



City of
Wagga Wagga

NOTICE OF DEVELOPMENT PROPOSAL

DEVELOPMENT APPLICATION

DA23/0632

An application has been received for the following development:-

DA23/0632

Demolition of existing clubhouse, construction of new clubhouse ancillary to existing tennis courts (recreation facility (outdoor)).

NORMAN DUCK OVAL 2 Kapooka Rd SAN ISIDORE NSW 2650

Lot 4 DP 622579

Applicant: San Isidore Tennis Club Incorporated

The application and any plans and specifications relating to the development to which this notice refers and in the custody of Wagga Wagga City Council, may be inspected at the Council Administration Centre, corner Baylis and Morrow Streets, Wagga Wagga between 9:00 am and 5:00 pm, Monday to Friday (public holidays excepted) **only** for the period as specified below or online via the link:- :- <https://eservices.wagga.nsw.gov.au/exhibitiondocs>

Any person seeking to make a submission in relation to the development should address all correspondence to the General Manager within the period specified. Further details relating to this matter can be obtained by contacting the Council's City Development.

Please note that submissions may be disclosed to Councillors, Council Officers, Consultants to Council, the Southern Regional Planning Panel, and members of the public. Submissions, summaries of submissions and names and addresses of persons making submissions may also be included in publicly available reports relating to Development Applications and other matters.

