

ATTACHMENT 11 – STATEMENT OF HERITAGE IMPACT

Planning Proposal – SP20018 – Croft Developments (November 2021)

STATEMENT OF HERITAGE IMPACT

FOR THE PROPOSED SUBDIVISION & REZONING AT
THE FORMER CSU STH CAMPUS, WAGGA WAGGA



CLIENT:

CROFT DEVELOPMENTS

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October 2021



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RECORD OF AMENDMENTS

DATE	ISSUE	REVISION No	AUTHORISED
11.10.2021	Draft for review/comments	A	NT
14.10.2021	Issued for Approval	B	NT

1. STATEMENT OF HERITAGE IMPACT FOR:

The proposed subdivision and rezoning of the former Charles Sturt University (CSU) South Wagga Campus site at College Ave, Wagga Wagga NSW 2650.

2: INTRODUCTION AND BACKGROUND

01: Proposed subdivision and rezoning at former CSU South Wagga Campus;

The proposal is for the subdivision and rezoning of the former CSU South Campus for future residential development and consolidation of Educational Establishment land.

02: Date:

Site Inspection: 17 September 2021

Report: 14 October 2021

03: Reference:

The subject site at College Ave, Turvey Park, known as the former "Charles Sturt University South Campus" is a heritage listed item (I245) in the Wagga Wagga Local Environmental Plan 2010 - Schedule 5 Environmental Heritage.

04: Address and Property Description:

Primary Address: College Ave, Wagga Wagga

Statutory Address: Lot 2 DP1183166

Parish: South Wagga Wagga

County: Wynyard

Local Government Area: Wagga Wagga

05: Prepared by:

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06: Statement Prepared for:

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Fig 1: NSW Heritage Overlay Map highlighting the CSU Campus site

07: Background to this Statement:

[A] Introduction

Noel Thomson Architecture's previous involvement with this site occurred in 2014 for Charles Sturt University where Statement of Heritage Impact was prepared for the demolition of redundant early timber buildings on the site. Subsequently NTA has then engaged in 2019 by Croft Developments to prepare a Statement of Heritage Impact for the new Aged Care Facility at the north end of site.

This Statement of Heritage Impact (SOHI) has been prepared for Croft Developments following an invitation to undertake SOHI for the proposed subdivision and rezoning of the former CSU South Wagga Campus site.

The former CSU South Campus site is a heritage item "I245" described as "Charles Sturt University South Campus, College Avenue". The heritage item status is reasonably assumed to apply to the history of the site, the Dame Mary Gilmore gates and the former library building as per Noel Thomson Architecture Heritage Advice Report dated Dec 2016.

This statement is based on the format described in the Heritage NSW proforma and should be read in conjunction with the "Statement of Heritage Impact" sheet.

[B] Historical Background

This site was previously owned by the Murrumbidgee Pastoral and Agricultural Association. In 1942 the No. 1 RAAF Hospital [originally established at Laverton in September 1940] was relocated to the Forest Hill RAAF Base. By October that year it was decided to build a new hospital of 150 beds at Turvey Park and the unit was transferred from Forest Hill to the new hospital in January 1944. The building complex included one 32-bed ward hut, one 38 bed ward hut and four prefabricated portable ward huts each accommodating 20 beds. A number of new teachers' colleges were established in the post-war period to augment those already in existence at Sydney and Armidale. Teachers' colleges opened at Balmain, Wagga Wagga, Newcastle and Bathurst. The Wagga Wagga college opened in 1947 utilising the buildings of the former No. 1 RAAF Hospital at Turvey Park. More permanent brick structures, mostly residential blocks, were added from the late 1950s and the Blakemore Memorial Library was completed in 1961. The Dame Mary Gilmore Memorial Gates at the teacher's college were officially opened October 1956. In 1971 the teachers' college became the Riverina College of Advanced Education [RCAE], later moving to a new site adjacent to the Wagga Agricultural College site. When the Charles Sturt University was established in 1989, this site became an adjunct to the main campus.

In 1990 C.D. Blake was appointed as foundation vice chancellor with David Asimus appointed as chancellor. By 1994 there were 17,000 students who had risen to 26,000 students in 1998. Charles Sturt University has continued to operate both the South Campus and main Campus site at Estella and is currently looking at the strategic planning for the South Campus site. The last building to be constructed on the site was the Veterinary Teaching Hospital, which was completed in 2010.

Croft Developments acquired the former Charles Sturt University (CSU) South Campus site in 2018 for the purposes of establishing a seniors housing development on the land. A site compatibility certificate was issued at that time to ensure that consideration and approval of the proposed development could occur in a timely manner, prior to finalisation the rezoning of the land. Subsequently, development approval was given for an aged care facility (DA19/0001) over part of the land with construction imminent. The balance of the land is proposed to be partly development for residential housing with the remaining land to continue in operation by Saint Mary McKillop Colleges (SMMC) for education purposes.

