget available for financial assistance requests for the remainder of the 2025/26 financial year**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:

12 Jan 2026 Rodney, Carolyn
St Vincent's informed of additional fee waiver. No further action required.

INFRASTRUCTURE SERVICES

27/10/2025	(CONF-1) - RFT CT2026001 Digester Blowers Narrung Street Sewer Treatment Plant and Kooringal Sewer Treatment Plant
Responsible:	**Graham , Ray**

25/355 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **accept the tender of Xylem Water Solutions (ABN: 28 000 832 922) for the supply only of Digester Blowers at Narrung Street Sewer Treatment Plant (STP) for the lump sum price of $208,464.00 excluding GST and Rce Australia (ABN: 58 619 946 146) for the Supply and Install of Digester Blowers at Kooringal Sewer treatment Plant (STP) for the lump sum price of $310,574.40 excluding GST**

b **authorise the General Manager or their delegate to enter a Contract with Xylem Water Solutions (ABN: 28 000 832 922) for Digester Blowers at Narrung Street Sewer treatment Plant (STP) and with Rce Australia (ABN: 58 619 946 146) for Digester Blowers at Kooringal Sewer treatment Plant (STP)**

c **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Status:

05 Feb 2026 Webb, Rubee
Contractor has been accepted to complete the work.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

REGIONAL ACTIVATION

27/10/2025 **(RP-2) - LEP21/0002 - PLANNING PROPOSAL - LLOYD**

Responsible: **Yeomans, Matthew**

25/335 **RESOLVED:**
On the Motion of Councillors G Davies and L Tanner

That Council:

a **receive and note the report**

b **refuse Planning Proposal LEP21/0002**

c **notify the applicant of the decision in accordance with the Environmental Planning and Assessment Regulation 2021**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:
31 Oct 2025 Yeomans, Matthew
Application was refused as per resolution.

CHIEF OPERATING OFFICE

27/10/2025 **(CONF-5) - RFT CT2026012 SPECIALIST SIGNS & SERVICES**

Responsible: **Casey, Michael**

25/359 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **accept the Schedule of rates offer from MKS Signs Pty Ltd (ABN: 92 168 677 969) for the provision of specialist signs and services for a period of 24 Months.**

b **authorize the General Manager or their delegate to enter into a contract with the from MKS Signs Pty Ltd (ABN: 92 168 677 969) for the provision of specialist signs and services for a period of 24 Months.**

c **authorize the General Manager or their delegate to extend the contract for up to three (3) x 12-month periods at the sole discretion of Council**

d **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:
04 Nov 2025 West, Kori
Council accepted the Schedule of rates offer from MKS Signs Pty Ltd (ABN: 92 168 677 969) for the provision of specialist signs and services for a period of 24 Months.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

27/10/2025 **(RP-17) - REQUEST FOR FEE WAIVER**

Responsible: **Rodney, Carolyn**

25/349 **RESOLVED:**
On the Motion of Councillors A Parkins and J McKinnon

That Council:

a **in accordance with Section 356 of the Local Government Act 1993, provide financial assistance in the form of a $6,918 fee waiver to MJM Consulting Engineers for the reasons outlined in this report**

b **approve the budget variation as detailed in the Financial Implications section of the report**

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Completed. No further action

CHIEF OPERATING OFFICE

27/10/2025 **(RP-20) - QUESTIONS WITH NOTICE**

Responsible: **Gray, Scott**

25/352 **RESOLVED:**
On the Motion of Councillors G Davies and A Parkins

That Council receive and note the report.

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:
04 Nov 2025 Gray, Scott
No further action required.

CHIEF OPERATING OFFICE

27/10/2025 **(CM-1) - ORDINARY COUNCIL MEETING - 13 OCTOBER 2025**

Responsible: **West, Kori**

25/330 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That the Minutes of the proceedings of the Ordinary Council Meeting held on 13 October 2025 be confirmed as a true and accurate record.
Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:
04 Nov 2025 West, Kori
The Minutes were endorsed by the Council at its Ordinary Council Meeting.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CITY ENGINEERING

27/10/2025 **(M-1) - FLOODPLAIN RISK MANAGEMENT COMMITTEE - 18 SEPTEMBER 2025**

Responsible: **Faulkner, Warren**

25/353 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council receive and note the minutes of the Floodplain Risk Management Committee Meeting held on 18 September 2025.

Original Target Date: 10/11/2025
Revised Target Date: 10/11/2025
Reason For Revision:
Status:
09 Dec 2025 Wheaton, Louise
Lake Albert Flood mitigations options report was placed on public exhibition over November 2025, all other items received and noted

FINANCE

29/10/2025 **(RP-1) - 2024/25 ANNUAL FINANCIAL STATEMENTS**

Responsible: **Wilson, Zachary**

25/361 **RESOLVED:**
On the Motion of Councillors L Tanner and A Condron

That Council:

a **note the resolution from the Audit, Risk & Improvement Committee meeting held on 24 October 2025 regarding the 2024/25 Financial Statements**

b **approve the signing of the 2024/25 Financial Statements pursuant to Section 413 (2)(c) of the Local Government Act 1993 and the Local Government Code of Accounting Practice and Financial Reporting**

c **approve the closing balances of the Internal Allocations (Reserves) as at 30 June 2025 as detailed in Note C1-3 – Restricted and allocated cash, cash equivalents and investments**

d **receive a report on the audited financial reports and auditors report at the 17 November 2025 Council Meeting, pursuant to Section 418(1) of the Local Government Act 1993 and provide public notice accordingly**

Original Target Date: 12/11/2025
Revised Target Date: 12/11/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Completed. No further action

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

COMMUNITY

13/10/2025	(RP-1) - REVISED ONSITE WASTEWATER MANAGEMENT STRATEGY 2025-2029 AND RISK MANAGEMENT FRAMEWORK
Responsible:	**Gauci, Robert**

25/318 **RESOLVED:**
On the Motion of Councillor A Parkins and the Mayor, Councillor D Tout

That Council:

a **receive and note the responses received during the public exhibition of the draft Onsite Wastewater Management Strategy 2025-2029**

b **adopt the Onsite Wastewater Management Strategy 2025-2029**

Original Target Date: 17/11/2025
Revised Target Date: 17/11/2025
Reason For Revision:
Status:

16 Oct 2025 Gauci, Robert
Draft Onsite Wastewater Management Strategy 2025-2029 was adopted by Council at the 13 October 2025 Ordinary Council meeting. This is now closed, and Council staff will implement the Onsite Wastewater Management program and risk management framework as detailed in the Strategy and Council staff report tabled at the meeting.

