



Wagga Wagga
City Council

Industry Newsletter

Planning and Regulatory Services

Kerb & Gutter Bonds



Currently, Council offers the option of a \$2000 ongoing bond for Kerb and Gutter rather than taking out individual bonds for each development, however, in Rural Residential areas, the bond required by Council is \$3000, \$2000 to ensure the driveway is installed and to Council's standards, and \$1000 to ensure no damage to the table drain occurs both during the construction of the dwelling and of the driveway. Currently, an ongoing bond will not cover and cannot be used for Rural Residential driveways, and an additional bond would need to be taken out to cover these driveways.

After a review, Council can now offer applicants the option of adding an additional \$1000 to their ongoing bond to take the bond amount up to \$3000, which will then cover all driveways, both residential and rural residential. All requirements remain the same for the bonds.

Please contact Council's Subdivisions section if you have any questions, or would like to increase your bond to cover Rural Residential Driveways.

EDITION 72
September
2016

APPROVED

The total value of all DA's approved by Council in **July 2016** was \$12,419,296.00. This includes 21 dwellings & 6 commercial



BUILDERS CANNOT APPOINT THE PRINCIPAL CERTIFYING AUTHORITY

Advice has been received from the Building Professionals Board reminding building certifiers that a builder cannot appoint a principal certifying authority (PCA) unless they are the owner of the land also.

In accordance with 139 of the Environmental Planning and Assessment Regulation 2000 an application for a construction certificate or a complying development certificate cannot be made by a builder unless they are the owner of the land also.

Your cooperation in ensuring legislative requirements are met would be appreciated in the submitting of applications for CC and CDC's in future signed by the property owner. To provide opportunity for the necessary changes to be put in place, council will no longer be able to accept applications from 1 October 2016.

INFORMATION EMAILED/LODGED LACKING ANY APPLICATION NUMBERS &/OR FULL ADDRESS

Please ensure when you are lodging plans or information either by email or hard copy you use the relevant DA/CC/CDC or AA number, this will ensure the information is tasked to the relevant area/Officer in a timely manner. Some information is being received with only a Lot and Street name or Builder's name requiring a Records Management Officer to call Sections of Council to investigate what application this is relating to. This may cause additional time delays in processing your application. If you are unsure what the application number is, please contact Administration area of Development Services for guidance.



ICONIC AUSTRALIAN HOUSES



The Historic Council Chambers has an exhibition running from 1 September – 6 November about Iconic Australian Houses. The exhibition is a behind-the-scenes look at 29 of the most important Australian homes of the past 60 years.

Beginning in the 1950s with the works of a new breed of Australian architects, and culminating in key works from some of Australia's contemporary masters.

Chosen because of their innovation, design and response to climate and place, these homes showcase the extraordinary calibre of architects and thinking that Australia has produced over six decades.

The exhibition is coupled with *Wagga House, Wagga Home*, a locally-curated exhibition which shows some of the unique ways that architects and builders in Wagga have modified classic styles to suit our unique conditions.

Please see the following link for further information—<http://wagga.nsw.gov.au/museum/exhibitions/iconic-australian-houses>

APPLICATION STATISTICS

The preliminary figures for the 2015/16 Reporting year, as provided to Council by the NSW Department of Planning, for the determination of all development applications is an average of 38 days (gross). This is a reduction on the previous years (2014/15) average determination time of 45 days and a 50% reduction since 2008/9 when the average was 80 days.

Median DA processing times for last year was 22 days, which means 50% of people got their consent back in 22 days or less from lodgement. This compares to a median of 30 days last year and 44 days in 2008/9, again a reduction of more than 50%.

Over the last 6 years the planning directorate has undertaken a rigorous assessment and review of administrative practices and procedures and implemented a number of new processes and system reforms with the aim of achieving a 'best practice' model in relation to development and building control procedures. It is our intention to provide the best possible service to our customers and these figures clearly demonstrate the benefits of continuous change and improvements to our systems.