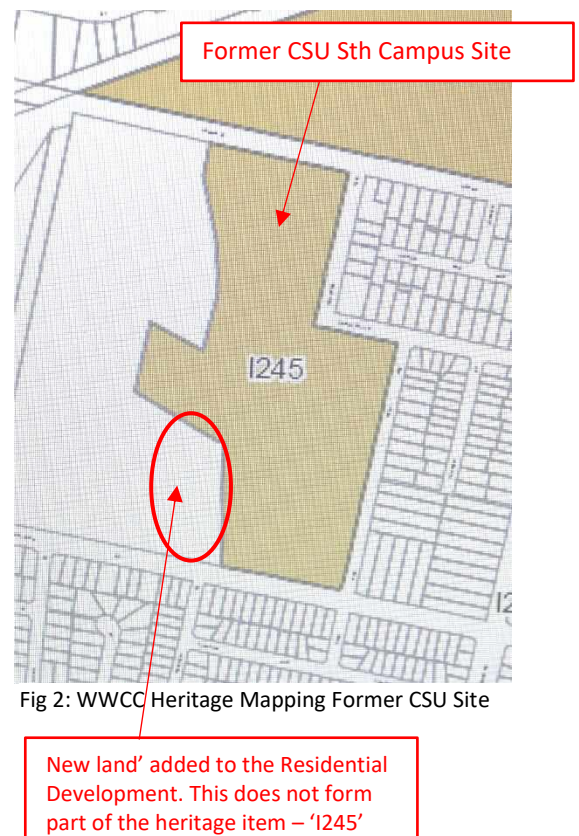


Fig 2: WWCC Heritage Mapping Former CSU Site

The site is currently occupied by SMMC, CSU Archives, Riverina Conservatorium of Music and other remnant vacant buildings formerly used for student accommodation by CSU. Several buildings have been demolished as a result of subsequent development approvals across the site.

[C] History and Description of Buildings

The grounds of the former CSU Wagga Wagga South campus extend from Urana Street to the north down to Fernleigh Road to the south. The campus originally comprised of a mixture of buildings from the Wagga Wagga Teachers College / Riverina College of Advanced Education / Riverina Murray Institute of Higher Education / Charles Sturt University periods.

As noted in the above history and NTA Demolition SOHI (2014) there are a number of buildings constructed at various stages during the development of the site and its associated use for the Teacher's College. The c1960 buildings are generally single storey brick buildings for accommodation and lecture rooms, the building completed prior to handover to the RCAE was the two storey brick Library building (now Blakemore building) in c1970 and the final building constructed on the site was the 'modern' steel clad Veterinary Teaching Hospital building in 2010.

Some of the buildings are described below;

Wagga Wagga Teachers College / Charles Sturt University (1947-2015):

Some of the buildings that formed the basis of the Wagga Wagga Teachers College, then Riverina College of Advanced Education, then Riverina Murray Institute of Higher Education and later the Charles Sturt University South Campus have become vacant – with the buildings remaining as listed below;

Blakemore Building (514-1969/1970) is a single and two storey brick building which is centrally located on the site and is occupied by CSU Archives, Riverina Conservatorium of Music and staff facilities. The building is of an 'international modern' style with interesting brick facades and roof forms and central two storey library building that has aesthetic significance. This building has heritage significance to the WTC and CSU students and staff and has associative significance with the founder/first principal of the teachers college George Blakemore, as it was named in his honour.

Foundation Studies Building (1970) is a single storey rectangular brick building that was constructed around the time of the Blakemore Building which has which has a modified upper wall and roof structure, aluminium windows and a metal deck roof.

Saint Mary Mackillop Colleges (519 - c1961 south & c1964 north)

Saint Mary Mackillop Colleges have leased the former 'Lecture Rooms' (constructed in stages from c1961 south wing to 1964 for the north wing) for their school and have imported new transportable buildings to the site. The former 'Lecture Rooms' are single storey block buildings / classrooms surrounding a central courtyard with perimeter verandahs and has no aesthetic significance. These buildings do have heritage significance to the WTC students who learned how to 'teach' in these spaces.

Memorial Gates (1956) is a pair of wrought iron gates and brick piers that were erected at the entry to the north of the site (College Street) and dedicated to Dame Mary Gilmore. The Dame Mary Gilmore Gates was a sessional gift from the Wagga Teachers College class of 1955-56. The original WTC signs and plaque which were on the gates are currently housed in the CSU Archives.

Hely Ave Gates (c1959) are a pair of wrought iron gates and brick piers that were erected at the entry to the east of the site (Hely Ave) and form an aesthetic entry to the site which should be retained. The gates may have some heritage significance to former WTC/CSU students, but there is limited history on the establishment of these gates.

Note: Additional information for the Blakemore and other buildings and site features are covered in NTA Heritage Advice Report dated Dec 2016.

Physical Condition: Overall the condition of the former CSU campus buildings are in good condition, especially the main brick Blackmore Building 1969/1970.