CHIEF OPERATING OFFICE

13/10/2025	(NOM-1) - NOTICE OF MOTION - ESTABLISHMENT OF AIRPORT SPECIAL PURPOSE COMMITTEE
Responsible:	**Gray, Scott**

25/317 **RESOLVED:**
On the Motion of Councillors R Foley and T Koschel

That Council:

a **receives a report within two weeks setting out the process to implement a Wagga Wagga Airport Special Purpose Committee**

b **establishes the Committee pursuant to Sections 355 of the Local Government Act 1993 (NSW)**

c **adopt the Terms of Reference for the Committee as set out in the body of the report**

d **prioritise the establishment of this Committee with the intent to have the first meeting before the end of the 2025 calendar year**

e **determines that the Committee shall operate for a maximum period ending 1 July 2026, unless extended by resolution of Council**

f **directs that any correspondence received in relation to the Airport is to be referred through the Committee for consideration and advice to Council**

Original Target Date: 24/11/2025
Revised Target Date: 24/11/2025
Reason For Revision:
Status:

04 Nov 2025 Gray, Scott
A subsequent report was presented at the 27 October 2025 Council Meeting as per part (a) of this resolution. No further action required in relation to this resolution, with a new one now active as a result of the subsequent report.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

17/11/2025 **(MM-1) - MAYORAL MINUTE – REPRODUCTIVE RIGHTS ADVOCACY**

Responsible: **Gray, Scott**

25/366 **RESOLVED:**
On the Motion of The Mayor, Councillor D Tout

That Council:

a **write to the Murrumbidgee Local Health District (MLHD):**

i **Outlining support for the work the Reproductive Rights Forum;**

ii **Reaffirming Council's position on increasing abortion services in Wagga in accordance with the adopted Advocacy Plan;**

b **submit the questions provided in the body of the report to the MLHD Annual Meeting, with the addition of:**

i **How many surgical terminations of pregnancy were done at Wagga Wagga Base Hospital (in the last 12 months) as a result of women's choice or social reasons rather than medical reasons?**

ii **How many surgical terminations of pregnancy were requested from the district, and of these how many were referred to services outside of the district?**

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:

03 Feb 2026 Gray, Scott
Following Council's resolution correspondence was issued to Murrumbidgee Local Health District outlining Council's support for the Reproductive Rights Forum and reaffirming Council's advocacy position on improving access to abortion services in Wagga Wagga. The questions endorsed by Council were submitted through MLHD's Annual Public Meeting process (including the additional questions re surgical terminations at Wagga Wagga Base Hospital and referrals outside the district). MLHD subsequently invited further engagement and a meeting was arranged with the Mayor and relevant councillors/representatives; meeting dates were proposed in Dec 2025 and following requests to enable broader attendance, the meeting was rescheduled to Tuesday 10 February 2026.

CHIEF OPERATING OFFICE

17/11/2025 **(RP-6) - QUESTIONS WITH NOTICE**

Responsible: **Gray, Scott**

25/372 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council receive and note the report.

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:

27 Jan 2026 Gray, Scott
No further action required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

17/11/2025	(RP-5) - RECORDS & INFORMATION MANAGEMENT POLICY
Responsible:	**Hamblin, Reece**

25/371 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council:

a **note no public submissions were received during the exhibition period on the draft Records & Information Management Policy (POL 043)**

b **adopt the draft Records & Information Management Policy (POL 043)**

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:

28 Jan 2026 Gray, Scott
No further action required. Policy was exhibited and adopted.

ECONOMY, BUSINESS & WORKFORCE

17/11/2025	(CONF-2) - ORGANISATION STRUCTURE
Responsible:	**Piltz, Fiona**

25/376 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council endorse the organisation structure changes and recommendations outlined in the report distributed under separate cover.

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:

16 Dec 2025 Webb, Rubee
Organisation Structure presented to Council meeting on the 17th November 2025 and endorsed by Councillors.

GOVERNANCE

17/11/2025	(M-1) - CONFIRMATION OF MINUTES AUDIT, RISK AND IMPROVEMENT COMMITTEE - 24 OCTOBER 2025
Responsible:	**Conolly, Melinda**

25/373 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council endorse the recommendations contained in the minutes of the Audit, Risk and Improvement Committee Meeting held on 24 October 2025.

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:

20 Nov 2025 Conolly, Melinda
Approved at the 20 November 2025 ARIC Meeting

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

17/11/2025 **(RP-2) - ANNUAL REPORT 2024/25**

Responsible: **Ristivojevic, Bradley**

25/368 **RESOLVED:**
On the Motion of Councillors A Parkins and R Foley

That Council receives and notes the 2024/2025 Annual Report that is to be submitted to the Minister for Local Government by 30 November 2025.