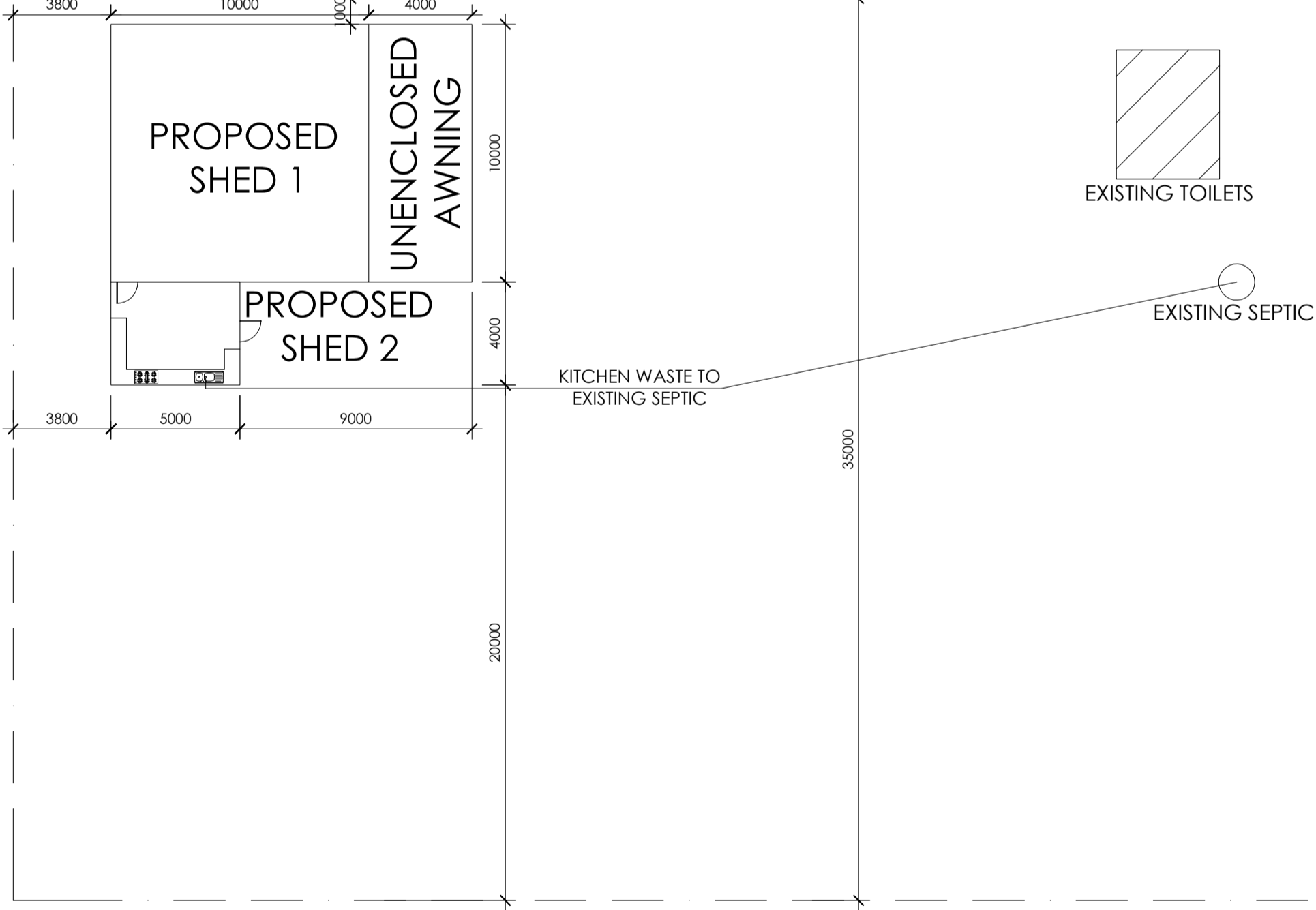
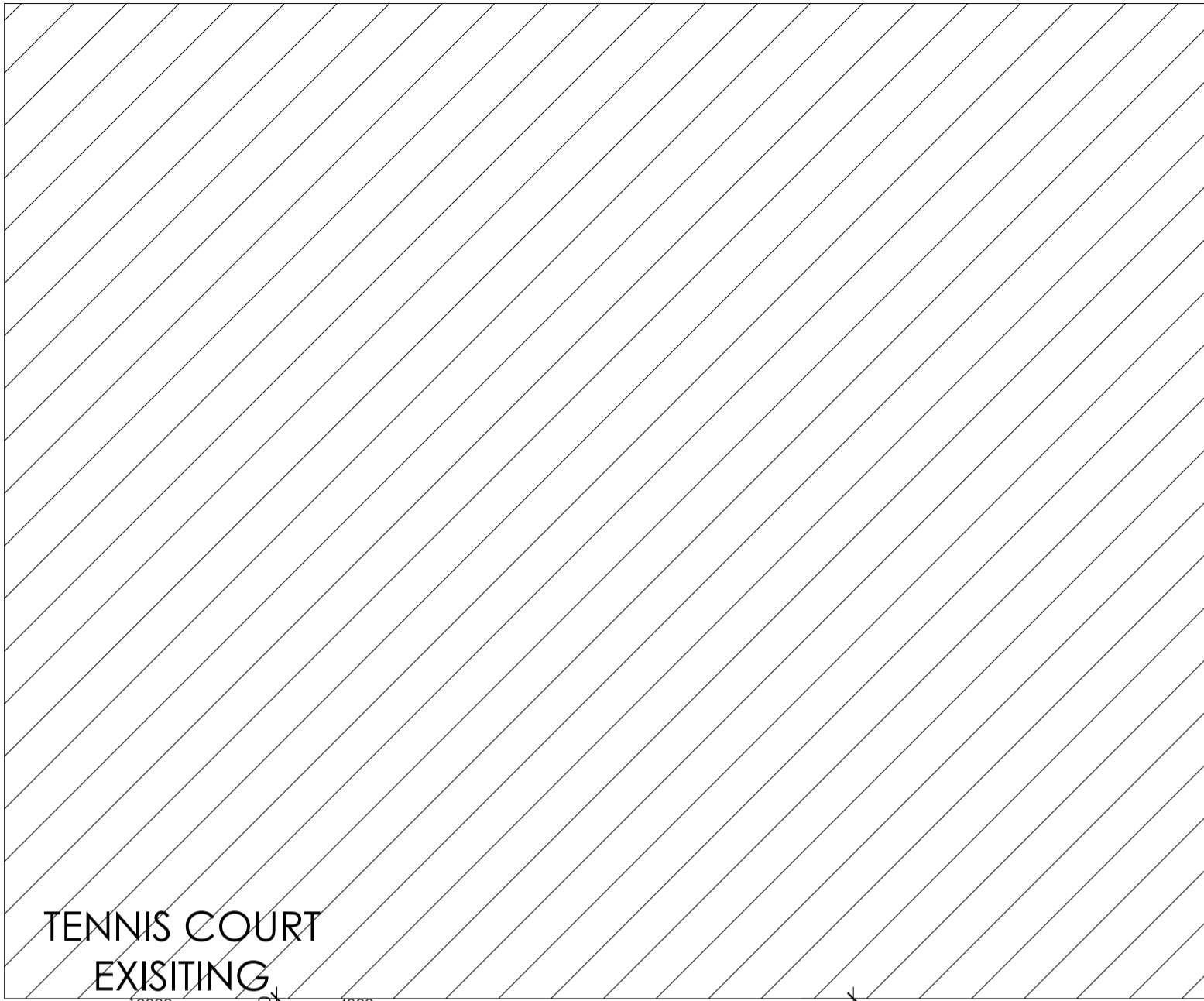
Persons lodging submissions are required to declare political donations (including donations of more than \$1,000) made in the previous two years. For more details, including disclosure form, go to www.planning.nsw.gov.au/donations.