2015/16

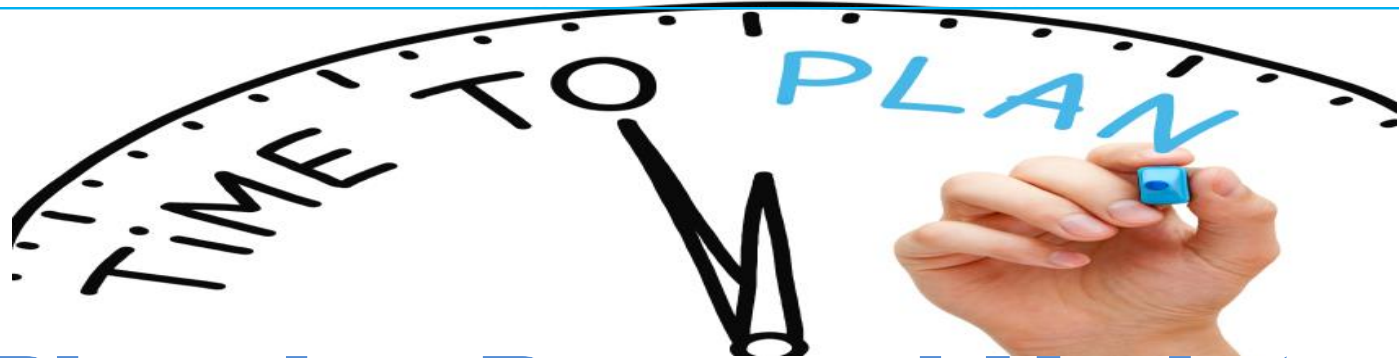
Calculated times (initial analysis)	DA	s96
Mean gross determination time:	38	24
Median gross determination time:	22	17
Mean stop the clock time:	40	32
Mean referral time:	15	16

2014/15

Calculated times (initial analysis)	DA	s96
Mean gross determination time:	45	33
Median gross determination time:	30	23
Mean stop the clock time:	47	16
Mean referral time:	15	12

2008/09

Calculated times (initial analysis)	DA	s96
Mean gross determination time:	80	66
Median gross determination time:	44	
Mean stop the clock time:	60	
Mean referral time:	16	



Planning Proposal Updates

Cartwrights Hill

The Planning Proposal has been revised and will be sent to the Department of Planning and Environment for Gateway Determination.

B6 Enterprise Corridor at Gumly Gumly (North & South)

Work is resuming on progressing these planning proposals. A cumulative flood impact study has been drafted for review.

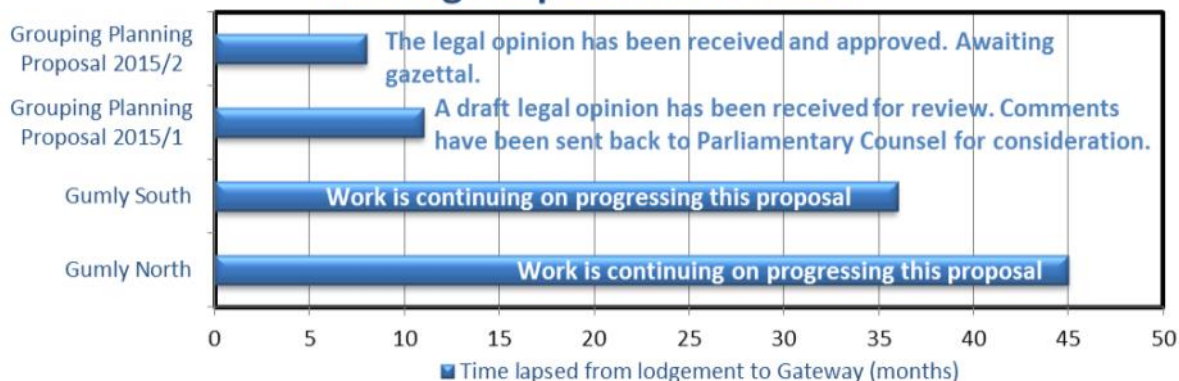
Planning Proposal 2015 – Round 1 - Miscellaneous Items

The draft legal instrument has been received for review. A number of drafting notes have been reviewed and comments have been provided to Parliamentary Counsel for consideration.