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:
23 Nov 2025 Ristivojevic, Bradley
Link emailed to OLG 20/11/25

CITY ENGINEERING

17/11/2025 **(RP-1) - POMEROY DRIVE RECLASSIFICATION AND TRANSFER OF ASSET OWNERSHIP**

Responsible: **Faulkner, Warren**

25/367 **RESOLVED:**
On the Motion of Councillors G Davies and J McKinnon

That Council:

a **concur with the reclassification of Pomeroy Drive from a Local Road to a Classified State Road and that Transport for NSW will become the Road Authority for the management of Pomeroy Drive**

b **agree to transfer the road pavement assets, drainage structures, rail over road bridge and guardrails along Pomeroy Drive to Transport for NSW as detailed in the enclosed Transferred Asset Report**

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:
20 Nov 2025 Wheaton, Louise
Transport for NSW emailed 20 November 2025, "At the Ordinary Council Meeting last Monday evening (17 November 2025), Council resolved to; a- concur with the reclassification of Pomeroy Drive from a Local Road to a Classified State Road and that Transport for NSW will become the Road Authority for the management of Pomeroy Drive, b-agree to transfer the road pavement assets, drainage structures, rail over road bridge and guardrails along Pomeroy Drive to Transport for NSW as detailed in the enclosed Transferred Asset Report , I think this resolution finalises everything from our end and should enable you to progress to the Minister to gazette the transfer.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

17/11/2025 **(RP-4) - FINANCIAL PERFORMANCE REPORT AS AT 31 OCTOBER 2025**

Responsible: **Rodney, Carolyn**

25/370 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council:

a **approve the proposed budget variations and note the balanced budget position as presented in this report**

b **approve the proposed budget variations to the Long Term Financial Plan Capital Works Program including new projects and timing adjustments**

c **approve the Quarterly Budget Review Statement (QBRS) for the quarter ending 30 September 2025**

d **note the Responsible Accounting Officer's reports, in accordance with the Local Government (General) Regulation 2021 (Part 9 Division 3: Clause 203) that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure and the recommendations made above**

e **note the details of the external investments as at 31 October 2025 in accordance with section 625 of the Local Government Act 1993**

f **accept the grant funding offers as presented in this report**

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:
12 Jan 2026 Rodney, Carolyn
Budget variations processed. No further action required.

FINANCE

17/11/2025 **(RP-3) - PRESENTATION OF THE 2024/25 FINANCIAL STATEMENTS**

Responsible: **Wilson, Zachary**

25/369 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council:

a **receive the Audited Financial Statements, together with the Auditor's Reports on the Financial Statements for the year ended 30 June 2025**

b **receive a further report if any public submissions are received**

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Completed. No further action

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

17/11/2025	**(CM-2) - CONFIRMATION OF MINUTES - EXTRAORDINARY COUNCIL MEETING - 29 OCTOBER 2025**
Responsible:	**West, Kori**

25/364 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That the Minutes of the proceedings of the Extraordinary Council Meeting held on 29 October 2025 be confirmed as a true and accurate record.

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:
16 Dec 2025 West, Kori
Minutes endorsed at the Ordinary Council Meeting.

CHIEF OPERATING OFFICE

17/11/2025	**(CM-1) - CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 25 OCTOBER 2025**
Responsible:	**West, Kori**

25/363 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That the Minutes of the proceedings of the Ordinary Council Meeting held on 25 October 2025 be confirmed as a true and accurate record.

Original Target Date: 1/12/2025
Revised Target Date: 1/12/2025
Reason For Revision:
Status:
16 Dec 2025 West, Kori
Minutes endorsed at the Ordinary Council Meeting.

GOVERNANCE

1/12/2025	**(RP-6) - CODE OF CONDUCT STATISTICS**
Responsible:	**Galloway, David**

25/386 **RESOLVED:**
On the Motion of Councillors R Foley and L Tanner

That Council receive and note the Reporting Statistics on Code of Conduct Complaints about Councillors and the General Manager, in accordance with Part 11 of the Administrative Procedures of the Code of Conduct.

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:
16 Dec 2025 West, Kori
Minutes endorsed at the Ordinary Council Meeting.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

1/12/2025	(RP-7) - QUESTIONS WITH NOTICE
Responsible:	**Gray, Scott**

25/387 **RESOLVED:**
On the Motion of Councillors J McKinnon and A Parkins

That Council receive and note the report.

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:
27 Jan 2026 Gray, Scott
No further action required.

CHIEF OPERATING OFFICE

1/12/2025	(CM-1) - CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 17 NOVEMBER 2025
Responsible:	**West, Kori**

25/378 **RESOLVED:**
On the Motion of Councillors J McKinnon and G Davies

That the Minutes of the proceedings of the Ordinary Council Meeting held on 17 November 2025 be confirmed as a true and accurate record.

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:
16 Dec 2025 West, Kori
Minutes endorsed at the Ordinary Council Meeting.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

1/12/2025	(RP-5) - RESIGNATION OF COUNCILLOR TIM KOSCHEL
Responsible:	**Gray, Scott**

25/385 **RESOLVED:**
On the Motion of Councillors T Koschel and R Foley

That Council:

a **note the resignation of Councillor Tim Koschel, effective from 31 January 2026**

b **acknowledge the significant contribution made and express appreciation for Councillor Koschel's dedicated service to the City of Wagga Wagga, including his role as Chairperson of Riverina Water County Council and his contribution across three Council terms**

c **note the process for filling the casual vacancy created by this resignation in accordance with the Local Government Act 1993 and Local Government (General) Regulation 2021, including the use of the countback method resolved by Council on 14 October 2024**

d **note that Councillor Koschel's resignation will create a vacancy in Council's representation on Riverina Water County Council and that Council will determine a replacement representative following the completion of the countback process and appointment of a new councillor**

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:

03 Feb 2026 Webb, Rubee
Resignation Letter has been sent and accepted by the NSW Electoral Commission. A proposed calendar for countback election is to be discussed.