Persons making written submissions regarding the above development are advised that any submission received within the submission period will be subject to the Government Information (Public Access) Act 2009 and the Privacy and Personal Information Protection Act (PIPPA) and may be attached to the final report, in its entirety or in part, to Council unless explicitly requested by the person making the submission that they do not wish this to occur.


Exhibition documents are only available between Submission Period - 31/01/2024 until 28/02/2024

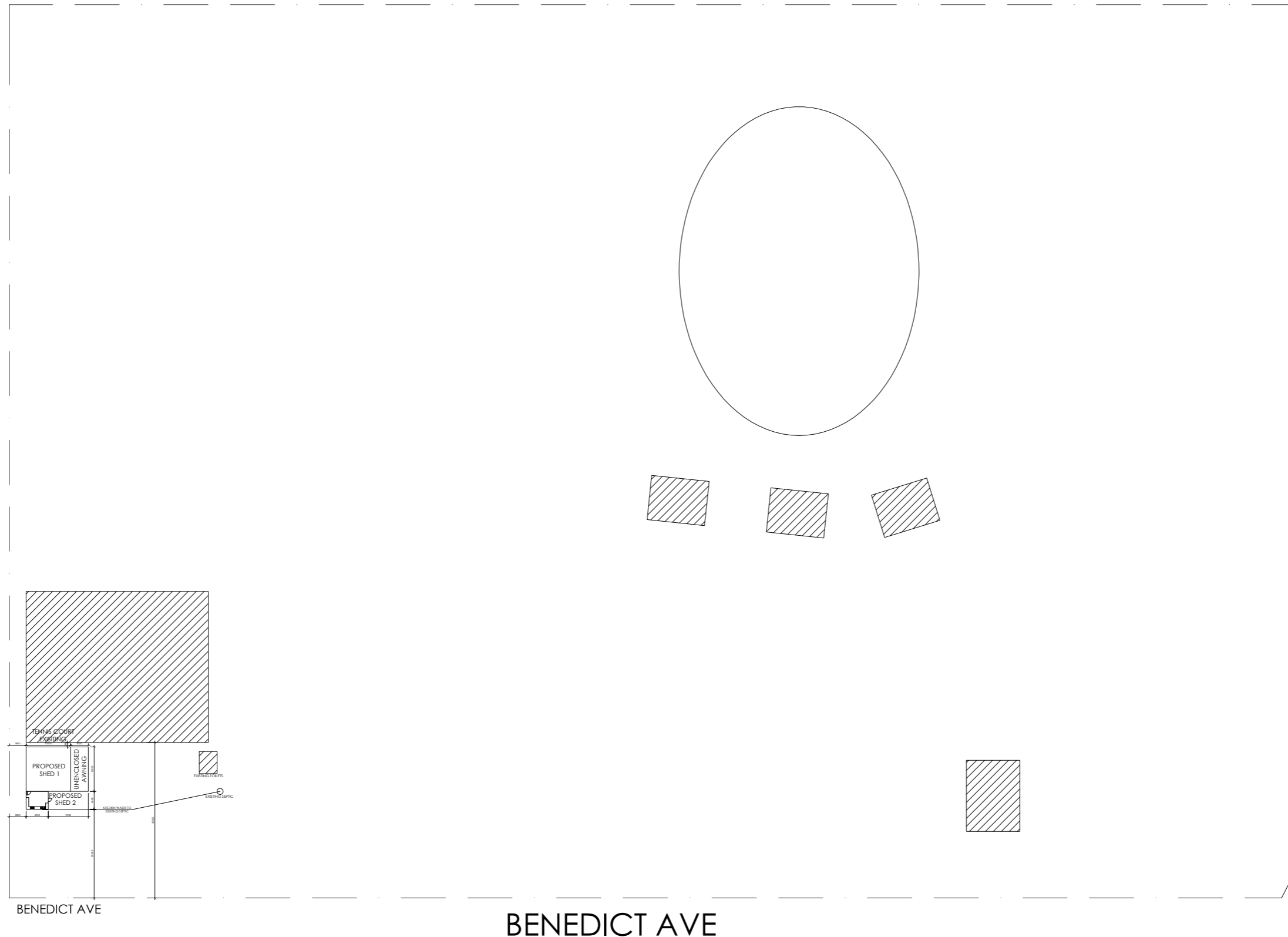
P.O. Box 20
WAGGA WAGGA 2650

Peter Thompson
General Manager



BENEDICT AVE


 DRAFTING	GENERAL NOTES: LAYOUT PLAN - PREPARED FOR CLIENT REVIEW	ISSUE 1	DATE 07.07.23	PROJECT TITLE: OVAL 2-4 KAPOOKA RD SAN ISIDORE	DRAWING NUMBER: SHEET 01 - SITE PLAN LAYOUT
	DATE: JULY 2022			LOT 4 DP 622579	SCALE: 1:200 S.HUMPHRIES