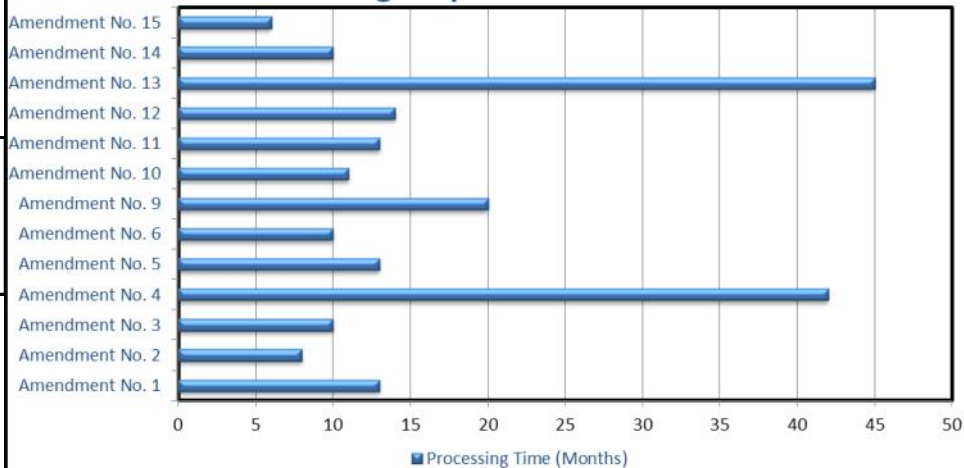
Planning Proposal 2015 – Round 2 – 9-17 Sturt Street, Wagga Wagga

The legal instrument has been received and approved. Awaiting Gazettal.

Planning Proposals to Process



Planning Proposals Finalised



To track LEP amendments for Wagga Wagga on the Department of Planning & Environment's website follow this link:
<http://bit.ly/1LamclN>

Further information

For updates on these planning proposals, refer to the Department of Planning and Environment's LEP Tracking website, available at:

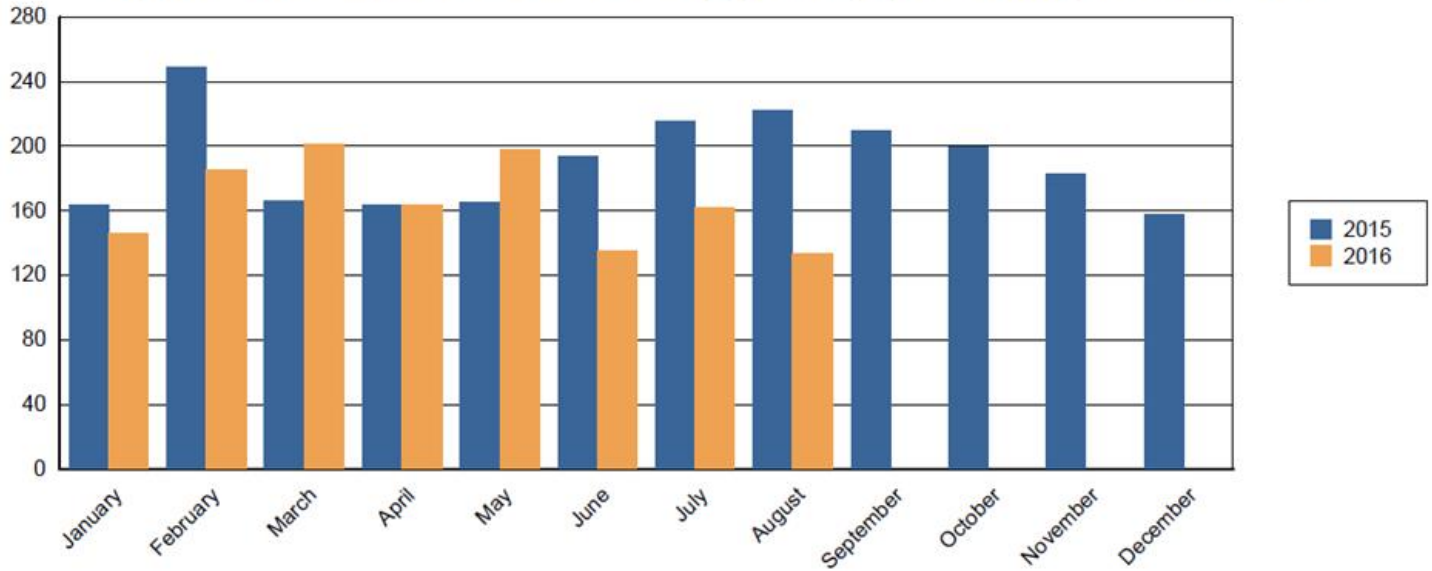
<http://leptracking.planning.nsw.gov.au/Default.aspx>