CHIEF OPERATING OFFICE

1/12/2025	(CONF-4) - APPOINTMENT OF WAGGA TO LADYSMITH RAIL TRAIL STEERING COMMITTEE MEMBERS
Responsible:	**Johnson, Nicole**

25/392 **RESOLVED:**
On the Motion of Councillors J McKinnon and A Parkins

That Council appoint community representatives to the Wagga to Ladysmith Rail Trail Steering Committee as contained in this report.

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:

22 Jan 2026 Johnson, Nicole
Notification and onboarding completed, with future meetings arrangement made.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

1/12/2025	(CONF-5) - APPOINTMENT OF WAGGA WAGGA AIRPORT SPECIAL PURPOSE COMMITTEE MEMBERS
Responsible:	**Johnson, Nicole**

25/393 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That Council appoint community representatives to the Wagga Wagga Airport Special Purpose Committee as contained in this report.

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:
22 Jan 2026 Johnson, Nicole
Notification and onboarding completed, with future meetings arrangement made.

ECONOMY, BUSINESS & WORKFORCE

1/12/2025	(CONF-1) - RFT CT2026021 LAKE ALBERT PIPELINE - SUPPLY OF PIPES
Responsible:	**Creighton, Ben**

25/389 **RESOLVED:**
On the Motion of Councillors T Koschel and L Tanner

That Council:

a **accept option B and the tender of Iplex Pipelines Australia Pty Ltd (ABN 56 079 613 308) for the Supply of Pipes for the Lake Albert Pipeline project**

b **authorise the General Manager or their delegate to enter a Contract with Iplex Pipelines Australia Pty Ltd (ABN 56 079 613 308) for the Supply of Pipes for the Lake Albert Pipeline project for the lump sum price of $643,365.88 excluding GST**

c **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Contracts have been executed. No further action.

FINANCE

1/12/2025	(CONF-2) - REQUEST TO WRITE OFF SEWER NON-RESIDENTIAL CHARGES
Responsible:	**Rodney, Carolyn**

25/390 **RESOLVED:**
On the Motion of Councillors T Koschel and L Tanner

That Council

a **write off sewer charges of $1,900.22 for the property outlined in this report**

b **approve the budget variation/s as detailed in the Financial Implications section of the report**

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:
12 Jan 2026 Rodney, Carolyn
Sewer charges written off, property holder informed. No further action required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

GOVERNANCE

27/10/2025	(RP-7) - MODEL CODE OF MEETING PRACTICE
Responsible:	**Galloway, David**

25/339 **RESOLVED:**
On the Motion of Councillors T Koschel and L Tanner

That Council:

a **endorse the draft Code of Meeting Practice and place on public exhibition for a period of 28 days from 28 October 2025 and invite public submissions until 9 December 2025**

b **receive a further report following the public exhibition and submission period:**

i **addressing any submission made in respect of the draft Code of Meeting Practice**

ii **proposing adoption of the draft Code of Meeting Practice unless there are any recommended amendments deemed to be substantial and requiring a further public exhibition period**

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:

16 Dec 2025 West, Kori
Code of meeting practice report returned to Council 15 December 2025

GOVERNANCE

27/10/2025	(RP-3) - PROGRESS REPORT - ESTABLISHMENT OF AIRPORT SPECIAL PURPOSE COMMITTEE
Responsible:	**Thompson, Peter**

25/336 **RESOLVED:**
On the Motion of Councillors A Parkins and J McKinnon

That Council:

a **receive and note this report**

b **adopt the updated Terms of Reference for the Wagga Wagga Airport Special Purpose Committee as attached to this report**

c **appoint three Councillor representatives to the Committee**

d **approve the commencement of an Expression of Interest process seeking up to five external members with expertise in aviation, infrastructure, regional development, or community leadership**

Original Target Date: 15/12/2025
Revised Target Date: 15/12/2025
Reason For Revision:
Status:

22 Jan 2026 West, Kori
Airport Special Purpose Committee is established. Members have been appointed and Meetings are proceeding fortnightly.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

INFRASTRUCTURE SERVICES

15/12/2025 **(CONF-3) - RFT CT2026014 TRAFFIC CONTROL SERVICES**

Responsible: **Pavitt, Henry**

25/419 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **accept the Schedule of rates offer from Altus Traffic Pty Ltd (ABN: 84 102 768 061), East Coast Traffic Controllers (ABN: 73 165 710 261), Go Traffic Pty Ltd (ABN: 19 124 150 090), Riverina Traffic Services (ABN: 79 145 6176)**

b **authorise the General Manager or their delegate to enter into a contract with Altus Traffic Pty Ltd (ABN: 84 102 768 061), East Coast Traffic Controllers (ABN: 73 165 710 261), Go Traffic Pty Ltd (ABN: 19 124 150 090), Riverina Traffic Services (ABN: 79 145 6176), for the provision of traffic control and services for a period of 24 Months**

c **authorise the General Manager or their delegate to extend the contract for up to three (3) x 12-month periods at the sole discretion of Council**

d **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Executed by the General Manager 6 November 2025.

BUILDING & ASSESSMENT

15/12/2025 **(RP-10) - LAKE ALBERT FLOOD MITIGATION OPTIONS - FEASIBILITY STUDY**

Responsible: **Mason, Andrew**

25/409 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council endorse the Lake Albert Feasibility Study dated 26 November 2025 prepared by Stantec and upload it to the SES Flood Portal.

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Completed

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

COMMUNITY

15/12/2025 **(RP-11) - MIDWAY REPORT 2025 - CULTURAL PLAN 2020-2030**

Responsible: **Reynolds, Lauren**

25/410 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council note and endorse the Wagga Wagga City Council Cultural Plan 2020-2030 – Midway Report 2025 which details the outcomes of the first five years of the Cultural Plan.