KAPOOKA RD

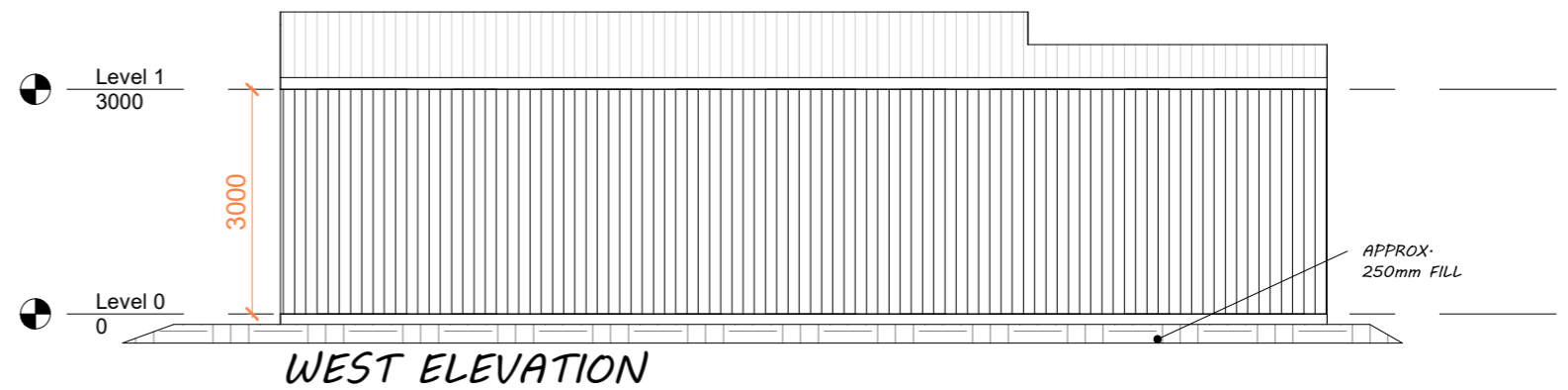
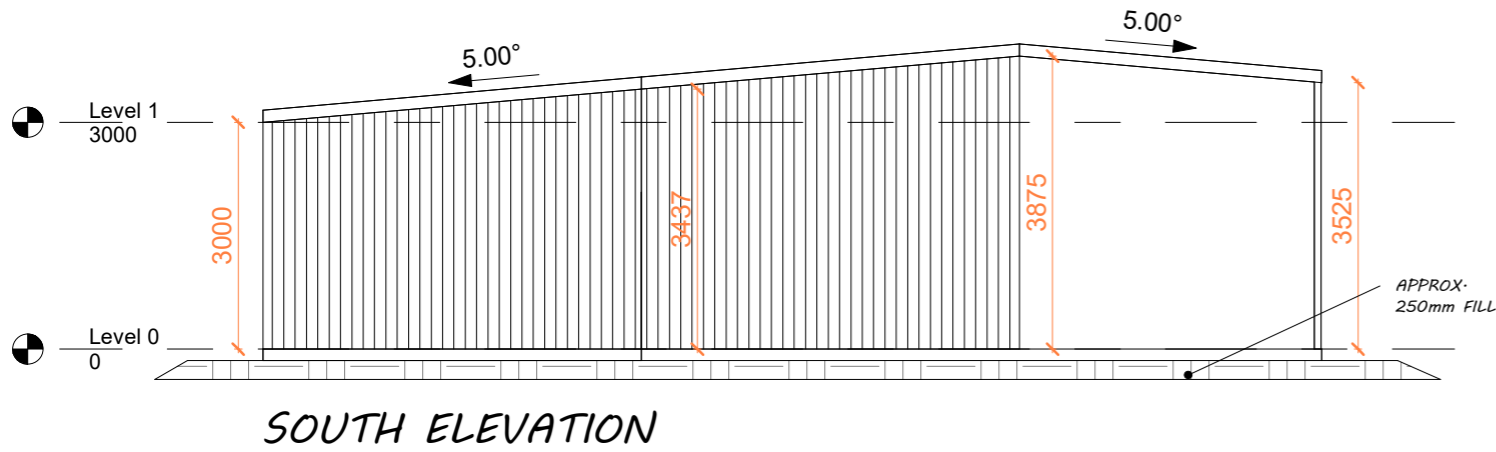