3. PROPOSAL FOR SUBDIVISION OF FORMER CSU SITE

The former CSU South Campus land (including oval to Fernleigh Road) is currently zoned SP2 Infrastructure (Educational Establishment) under Wagga Wagga Local Environmental Plan 2010. The proposal is the land use to remain for educational purposes for the Saint Mary Mackillop Colleges site.

Noel Thomson Architecture assisted with the development of the existing 'school buildings' on the site in becoming the new educational establishment for Saint Mary Mackillop Colleges and Development Approval (DA 14/0151) was approved in August 2014.

With the sale of the former CSU Site in 2018, both Saint Mary Mackillop Colleges (SMMC) and Signature Care Land Holdings Pty Ltd acquired the parcels of the former CSU site – see subdivision plan below.



Fig 3: SMMC proposed subdivision Nov 2017

NTA undertook further masterplanning for SMMC in 2018 with the view of expanding their school site and potential for acquiring land from Alatalo Bros to the south-west which was the former CSU oval and the Blakemore and Foundations Studies building to the east to utilise these former school buildings for ongoing educational uses. In the negotiations between both parties the proposal is to further subdivide the land into more functional allotments associated with their historical uses and proposed residential development use – see subdivision plan below.

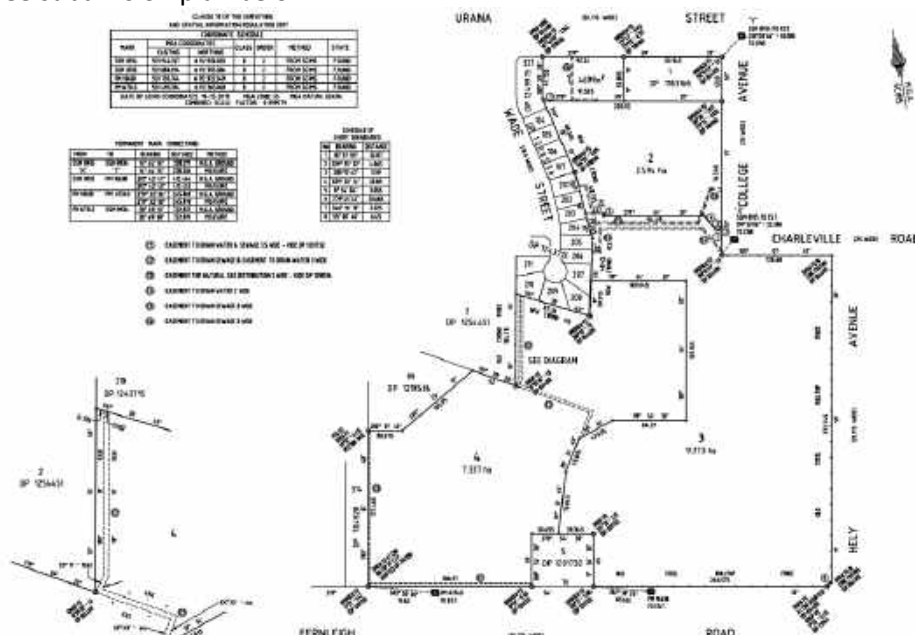


Fig 4: Croft - SMMC Subdivision 2021

Noel Thomson Architecture notes that the above subdivision plan is seeking approval (DA 21/D108) that will define the properties boundaries to each proposed use.

4. HERITAGE SIGNIFICANCE OF THE SITE

Noel Thomson Architecture prepared Statement of Heritage Impact (dated 30 May 2014), which assessed the CSU Wagga Wagga South Campus (former) site against the NSW Heritage Council heritage significance criteria and provided statements for *“historical, associative, aesthetic, social, scientific, rarity and representativeness”*.

With reference to the Heritage and Conservation Register – Charles Sturt University (2010) the Statement of Significance for Wagga Wagga South Campus (former) notes that... *“The site of the CSU Wagga Wagga South Campus is of local heritage significance. The campus is of historical significance for its role as a RAAF Hospital during World War II, and later when it served as the former Wagga Wagga South Teacher's College. The site holds associations with both the contribution of the region to the WWII war effort and to education. The buildings of the former Wagga Wagga South Teacher's College and the former RAAF Hospital buildings are representative of the adaptive reuse of buildings that took place during the mid twentieth century. The buildings have aesthetic value for their design and siting in the campus landscape.*

The site of the CSU Wagga Wagga South Campus holds social significance for former students, staff and teachers, and in addition the RAAF Hospital buildings are socially significant for the Wagga Wagga community. The site has rarity value for being the first complete 'residential co-educational tertiary institution on a single campus in Australia.”

5. LEP REQUIREMENTS / CONSIDERATIONS

01: Wagga Wagga LEP 2010 – Heritage Conservation

The Wagga Wagga Local Environmental Plan - 2010, reference to Clause 5.10 Heritage Conservation, the following sub-clauses apply;

(1) Objectives

The objectives of this clause are as follows:

*“(a) to conserve the environmental heritage of Wagga Wagga,
(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,”*

(2) Requirement for consent

“Development consent is required for any of the following—

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.”

