

Planning Proposal (LEP19/0010) Infrastructure Assessment

Wagga Wagga City Council

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Application details:

Application Number	LEP19/0010
Applicant	Salvestro Planning
Property Details	<p>Lot 3 DP 241596, 10 Brunskill Road, Lake Albert</p> <p>Lot 2 DP 241596, 8 Brunskill Road, Lake Albert</p> <p>Lot 1 DP 241596, 6 Brunskill Road, Lake Albert</p> <p>Lot 18 DP 242227, 4 Brunskill Road, Lake Albert</p> <p>Lot 17 DP 242227, 2 Brunskill Road, Lake Albert</p> <p>Lot 1 DP 239050, 222 Mitchell Road, Lake Albert</p> <p>Lot 2 DP 239050, 232 Mitchell Road, Lake Albert</p> <p>Lot 3 DP 239050, 240 Mitchell Road, Lake Albert</p> <p>Lot 4 DP 239050, 244 Mitchell Road, Lake Albert</p> <p>Lot 5 DP 239050, 252 Mitchell Road, Lake Albert</p> <p>Lot 6 DP 239050, 262 Mitchell Road, Lake Albert</p> <p>Lot 7 DP 239050, 274 Mitchell Road, Lake Albert</p> <p>Lot 8 DP 239050, 1A Silverwood Road, Lake Albert</p> <p>Lot 16 DP 242227, 1 Silverwood Road, Lake Albert</p> <p>Lot 15 DP 242227, 3 Silverwood Road, Lake Albert</p> <p>Lot 17 DP 242904, 7 Birch Road, Lake Albert</p> <p>Lot 18 DP 242904, 5 Birch Road, Lake Albert</p> <p>Lot 19 DP 242904, 3 Birch Road, Lake Albert</p> <p>Lot 20 DP 242904, 1 Birch Road, Lake Albert</p>
Proposal Summary	Amend the Wagga Wagga Local Environmental Plan minimum lot size from 2 hectares to a combination of 1,500m ² , 2,000m ² , 3,000m ² and 4,000m ² .
Planning Assessment Officer	Crystal Atkinson, Senior Strategic Planner
Infrastructure Assessment Officer	

Flooding

Overland Flow Flooding:

Recommendations: No particular issues other than overland flow paths will be required within the development site to accommodate 1% AFI flows.

Riverine Flooding:

Recommendations: Not applicable

Sewer

Recommendations:

1) Preferred location for the sewer pump station is within the proposed development site. This may be contrary to previous advice, however there are planning limitations

(Bush Fire Prone zone, Major Overland Flood Flow zone for instance) that have the potential to limit further viable development to the west of this development site.

2) That further investigation be undertaken to find a suitable connection point to existing sewer gravity main infrastructure for the proposed rising main that will ensure that network overload does not occur due to increased flow from the site.

Stormwater

Recommendations:

- 1) Full hydrology and hydraulic calculations relating to the site must be provided to ensure new drainage infrastructure being proposed is adequate to ensure downstream areas (including existing properties within the development site) will not be adversely affected by increased development and overland flows.*
- 2) Proposed landscaping area connecting to Brunskill Rd should be moved to the west to align with proposed internal road. This will ensure that drainage from the internal road has a direct outlet to Brunskill Rd*
- 3) Table drain within Brunskill Rd needs to be sized appropriately to accommodate additional stormwater from site*
- 4) Within the development site, where contours force drainage to boundary between “yellow” and “blue” areas, stormwater needs to be trapped and directed to proposed or existing roads.*

Gas

Recommendations: *Gas infrastructure to be installed to Industry standard and in appropriate service allocation.*

Telecommunications

Recommendations: *Telecommunication infrastructure to be installed to Industry standard guidelines and in appropriate service allocation.*

Traffic

Recommendations:

- 1) Traffic report to be developed to determine impact on existing road network and new intersections. Appropriate intersection treatments to be designed and installed to accommodate 30yr traffic horizon.*
- 2) Existing roads surrounding development site (Silverwood, Birch, Mitchell and Brunskill) need to be widened to standard required under WWCC Engineering Design Guideline.*
- 3) Pavement depths of existing roads surrounding development site need to be investigated to ensure sufficient capacity to withstand increased traffic volume emanating from development site for 30 year life. If not then corrective action needs to be undertaken.*
- 4) That road layout should be reassessed to remove awkward bends at three locations to ensure adequate sight distance at all times.*

Electricity

Recommendations: Electricity supply to be installed to Essential Energy guidelines and standards and in appropriate service allocation. To maintain rural style environment, consideration should be given to providing underground facility.

Water

Recommendations: Water to be installed to Riverina Water guidelines and standards and in appropriate service allocation.