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Council endorsed the Midway Report at its 15 December 2026 Ordinary Council Meeting

ECONOMY, BUSINESS & WORKFORCE

15/12/2025 **(RP-5) - RENAMING OF BOLTON PARK FIELD 3 - PART 1**

Responsible: **Walsh, Joshua**

25/404 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **receive and note the outcomes of previous consultation relating to the renaming of Bolton Park Field 3**

b **note any additional feedback provided (if any) following the release of the business papers and consider this feedback in conjunction with the confidential report to be considered at the same meeting when determining the future name of the sportsground**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
29 Jan 2026 West, Kori
Report was to receive and note and considered Confidential session at same meeting. No Further Action Required.

BUILDING & ASSESSMENT

15/12/2025 **(RP-3) - WAGGA WAGGA LOCAL HOUSING STRATEGY - PUBLIC EXHIBITION OUTCOMES AND NEXT STEPS**

Responsible: **Boyd, Chloe**

25/402 **RESOLVED:**
On the Motion of Councillors A Parkins and R Foley

That Council:

a **note all submissions received relating to the exhibited documents by the closing date of 1 August 2025 (including two late submissions received on 2 and 16 August 2025, respectively)**

b **endorse the recommended amendments to the document**

c **adopt the revised Wagga Wagga Local Housing Strategy**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
08 Jan 2026 Boyd, Chloe
The Wagga Wagga Local Housing Strategy was adopted by Council at the 15 December 2025 Ordinary Council Meeting.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

INFRASTRUCTURE SERVICES

15/12/2025	(M-1) - CONFIRMATION OF MINUTES - FLOODPLAIN RISK MANAGEMENT COMMITTEE - 4 DECEMBER 2025
Responsible:	**Pavitt, Henry**

25/413 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council receive and note the minutes of the Floodplain Risk Management Committee Meeting held on 4 December 2025.

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
29 Jan 2026 West, Kori
FRMAC Minutes endorsed by Council. No further action required.

CHIEF OPERATING OFFICE

15/12/2025	(RP-13) - CODE OF MEETING PRACTICE 2025
Responsible:	**Johnson, Nicole**

25/412 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council:

a **note no public submissions received during the exhibition period on the draft Code of Meeting Practice**

b **note and accept recommended amendments to the exhibited Code of Meeting Practice**

c **adopt the Code of Meeting Practice**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
22 Jan 2026 Johnson, Nicole
Code of Meeting Practice adopted and implemented.

GOVERNANCE

15/12/2025	(M-2) - CONFIRMATION OF MINUTES AUDIT, RISK AND IMPROVEMENT COMMITTEE - 20 NOVEMBER 2025
Responsible:	**Conolly, Melinda**

25/414 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council endorse the recommendations contained in the minutes of the Audit, Risk and Improvement Committee Meeting held on 20 November 2025.

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:
19 Dec 2025 Conolly, Melinda
Minutes confirmed, to be presented to February ARIC Meeting

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

GOVERNANCE

15/12/2025	(RP-12) - 2026 AUSTRALIAN LOCAL GOVERNMENT WOMENS ASSOCIATION ANNUAL CONFERENCE
Responsible:	**Galloway, David**

25/411 **RESOLVED:**
On the Motion of Councillors J McKinnon and L Tanner

That Council:

a **attend the 2026 Australian Local Government Women's Association Conference NSW to be held in Blacktown 26-28 March 2026**

b **appoint any Councillor with available professional development budget who choose to attend the 2026 Australian Local Government Women's Association Conference NSW as Council's delegates and be supported to do so**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:

22 Jan 2026 West, Kori
2026 Australian Local Government Women's Association Conference NSW to be held in Blacktown 26-28 March 2026 booked.

INFRASTRUCTURE SERVICES

15/12/2025	(M-3) - CONFIRMATION OF MINUTES - LOCAL TRANSPORT FORUM - 8 DECEMBER 2025
Responsible:	**Pavitt, Henry**

25/415 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **receive and note the Minutes of the proceedings of the Local Transport Forum held on 8 December 2025**

b **approve the temporary closure of Pomeroy Drive between Dorset Drive and the Olympic Highway for a period of up to six months in the 2026 calendar year to assist with the efficient delivery of a new roundabout on Pomeroy Drive approximately 600m east of the Olympic Highway as part of the Wagga Wagga Special Activation Precinct development**

c **endorse the following meeting dates of the Local Transport Forum for 2026 calendar year:**

- **Thursday 22 January 2026**
- **Thursday 19 March 2026**
- **Thursday 7 May 2026**
- **Thursday 16 July 2026**
- **Thursday 3 September 2026**
- **Thursday 5 November 2026**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:

30 Jan 2026 Webb, Rubee
Actions completed - No further action required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	(RP-1) - RESPONSE TO NOTICE OF MOTION - REVIEW OF THE HERITAGE CONSERVATION AREA
Responsible:	**Creighton, Ben**

25/400 **RESOLVED:**
On the Motion of Councillors L Tanner and T Koschel

That Council:

a **note the proposed 3 stage process to assess and retain the heritage significance of the CBD, the Wagga Wagga Heritage Conservation Area and wider Local Government area**

b **note that Stages 2 and 3 will be subject to budget allocation in future years**

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:

29 Jan 2026 West, Kori
Resolution for noting only. No further action required.

CHIEF OPERATING OFFICE

15/12/2025	(CM-1) - CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 1 DECEMBER 2025
Responsible:	**West, Kori**

25/397 **RESOLVED:**
On the Motion of Councillors A Parkins and L Tanner

That the Minutes of the proceedings of the Ordinary Council Meeting held on 1 December 2025 be confirmed as a true and accurate record.

Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:

22 Jan 2026 West, Kori
Minutes were endorsed at the ordinary council meeting.

COMMUNITY

15/12/2025	(RP-2) - RESPONSE TO NOTICE OF MOTION ON PEST AND WEED MANAGEMENT
Responsible:	**Hood, Carly**

25/401 **RESOLVED:**
On the Motion of Councillors J McKinnon and L Tanner

That Council receive and note the report.
Original Target Date: 29/12/2025
Revised Target Date: 29/12/2025
Reason For Revision:
Status:

28 Jan 2026 Hood, Carly
The report in response to the NOM was presented to Council at its meeting on 15 December 2025.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

INFRASTRUCTURE SERVICES

13/10/2025	(CONF-2) - RFT CT2026002 ORBAL INLET SCREEN AND SCREW WASH PRESS REPLACEMENT
Responsible:	**Graham , Ray**

25/329 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **accept the tender of Smith & Loveless Australia Pty Ltd (ABN: 64 676 506 853) for the Orbal Inlet Screen and Screw Wash Press Replacement for the lump sum price of $275,380 excluding GST**

b **authorise the General Manager or their delegate to enter a contract with Smith & Loveless Australia (ABN: 64 676 506 853) for the Orbal Inlet Screen and Screw Wash Press Replacement for the lump sum price of $275,380 excluding GST**

c **authorise the affixing of Council's Common Seal to all relevant documents as required**

Original Target Date: 30/12/2025
Revised Target Date: 30/12/2025
Reason For Revision:
Status:
29 Jan 2026 West, Kori
Contracts have been finalised and executed by both parties.

ECONOMY, BUSINESS & WORKFORCE

13/10/2025	(RP-5) - INITIAL CLASSIFICATION OF LAND - LOTS 1553, 1554 AND 1556 IN DP 1318011, BEING LAND DEDICATED TO COUNCIL UNDER PLAN OF SUBDIVISION
Responsible:	**Dombrovski, Matthew**

25/323 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **agree in principle to classify the land described as Lots 1553, 1554 and 1556 in DP 1318011 as operational land in accordance with section 31(2) of the Local Government Act 1993**

b **authorise the General Manager or their delegate to place the proposed resolution on public exhibition for a period of 28 days and invite public submissions**

c **receive a further report following the exhibition and submission period addressing any submission made in respect of the proposed classification**

Original Target Date: 30/12/2025
Revised Target Date: 30/12/2025
Reason For Revision:
Status:
30 Jan 2026 West, Kori
Report returning to Council 9 February 2026. No Further Action

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

ECONOMY, BUSINESS & WORKFORCE

13/10/2025 **(RP-6) - CLASSIFICATION OF DRAINAGE RESERVES IN BROOKONG AVENUE**

Responsible: **Dombrovski, Matthew**

25/324 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **agree in principle to classify the land described as Lots 38 and 37 Section H in Deposited Plan 13345 and identified as drainage reserves 28A and 54A Brookong Avenue, Wagga Wagga as operational land in accordance with section 31(2) of the Local Government Act 1993**

b **authorise the General Manager or their delegate to place the proposed resolution on public exhibition for a period of 28 days and invite public submissions**

c **receive a further report following the exhibition and submission period addressing any submission made in respect of the proposed classification**

Original Target Date: 30/12/2025
Revised Target Date: 30/12/2025
Reason For Revision:
Status:
30 Jan 2026 West, Kori
A report returned to Council on the 15 December 2025. No further action

GOVERNANCE

15/12/2025 **(CONF-2) - Plumpton Road Upgrade - Funding Contribution**

Responsible: **McIntyre, Jack**

25/418 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **accept the funding of $2,717,436 from Riverina Water County Council (ABN 52 084 883 210) towards the construction of a new trunk potable water main as part of the Plumpton Road Upgrade project**

b **delegate authority to the General Manager or delegate to execute any necessary documents to give effect to this resolution**

c **authorise the affixing of Council's common seal to any relevant documents as required**

Original Target Date: 19/01/2026
Revised Target Date: 19/01/2026
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Invoicing to be issued as per payment milestones in report and as Works are completed.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

11/12/2025	**(RP-1) - EDMONDSON STREET BRIDGE REPLACEMENT - TEMPORARY ROAD CLOSURE**
Responsible:	**Gray, Scott**

25/395 **RESOLVED:**
On the Motion of Councillors L Tanner and R Foley

That Council:

a **determines that the closure of Edmondson Street Bridge is to continue without interruption for the purpose of enabling the demolition and replacement of the bridge as part of the Inland Rail Albury to Illabo Project.**

b **authorise the General Manager or their delegate, to issue approval under section 138 of the Roads Act 1993, subject to the concurrence of Transport for NSW, to give effect to the temporary closure of Edmondson Street Bridge for a period of at least 18 months, subject to appropriate conditions.**

c **requires that traffic conditions across the Wagga Wagga road network continue to be actively monitored for the duration of the bridge closure.**

d **requires Inland Rail to identify, accept and address, at its own cost, any traffic-related issues of concern arising from the closure, including (but not limited to) pedestrian safety impacts and impacts on school access and movements.**

e **determines that where there is disagreement between parties as to whether an issue constitutes an "identified and accepted issue of concern", the matter is to be referred for determination by the following four persons:**

- **i** **the Minister for Transport,**
- **ii** **the Minister for Planning,**
- **iii** **the Member for Wagga Wagga, and**
- **iv** **the Mayor of Wagga Wagga.**

f **determines that where such a determination results in an equal split (two in favour and two opposed), the matter will be taken to be an identified and accepted issue of concern and Inland Rail will be required to address the issue to the unanimous satisfaction of Transport for NSW, the Department of Planning, Housing and Infrastructure and Council.**

Original Target Date: 19/01/2026
Revised Target Date: 19/01/2026
Reason For Revision:
Status:
28 Jan 2026 Gray, Scott
Section 138 issued, no further action necessary in relation to this resolution.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

15/12/2025	(RP-9) - REQUESTS FOR FINANCIAL ASSISTANCE - SECTION 356
Responsible:	**Rodney, Carolyn**

25/408 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **in accordance with Section 356 of the Local Government Act 1993, provide financial assistance to the following community group:**

i **Rotary Club – Wagga Wagga Shine Awards for $227.50**

b **note the proposed budget available for financial assistance requests for the remainder of the 2025/26 financial year**

Original Target Date: 19/01/2026
Revised Target Date: 19/01/2026
Reason For Revision:
Status:
13 Jan 2026 Rodney, Carolyn
Rotary Shine group advised of their successful fee waiver. No further action is required.