Response: In accordance with the WWCC LEP objectives this Statement of Heritage Impact is being prepared to consider the effect the proposed subdivision and rezoning and the impact this will have on items/buildings on the site and the significance of the heritage item.

02: Wagga Wagga LEP 2010 – Residential Zone

Noel Thomson also notes the Land use Table as part of the LEP - Zone R1 General Residential for the surrounding areas and the proposed future residential development for the site will apply – see extract below;

Zone R1 General Residential

“1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.”*

“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.”

Response: In accordance with the WWCC LEP objectives this Statement of Heritage Impact is being prepared to consider the effect the proposed subdivision and rezoning and the impact this will have on items/buildings on the site and the significance of the heritage item, while taking into consideration the current and growing needs of the community.

6. PROPOSED WORKS – SUBDIVISION AND REZONING

01: Proposal for Subdivision and Rezoning

With reference to the Planning Proposal Wagga Wagga LEP 2010 Amendment - Rezoning prepared by Salvestro Planning, the proposal for subdivision and rezoning states; *“This Planning Proposal relates to proposed Lots 1 – 3 in the subdivision of Lot 2 DP1183166 and Lot 1 DP1254451. The subject land comprises approximately 12.34 hectares involving those parcels (proposed Lots 1 – 3) bounded by Urana Street, College Avenue, Charleville Road, Hely Avenue and Fernleigh Road, as identified in the figure below. The land is currently zoned SP2 Infrastructure (Educational Establishment) under Wagga Wagga Local Environmental Plan 2010. This zoning is applicable, and proposed to remain in effect over, the SMMC land (proposed Lot 4). For the balance of the land (proposed Lots 1 – 3) it is proposed to rezone the land to R1 General Residential to confirm future development for both seniors housing and other residential housing, as well as other compatible land uses.”* – see Figure 5 below.

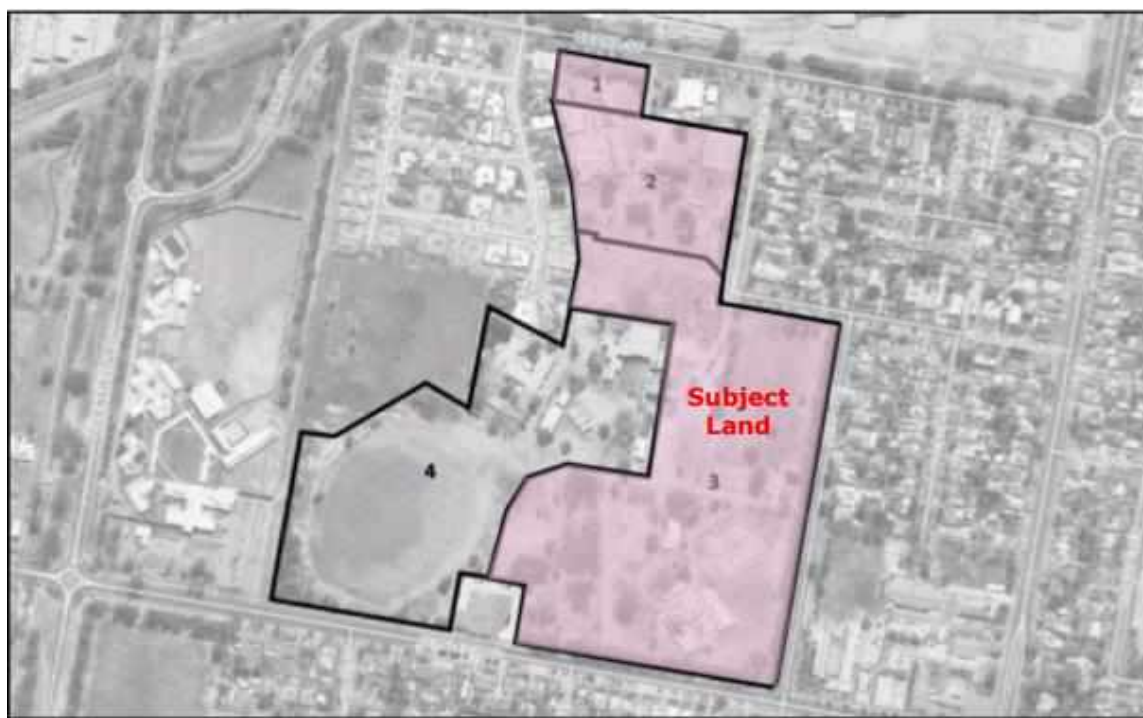


Fig 5: From Salvestro Planning – Planning Proposal – Subject Land

The overall objective of the proposal is to rezone the subject lands into SP2 Infrastructure (Education Establishment) and R1 General Residential with intended outcomes as follows;

- Rezoning an additional 12.34ha of land for residential development.
- Confirming residential zoning over an approved Aged Care Facility, endorsed under DA19/0001. This facility is to be located on 2.594ha of the subject land and will provide 144 beds for residential aged care.
- Permit residential development of 9.743ha of serviced urban land that will create approximately 102 dwelling allotments of varying size, associated access roads and open space/recreation areas.