S149 PLANNING CERTIFICATES



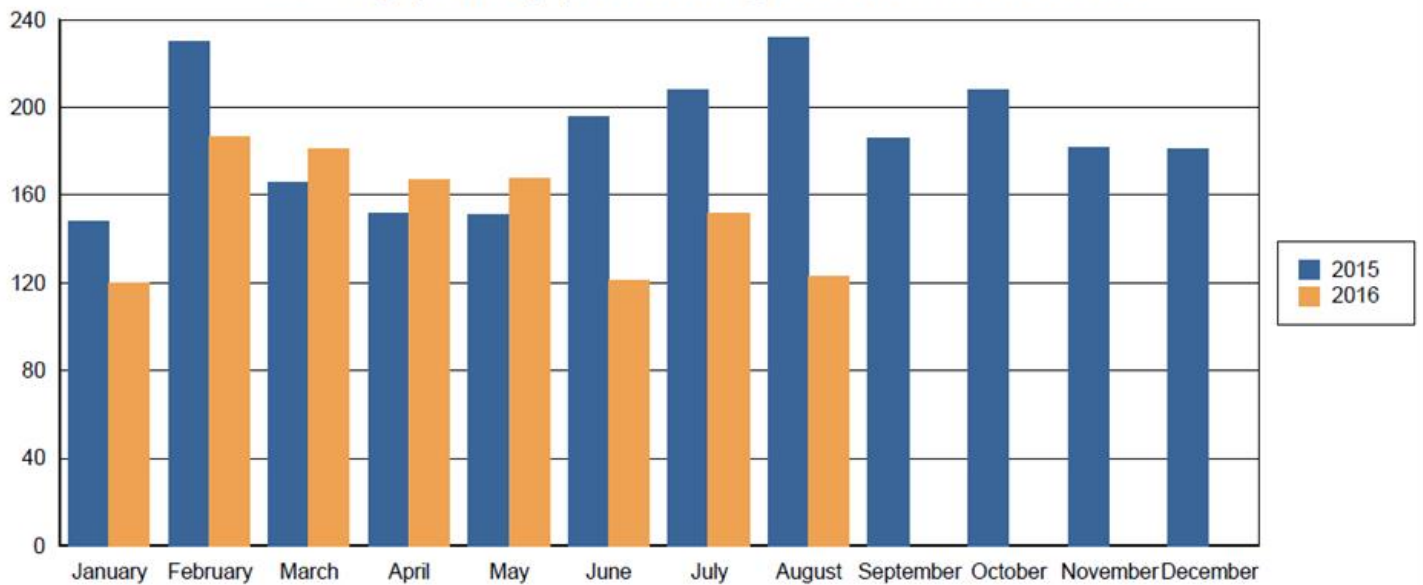
149 Certificates Received
1/01/2015 to 22/08/2016

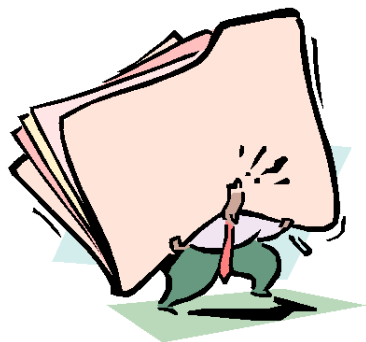
Applications Received - S149 (2) and (5) Planning Certificates