CHIEF OPERATING OFFICE

19/01/2026	(CR-1) - COUNCILLOR REPORT - LGNSW WATER MANAGEMENT CONFERENCE 2025
Responsible:	**West, Kori**

26/006 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council receive and note the report on attendance to the 2025 LGNSW Water Management Conference.
Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
22 Jan 2026 West, Kori
Minutes endorsed at the Ordinary Council Meeting by Councillors

CHIEF OPERATING OFFICE

19/01/2026	(CM-1) - CONFIRMATION OF MINUTES - EXTRAORDINARY COUNCIL MEETING - 11 DECEMBER 2025
Responsible:	**West, Kori**

26/001 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That the Minutes of the proceedings of the Extraordinary Council Meeting held on 11 December 2025 be confirmed as a true and accurate record.

Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
22 Jan 2026 West, Kori
Completed by West, Kori (action officer) on 22 January 2026 at 2:18:00 PM - Minutes endorsed at the Ordinary Council Meeting by Councillors

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

CHIEF OPERATING OFFICE

19/01/2026	(CM-2) - CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 15 DECEMBER 2025
Responsible:	**West, Kori**

26/002 **RESOLVED:**
On the Motion of Councillors J McKinnon and R Foley

That the Minutes of the proceedings of the Ordinary Council Meeting held on 15 December 2025 be confirmed as a true and accurate record.

Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
22 Jan 2026 West, Kori
Minutes endorsed at the Ordinary Council Meeting by Councillors

CHIEF OPERATING OFFICE

19/01/2026	(RP-3) - QUESTIONS WITH NOTICE
Responsible:	**Gray, Scott**

26/009 **RESOLVED:**
On the Motion of Councillors L Tanner and J McKinnon

That Council receive and note the report.

Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
27 Jan 2026 Gray, Scott
No further action is required.

CHIEF OPERATING OFFICE

19/01/2026	(M-1) - CONFIRMATION OF MINUTES - WAGGA WAGGA AIRPORT SPECIAL PURPOSE COMMITTEE - 17 DECEMBER 2025
Responsible:	**Gray, Scott**

26/010 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council:

a **receive and note the minutes of the Wagga Airport Special Purpose Committee meeting held on 17 December 2025**

b **adopt the amended Terms of Reference for the Wagga Airport Special Purpose Committee**

Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
27 Jan 2026 Gray, Scott
No further action is required.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

19/01/2026 **(RP-1) - FINANCIAL PERFORMANCE REPORT AS AT 31 DECEMBER 2025**

Responsible: **Rodney, Carolyn**

26/007 **RESOLVED:**
On the Motion of Councillors G Davies and R Foley

That Council:

a **approve the proposed budget variations and note the balanced budget position as presented in this report**

b **approve the proposed budget variations to the Long Term Financial Plan Capital Works Program including new projects and timing adjustments**

c **note the Responsible Accounting Officer's reports, in accordance with the Local Government (General) Regulation 2021 (Part 9 Division 3: Clause 203) that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure and the recommendations made above**

d **note the details of the external investments as at 31 December 2025 in accordance with section 625 of the Local Government Act 1993**

e **accept the grant funding offers as presented in this report**

Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Completed

FINANCE

19/01/2026 **(RP-2) - REQUESTS FOR FINANCIAL ASSISTANCE - SECTION 356**

Responsible: **Rodney, Carolyn**

26/008 **RESOLVED:**
On the Motion of Councillors T Koschel and J McKinnon

That Council:

a **in accordance with Section 356 of the Local Government Act 1993, provide financial assistance to the following community groups:**

i **Wagga Wagga Aboriginal Education Consultative Group – AECG Meeting for $400.00**

ii **Army 125th Birthday Community Event for $290.00**

b **note the proposed budget available for financial assistance requests for the remainder of the 2025/26 financial year**

Original Target Date: 2/02/2026
Revised Target Date: 2/02/2026
Reason For Revision:
Status:
05 Feb 2026 West, Kori
Completed

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

FINANCE

15/12/2025 **(RP-8) - FINANCIAL PERFORMANCE REPORT AS AT 30 NOVEMBER 2025**

Responsible: **Rodney, Carolyn**

25/407 **RESOLVED:**
On the Motion of Councillors J McKinnon and L Tanner

That Council:

a **approve the proposed budget variations and note the balanced budget position as presented in this report**

b **approve the proposed budget variations to the Long Term Financial Plan Capital Works Program including new projects and timing adjustments**

c **note the Responsible Accounting Officer's reports, in accordance with the Local Government (General) Regulation 2021 (Part 9 Division 3: Clause 203) that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure and the recommendations made above**

d **note the details of the external investments as at 30 November 2025 in accordance with section 625 of the Local Government Act 1993**

e **accept the grant funding offers as presented in this report**

Original Target Date: 9/02/2026
Revised Target Date: 9/02/2026
Reason For Revision:
Status:
12 Jan 2026 Rodney, Carolyn
Budget variations processed. No further action required.