- Saint Mary Mackillop College (SMMC) will continue to operate in refurbished buildings contained within a new freehold allotment (proposed Lot 21) with direct access to Fernleigh Road.
- CSU Archives and Conservatorium will come under ownership of SMMC as determined by a special lease arrangement incorporated into the terms of purchase by Signature Care from CSU.

02: PROPOSAL FOR FUTURE RESIDENTIAL DEVELOPMENT

On approval of subdivision, Croft Developments intends to provide residential allotments / housing on eastern side of the former CSU South Campus Site. With reference to the 'Parklands Estate' proposed subdivision plan for this site (see Figure 7 below) there is to be a central boulevard and green space that will be a continuation of College Ave, surrounded by 114 allotments for residential housing.



SUBDIVISION AND REZONING AT FORMER CSU STH CAMPUS, WAGGA WAGGA SOHI

7. ASSESSMENT OF IMPACT ON HERITAGE SIGNIFICANCE OF HERITAGE ITEM / CONSERVATION AREA

01: In the case of Subdivision – applicable

[A] How is the proposed curtilage allowed around the heritage item appropriate?

The development and future development proposed for the rezoned and subdivided land at the former CSU South Campus site is to provide appropriate curtilage to the Aged Care Facility under construction to the north and future residential buildings to east and south from the former 'Blakemore' and school buildings.

[B] Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?

The future development from the rezoning and subdivision aims to develop the site in accordance with their residential zoning requirements (R1 - General residential) and with the eastern allotments having some impacts affecting the views of the adjoining heritage items. This has been minimised by retaining views to and from the Blakemore Building and by proving interpretation of the site uses over the 80 year period prior to its sale in 2018.

[C] Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?

With reference to the "Signature Care - Interpretation Strategy - History of Site for DA19-0001 - Rev 3", the aim is to minimise the impact of the new development by separating any new development at the northern and eastern part of the site from the heritage significant Blakemore building on the former CSU South Campus site. The view to the Blakemore building will be maintained from proposed Lots 2, 3 & 4.

02: The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The proposal for subdivision and rezoning of the former CSU South Campus site with the Blakemore Building being acquired by SMMC and the retention and re-establishment of the Dame Mary Gilmore Gates from the College Ave entry respects the heritage significance of the site.

Works as part of the subdivision and with reference to the "Signature Care - Interpretation Strategy - History of Site for DA19-0001 - Rev 3", interpretation is to be provided to this heritage site with interpretive panels / plaques as per the following recommendations which will enhance the heritage significance throughout the site;

RECOMMENDATION 1: Blakemore Building interpretation

The Blakemore Building is identified as a key component of the site

RECOMMENDATION 2: Mary Gilmore Gates interpretation

The Dame Mary Gilmore Gates are to be re-established on the site

RECOMMENDATION 3: Sundial interpretation

The historic sundial is to be re-established on the site

RECOMMENDATION 4: RAAF Hospital period interpretation

An historic Map of the RAAF Hospital and interpretation is to be established on the site

RECOMMENDATION 5: Wagga Wagga Teachers College period interpretation

An historic Map of the Wagga Wagga Teachers College and interpretation is to be established on the site

RECOMMENDATION 6: Riverina College of Advanced Education period interpretation

An historic Map of the Riverina College of Advanced Education and interpretation is to be established on the site

RECOMMENDATION 7: Charles Sturt University south campus period interpretation

A Map of the Charles Sturt University south campus site and interpretation is to be established on the site.

03: The following aspects of the proposal could detrimentally impact on heritage significance.

The proposal for the subdivision and rezoning for part of the site from SP2 Educational Establishment to R1 General Residential zoning, where the current open space will be reduced for a future residential allotment could detrimentally impact the heritage significance of the former CSU South Campus site.

8. CONCLUSION

This Statement of Heritage Impact for the proposed subdivision and rezoning at the former CSU South Campus site College Ave, Wagga Wagga highlights the effect the subdivision has on the Blakemore Building, the heritage listing and Part 1 Heritage Items as per Schedule 5 Environmental Heritage of Wagga Wagga LEP 2010.

After deliberation and review of historical information (from previous reports) site photographs and the subdivision plan and reference to Planning Proposal report by Salvestro Planning, this SOHI addresses the issues of the impact of the subdivision and rezoning proposal. There will be some impact by the land boundary adjustment on the Blakemore Building, but with Saint Mary Mackillop Colleges acquisition and the remaining SP2 zoning for the school site, the historical connection is maintained.

Based on this Statement of Heritage Impact, recommendation is for approval from Wagga Wagga City Council for the subdivision and rezoning of the former "Charles Sturt University South Campus" LEP heritage listed (I245) site at College Ave, Hely Ave and Fernleigh Rd as there is minimal heritage impact.