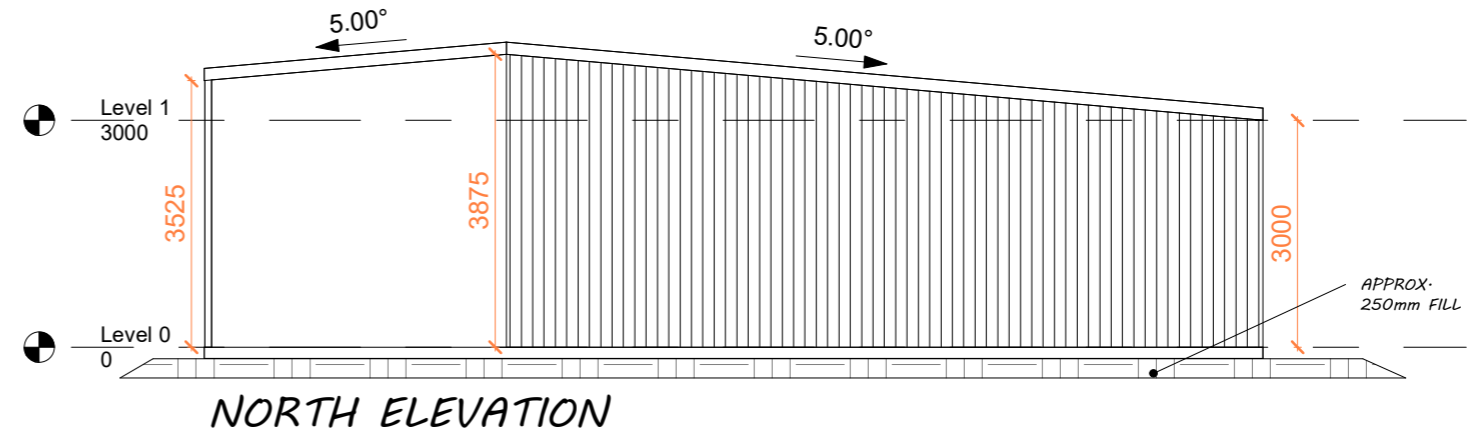
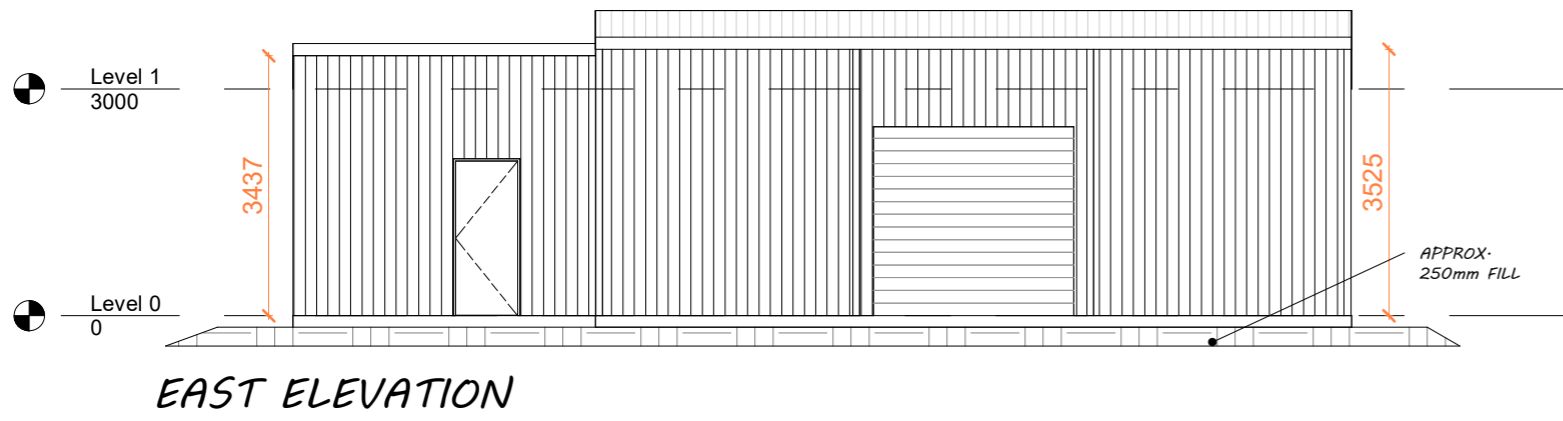
BENEDICT AVE