INFRASTRUCTURE SERVICES

27/10/2025 **(RP-10) - LAKE ALBERT FLOOD MITIGATION OPTIONS - FEASIBILITY STUDY**

Responsible: **Pavitt, Henry**

25/342 **RESOLVED:**
On the Motion of Councillors T Koschel and G Davies

That Council:

a **endorse the draft Lake Albert Feasibility Study to be placed on public exhibition for a period of 28 days from 29 October 2025 and invite public submissions until 26 November 2025 on the draft document**

b **receive a further report following the public exhibition and submission period:**

i **addressing any submission made in respect of the proposed document**

ii **proposing endorsement of the document unless there are any recommended amendments deemed to be substantial and requiring a further public exhibition period**

Original Target Date: 9/02/2026
Revised Target Date: 9/02/2026
Reason For Revision:
Status:
29 Jan 2026 West, Kori
Further report went to 15 December 2025 Council Meeting.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

BUILDING & ASSESSMENT

15/12/2025	(RP-4) - EVALUATION OF SERVICE REVIEW - DEVELOPMENT ASSESSMENT AND BUILDING CERTIFICATION DIVISION
Responsible:	**Collins, Cameron**

25/403 **RESOLVED:**
On the Motion of Councillors A Parkins and G Davies

That Council:

a **note the progress made in implementing the Planning & Development Service Review recommendations**

b **support the next steps outlined in this report to strengthen service delivery, workforce capability, systems and processes, legislative compliance, and financial management**

Original Target Date: 16/02/2026
Revised Target Date: 16/02/2026
Reason For Revision:
Status:

05 Feb 2026 West, Kori
Staff will support the next steps outlined in this report to strengthen service delivery, workforce capability, systems and processes, legislative compliance, and financial management. No further action required.

ECONOMY, BUSINESS & WORKFORCE

13/10/2025	(RP-4) - PROPOSED EXPRESSION OF INTEREST CAMPAIGN - OFFICE AND STORAGE SPACE/S - PART 150 COPLAND STREET, EAST WAGGA WAGGA
Responsible:	**Dombrovski, Matthew**

25/322 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **undertake an Expression of Interest campaign for the occupation of Office and Storage Space/s at Wagga Wagga Multi-Purpose Stadium, part 150 Copland St, East Wagga Wagga (being part Lot 21 in Deposited Plan 1161836)**

b **receive a further report regarding all submissions received at the conclusion of the Expression of Interest process**

Original Target Date: 27/02/2026
Revised Target Date: 27/02/2026
Reason For Revision:
Status:

30 Jan 2026 West, Kori
A report was tabled at the 15 December 2025 Council Meeting.

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

REGIONAL ACTIVATION

27/10/2025	**(RP-1) - Renewable Energy Developments: Protections for Prime Agricultural Land and Community Benefit Policy**
Responsible:	**Hamilton, Fiona**

25/334 **RESOLVED:**
On the Motion of Councillors G Davies and L Tanner

That Council receive and note the updates provided in this report.

Original Target Date: 11/05/2026
Revised Target Date: 11/05/2026
Reason For Revision:
Status:
29 Jan 2026 West, Kori
Report was only received and Note - No further action required

ECONOMY, BUSINESS & WORKFORCE

15/12/2025	**(RP-6) - CLASSIFICATION OF DRAINAGE RESERVES IN BROOKONG AVENUE**
Responsible:	**Dombrovski, Matthew**

25/405 **RESOLVED:**
On the Motion of Councillors G Davies and T Koschel

That Council:

a **note that no submissions were received during the public exhibition period, and noted in the body of the report**

b **classify the land described 28A and 54A Brookong Avenue, Folio Identifier Auto Consol 3727-88 and identified as Lots 37 and 38 of Section H Deposited Plan 13345 as operational land in accordance with Section 31(2) of the Local Government Act 1993**

Original Target Date: 8/06/2026
Revised Target Date: 8/06/2026
Status:
30 Jan 2026 West, Kori
No further Action

COMMUNITY

13/10/2025	**(CONF-1) - COMMISSIONING OF PUBLIC ART PROJECT IN KOORINGAL**
Responsible:	**Reynolds, Lauren**

25/328 **RESOLVED:**
On the Motion of Councillors J McKinnon and T Koschel

That Council:

a **accept the recommendation of the Public Art Advisory Panel (PAAP) to commission artist Damien Mitchell for the Neighbourhood Engagement 2025/26 commission in Kooringal**

b **authorise the General Manager or their delegate to enter into a contract with recommended artist Damien Mitchell for the Neighbourhood Engagement 2025/26 commission**

Original Target Date: 30/12/2025
Revised Target Date: 30/12/2025
Reason For Revision:
Status:
Contracts have been entered into. Works will be completed in May 2026

City of Wagga Wagga

Resolutions Completed between 11 October 2025 – 6 February 2026

COMMUNITY

1/12/2025	**(CONF-3) - COMMISSIONING OF CREATIVE LIGHTING PUBLIC ARTWORK - WOLLUNDRY AMPHITHEATRE LIGHTING**
Responsible:	**Reynolds, Lauren**

25/391 **RESOLVED:**
On the Motion of Councillors T Koschel and L Tanner

That Council:

a **accept the recommendation of the Public Art Advisory Panel (PAAP) to commission artist Cruickshank Design Studio for the Creative Light Spaces 2025/26 commission**

b **authorise the General Manager or their delegate to enter into a contract with recommended artist Cruickshank Design Studio for the Creative Light Spaces 2025/26 commission**

Original Target Date: 15/12/2025
Revised Target Date: 9/06/2026
Reason For Revision: Artist confirmed to be attending site February 26, to be completed June 26.
Status:

05 Feb 2026 West, Kori
Artist confirmed to be attending site February 26, to be completed June 26.