Note: On approval of the rezoning and subdivision, Wagga Wagga City Council will need to upgrade the WWLEP Schedule 5 Heritage items; for the new Lot and DP requirements.

9. ATTACHMENTS

Appendix 1: Heritage Listing and Heritage Mapping

Appendix 2: Proposed Subdivision Plan - Feb 2020

Appendix 3: Proposed Future Residential Development Plan – T-1901-10-A

Appendix 4: Current Site Photographs - Sept 2021

10. REFERENCES

Heritage Listing for the Wagga Wagga CSU South Campus (former) -

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2560297>

Wagga Wagga Local Environmental Plan, 2010

Peter Freeman; Wagga Wagga Urban Heritage Study 2002 - CSU South Campus

Salvestro Planning; Planning Proposal Wagga Wagga LEP 2010 Amendment – Rezoning Report

Noel Thomson Architecture; Statement of Heritage Impacts (2014 & 2019)

and Heritage Advice Report (2016) for Wagga Wagga CSU South Campus site.

Noel Thomson Architecture; Building Report/DA Drawings (2014) and Masterplanning Report/Drawings (2018) for Saint Mary Mackillop Colleges

Noel Thomson Architecture; Signature Care - Interpretation Strategy - History of Site for DA19-0001 (2019)



NOEL THOMSON FRAIA
Architect & Heritage Consultant
Noel Thomson Architecture Pty Ltd

14 October 2021

APPENDIX 1: HERITAGE LISTING AND HERITAGE MAPPING

Item Details

Name

Charles Sturt University South Campus

Other/Former Names

Address

College Avenue TURVEY PARK NSW 2650

Local Govt Area

Wagga Wagga

Group Name

Item Classification

Item Type

Built

Item Group

Education

Item Category

University

Statement Of Significance

The Charles Sturt University South Campus precinct has been utilised for two distinct purposes in its sixty year history, those of army hospital and educational facility. The precinct retains many of its original Army buildings, and these have been supplemented by new buildings which date from the Teacher's College era. The precinct is significant for its association with Wagga's contribution to the war effort during World War II, and for its association with tertiary education in Wagga from the post-war years until the present.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

08/31/2012

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Local Environmental Plan	7/16/2010 12:00:00	Wagga Wagga Local Environmental Plan 2010	1245			
Heritage study						

Heritage Item ID

2560297

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	College Avenue	TURVEY PARK/NSW/2650	Wagga Wagga	Unknown			Unknown	Primary Address

Description

Designer

Builder/Maker

Construction Year Start & End

Circa

ND

Period

Unknown

Physical Description

The site comprises a mixture of World War II and more recent buildings. The World War II buildings have been adapted to accommodate the site's current uses. To the northern boundary of the site (on College Street) are a pair of wrought iron gates (dedicated to Dame Mary Gilmore) and nearby a gatehouse.

Updated

Physical Condition

Updated

Modifications And Dates

Further Comments

History

Historical Notes or Provenance

Updated

This site was previously owned by the Murrumbidgee Pastoral and Agricultural Association. In 1942 the No. 1 RAAF Hospital (originally established at Laverton in September 1940) was relocated to the Forest Hill RAAF Base. By October that year it was decided to build a new hospital of 150 beds at Turvey Park and the unit was transferred from Forest Hill to the new hospital in January 1944. The building complex included one 32-bed ward hut, one 38 bed ward hut and four prefabricated portable ward huts each accommodating 20 beds. A number of new teachers' colleges were established in the post-war period to augment those already in existence at Sydney and Armidale. Teachers' colleges opened at Balmain, Wagga Wagga, Newcastle and Bathurst. The Wagga Wagga college opened in 1947 utilising the buildings of the former No. 1 RAAF Hospital at Turvey Park. More permanent brick structures, mostly residential blocks, were added from the late 1950s and the Blakemore Memorial Library was completed in 1961. The Dame Mary Gilmore Memorial Gates at the teachers college were officially opened October 1956. In 1971 the teachers' college became the Riverina College of Advanced Education (RCAE), later moving to a new site adjacent to the Wagga Agricultural College site. When the Charles Sturt University was established in 1989, this site became an adjunct to the main campus.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a)		
Historical Significance	Include	Exclude
Criteria b)		
Historical Association Significance	Include	Exclude
Criteria c)		
Aesthetic/Technical Significance	Include	Exclude
Criteria d)		
Social/Cultural Significance	Include	Exclude
Criteria e)		
Research Potential	Include	Exclude
Criteria f)		
Rarity	Include	Exclude
Criteria g)		
Representative	Include	Exclude
Integrity/Intactness		Updated

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
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Management