149 Certificates Issued
1/01/2015 to 22/08/2016

S149 (2) and (5) Planning Certificates Issued



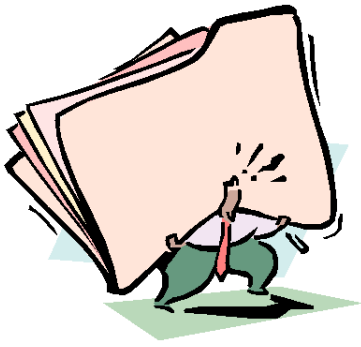


Update on Planning Directorate Forms and Documents

To ensure that industry is using the correct versions of Council's application forms and documents when preparing applications to Council, it is strongly recommended that the necessary documentation is downloaded as required from Council's Website (<http://www.wagga.nsw.gov.au/city-of-wagga-wagga/planning-dev/application-forms,-attachments,-guides-and-checklists>) to ensure older outdated versions are not used.

To ensure industry is kept up to date on the latest versions of Council's development guides and checklists, the correct versions as at 27 July 2016 are identified in the following table and can be viewed and downloaded at the link identified above.

Application Forms	Version	Date
Development Application Form	1.3	March 2016
Section 94A Levy Contribution Form	1.5	April 2016
Disclosure of Political Donations and Gifts Form	1.3	April 2013
Modify a Consent or Certificate Form	1.3	April 2016
Review of Determination Form	1.3	April 2016
Notice of Withdrawal of Application Form	1.1	May 2016
Subdivision Certificate Application Form	1.2	April 2016
CC & CDC Application Form	1	January 2013
CC Statistical Return for ABS	1	February 2013
Notice of Commencement of Building or Subdivision Works and Appointment of PCA Form	1.4	October 2014
Application for Occupation Certificate Form	1.3	October 2014
Building Certificate Application Form	1.1	April 2016
Section 68 Activity Approval Application Form	1.6	April 2016
Fire Safety Certificate Form	1	March 2013
Annual Fire Safety Statement Form	1.1	March 2013
BAL Certificate Application Form	1	March 2013
Minor Works Application Form	1	March 2013
Swimming Pool Compliance Application Form	1.4	July 2016
Internal Waterproofing Compliance Form	1	October 2014
Bushfire Compliance Form	1	October 2014
Final Occupation Certificate Form	1.5	March 2015
Attachments		
Attachment A—Section 68 Activity Approval	1.9	March 2016
Attachment B—Integrated Development	1.4	May 2014



Update on Planning Directorate Forms and Documents

Guides	Version	Date
Development Application Preparation and Lodgement Guide	1.12	March 2016
Construction Certificate Preparation and Lodgement Guide	1.8	July 2016
Complying Development Certificate Preparation and Lodgement Guide	1.3	July 2016
Subdivision Certificate Preparation and Lodgement Guide	1.6	March 2016
Section 68 Preparation and Lodgement Guide	1.5	March 2016
Development Application Checklists		
Commercial Industrial Checklist	1.10	July 2016
Demolition Checklist	1.8	March 2016
Entertainment Venue & Events Checklist	1.10	July 2016
Heritage & Conservation Area Checklist	1.9	July 2016
Residential Buildings Checklist	1.9	July 2016
Section 96 Modification Checklist	1.2	March 2016
Subdivision Checklist	1.10	July 2016
Advertising & Signage Checklist	1.9	July 2016
Land Use or Change of Land Use Checklist	1.10	July 2016
Minor Residential Development Checklist	1.5	July 2016
Construction Certificate Checklists		
Construction Certificate Checklist	1.9	July 2016
Complying Development Checklist	1.11	July 2016
Subdivision Certificate Checklists		
Community & Strata Title Checklist	1.7	March 2016
Torrens Title Checklist	1.6	March 2016