BENEDICT AVE

	GENERAL NOTES:	ISSUE	DATE	PROJECT TITLE: OVAL 2-4 KAPOOKA RD SAN ISIDORE	DRAWING NUMBER:
	OVERALL SITE PLAN	1	07.07.23		SHEET 02 - OVERALL SITE
DATE:	JULY 2022			LOT 4 DP 622579	SCALE: 1:1000
					S.HUMPHRIES

GENERAL NOTES:

- COLORBOND ROOF AND EXTERNAL WALLS - COLOURS AS PER SELECTION
- STEEL POSTS AS PER SUPPLIER
- CONCRETE SLAB AS PER ENGINEERING DETAILS
- FILL TO APPROXIMATELY 250mm HEIGHT FOR BUILD PAD - BATTERED EDGES AS PER SITE CONDITIONS
- FINAL FCL AND FFL RELIANT ON FGL AFTER DEMOLITION OF EXISTING BUILDING



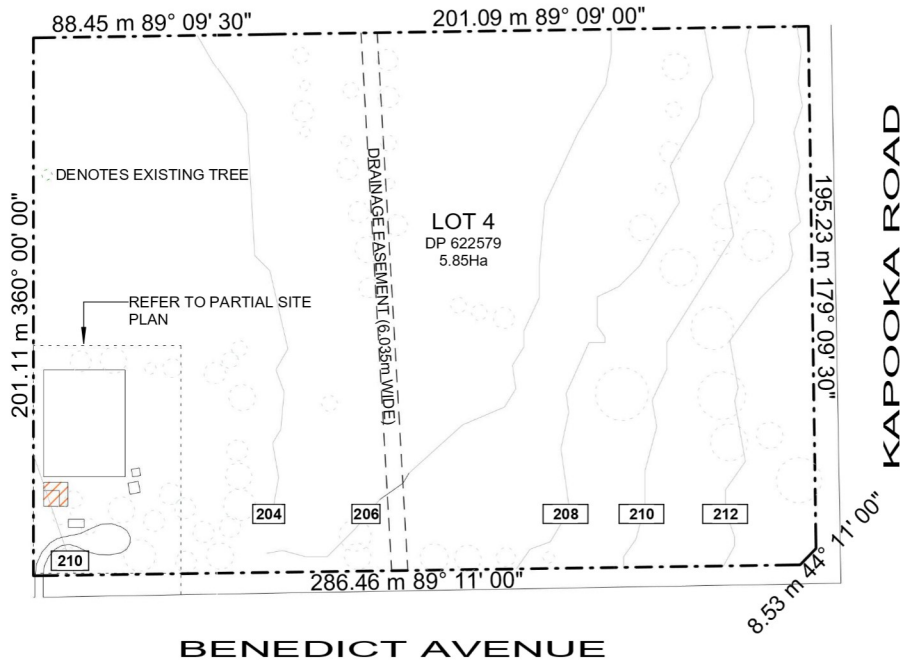
SOPHEY HUMPHRIES - DRAFTING

No.	Description	Date

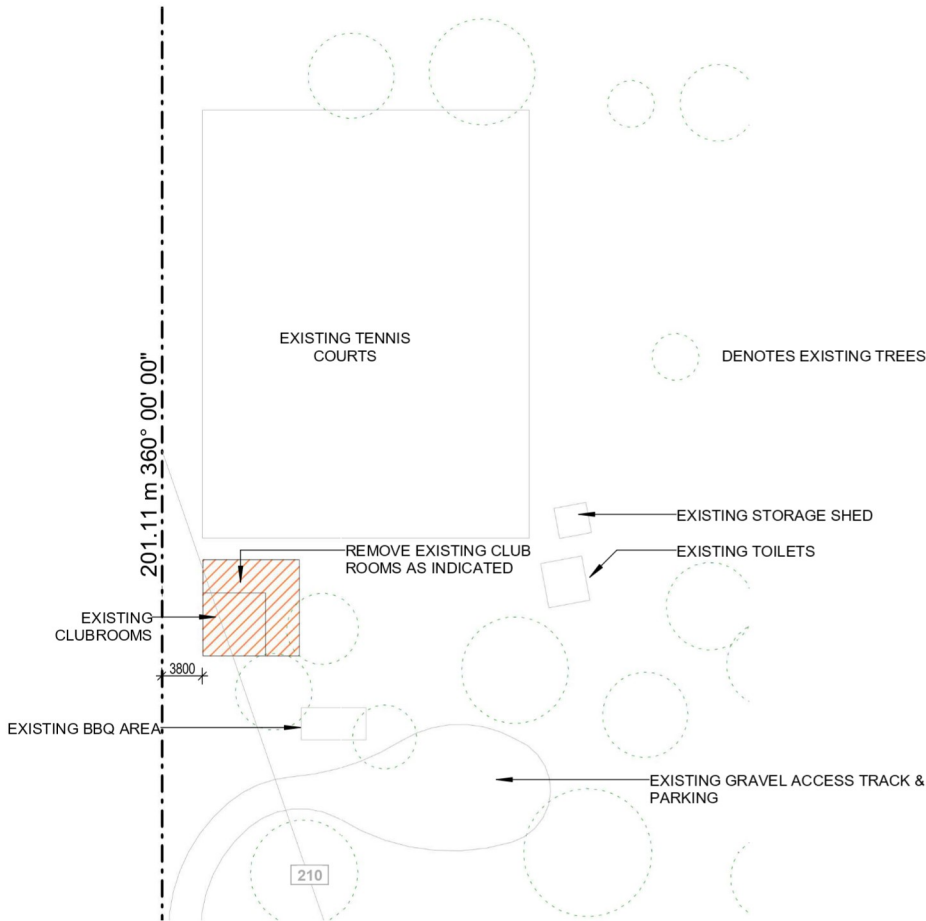
SAN ISIDORE TENNIS CLUB
 CLUBHOUSE
 2 KAPOOKA RD, SAN ISIDORE