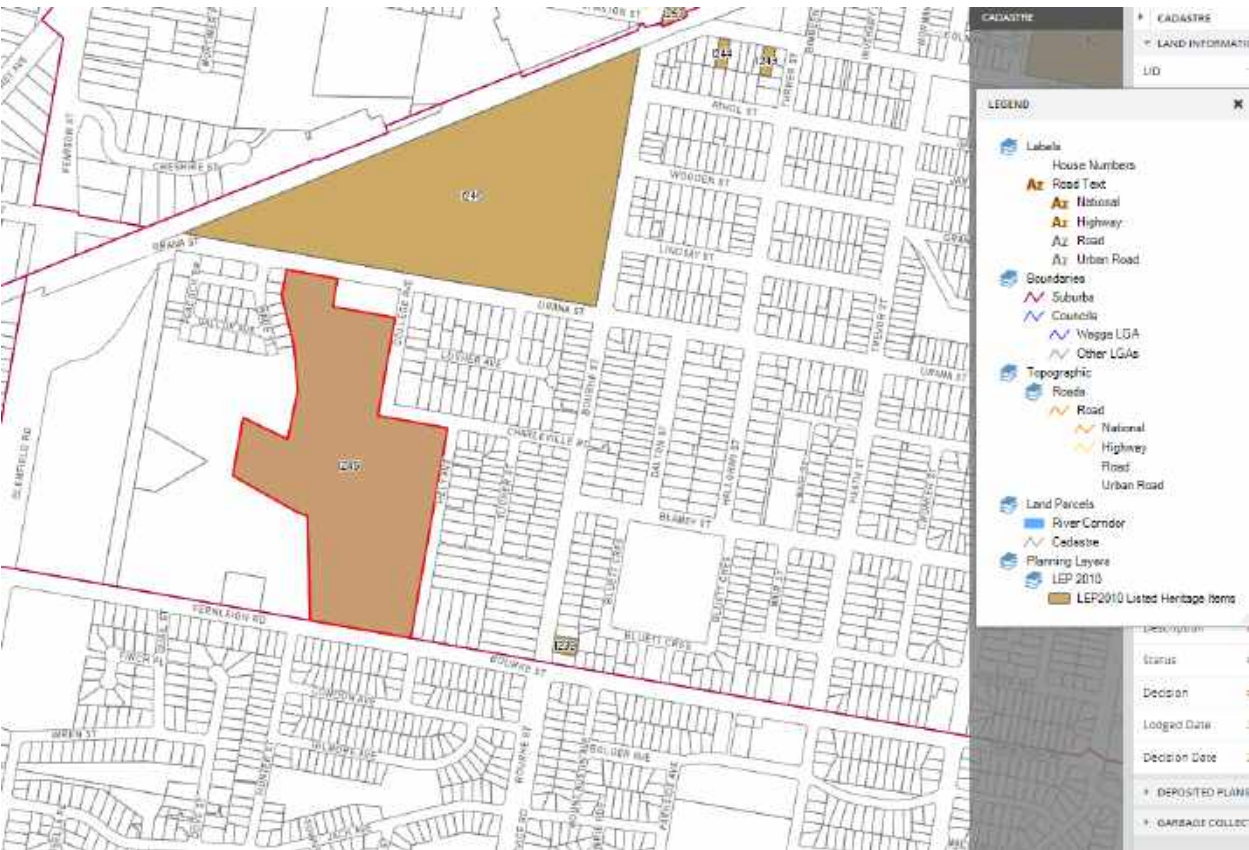
Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