ELEVATIONS

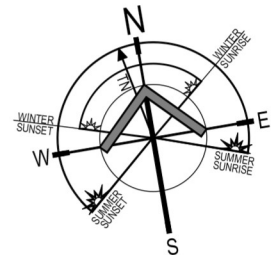
Project number	Project Number	S01
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1 : 100



EXISTING SITE PLAN
SCALE AT A3 1:2000



EXISTING // DEMO. SITE PLAN
SCALE AT A3 1:500



REWARD CHARACTER
DESIGNS

PROJECT
PROPOSED NEW CLUBROOMS
OVAL 2-4 KAPOOKA ROAD,
SAN ISIDORE, NSW, 2650

DRAWING TITLE
EXISTING SITE PLANS
CLIENT
SAN ISIDORE TENNIS CLUB
DRAWN BY
GUY WARD
BUILT BY
TBC

SCALE
AS SHOWN
STATUS
P1
PROJECT ID
21RCD22
DATE // TIME
30/10/2022 7:31:10 AM

DRAWING NO.

A01

Statement of Environmental Effects

Oval 2-4 Kapooka Rd, San Isidore

Prepared By: Sophey Humphries Drafting

Development Proposal - Overview

- Removal of existing shed on site.
- Construction of a new shed with kitchen wing and awning to be used as a clubhouse associated with the existing tennis courts on site.

Wagga Wagga Development Control Plan

2.1: Vehicle Access and Movements

- Vehicles can safely enter and exit the site from a driveway on Benedict Avenue.
- The location of the shed is also accessible from other areas of the oval grounds which are accessible from Benedict Avenue.
- Sufficient space is available on the grounds for cars to be maneuvered so they can exit in a forward direction.
- In the case of the requirement to unload a vehicle, adequate space is available.
- The use of the existing driveway is to be continued.
- There is a clear line of sight from the driveway of Benedict Avenue in both directions.

2.2: Off-Street Parking

- The oval boasts an adequate amount of space for off-street parking. At the location subject to this Development Application proposal there is a large open space which can be utilised for parking cars.
- Cars will be parked securely, within eyesight of the building and will have access to shade.
- A requirement of 1 space/25m² GFA and 3 space/court will be sufficiently met.

2.3: Landscaping

- While there is no formal design plan for the landscaping of the site, there are numerous native flora species present on the site.
- The trees on site provide shade to both people and vehicles.
- The trees present will soften the look of the structure from the street.

2.4: Signage

- There is no signage being present as part of this proposal.
- Signage approval will likely be sought under the Complying and Exempt Development SEPP when it is addressed.
- Any signage to be used will be in accordance with the Council and Local Government requirements.

2.5: Safety and Security

- A motivator for the proposed development is to increase the safety and security for those using the site.
- The structure will not result in any risk to the safety or security to surrounding residents or to those frequenting the site.
- The structure will not be obscured from the street.

2.6: Erosion and Sediment Control Principles

- Measures will be taken to minimise the risk of any erosion and sediment contamination.
- There is no anticipation of any heightened risk to the environment from the proposal during its construction or use.

2.7: Development Adjoining Open Space

- There is no impact between the adjoining residential and recreational areas anticipated.