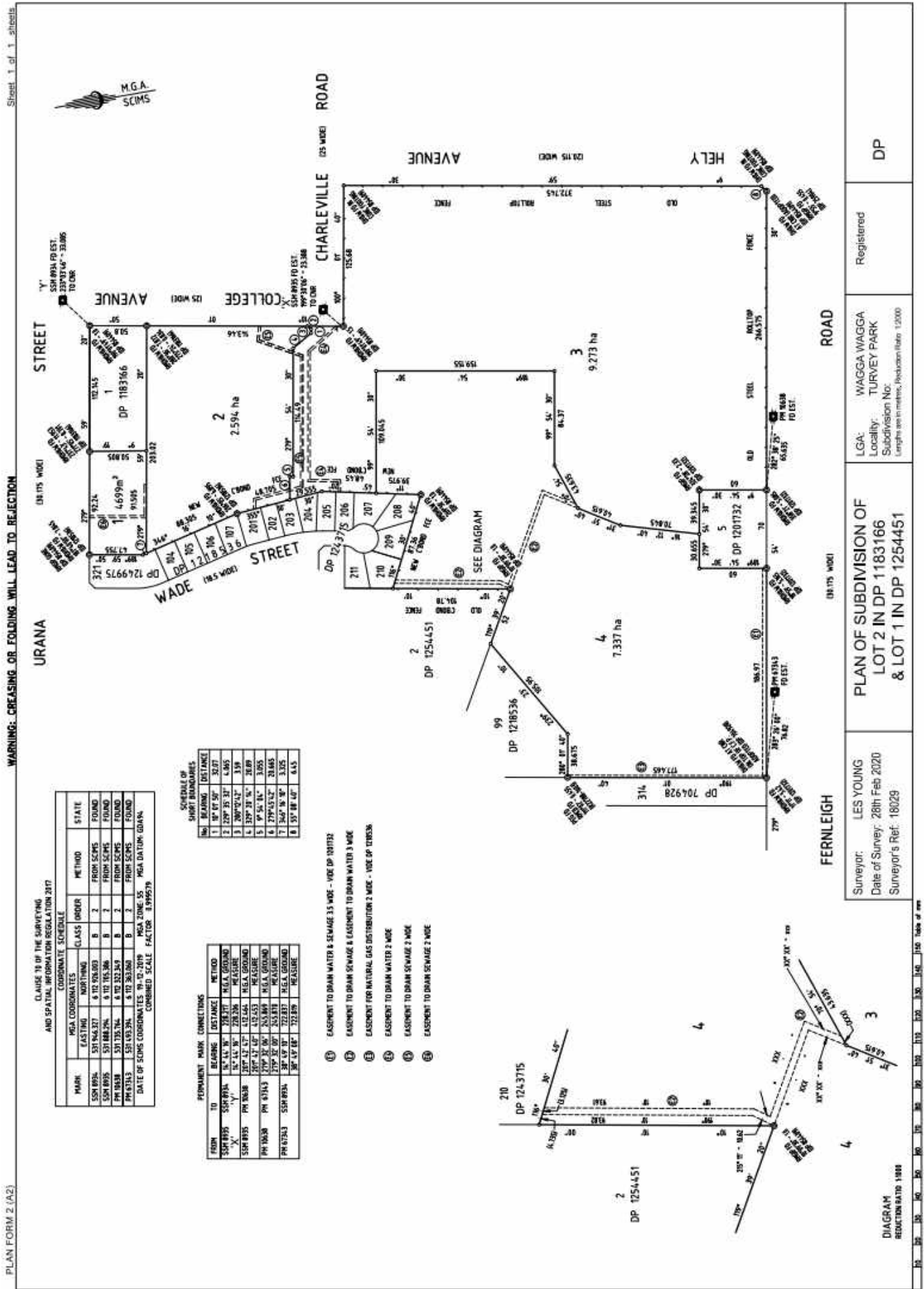
WWCC Heritage Mapping



WWCC Land Zoning Mapping



APPENDIX 2: PROPOSED SUBDIVISION PLAN – FEB 2020



APPENDIX 3: PROPOSED FUTURE RESIDENTIAL DEVELOPMENT PLAN – T-1901-10-A

APPENDIX 4: CURRENT SITE PHOTOGRAPHS - SEPT 2021



Photo 1: view to CSU Vet Clinic in Urana St



Photo 2: view to Lot 1 at Urana St



Photo 3: view of Lot 1 looking south-west



Photo 4: view of Lot 1 looking south-east



Photo 5: view of Lot 2 looking south-west



Photo 6: view of Lot 2 looking south-west



Photo 7: view of Lot 2 looking south-east



Photo 8: view of Lot 2 looking west from College Ave



Photo 9: view of Lot 1 looking south from College Ave



Photo 10: view of entry to former CSU site from College Ave



Photo 11: view of Lot 2 looking west from College Ave



Photo 12: view of Lot 2 looking north-west from College Ave



Photo 13: view of Lot 3 looking east from College Ave



Photo 14: view of Lot 3 looking south from College Ave



Photo 15: view of Lot 3 looking south from College Ave



Photo 16: view of Lot 3 looking south to Blakemore bldg



Photo 17: view of Dame Mary Gilmore gates – east side



Photo 18: view of Dame Mary Gilmore gates – west side



Photo 19: view of Lot 3 looking north from site



Photo 20: view of Lot 3 looking east from site



Photo 21: view of Lot 3 looking north from Hely Ave



Photo 22: view of Lot 3 looking south from Hely Ave



Photo 23: view of Lot 3 looking west from Hely Ave



Photo 24: view of Hely Ave gates and Lot 3



Photo 25: view of Lot 3 looking south from Hely Ave



Photo 26: view of Lot 3 looking west from Hely Ave



Photo 27: view of Lot 4 looking north to Blakemore bldg.



Photo 28: view of Lot 4 looking south to Studies bldg



Photo 29: view of Lot 4 to SMMC buildings



Photo 30: view of Lot 4 to SMMC buildings



Photo 31: : view of Lot 4 looking west



Photo 32: view of Lot 4 to SMMC oval



Photo 33: view of Lot 3 looking east from Lot 4 SMMC



Photo 34: view of Lot 3 looking south



Photo 35: view of Lot 3 looking east from central area



Photo 36: view of Lot 3 looking south from central area



Photo 37: view of Lot 3 looking south to existing bldg



Photo 38: view of Lot 3 looking west from central area



Photo 39: view of Lot 3 looking north from Fernleigh Rd



Photo 40: view of Lot 3 looking east from Fernleigh Rd



Photo 41: view of Lot 3 looking west from Fernleigh Rd



Photo 42: view of Lot 3 looking north from Fernleigh Rd



Photo 43: view of Lot 3 looking north-east from Fernleigh Rd