City of
Wagga Wagga

Wagga Wagga Development Control Plan

2027



Acknowledgement of Country

Wagga Wagga City Council yali gulbali-yanhi ngurambang Wiradyuri.

Walumaldhaany-galang bala mayiny Wiradyuri.

Yindyamali-yanhi mudyiganggalang-bu balumbambal-bu balugirbam-bu.

Yindyamali-yanhi bagaraygan ngurambang-guwal-i yandu murunwigi Wagga Wagga-dha.

Ngiyanhi gulbali-bu yindyamali-bu guwiinyguliyalagu buyaa-bu giilaang-galam-bu.

Ngiyanhi gulbali-bu yindyamali-bu guwiinyguliyalagu dhaagun-bu bila-galam-bu nganha Wiradyuri-giyalang bala burrambin-bu nurranurra-bu.

Gulbali-yanhi Wiradyuri mayiny bagaraygan-guwal-bu bala yarruwala-bu waluwin-bu walanbam-bu dhirrangal-bu.

Wagga Wagga City Council acknowledges the traditional custodians of the land, the Wiradjuri/Wiradyuri people, and pays respect to Elders past, present and future and extends our respect to all First Nations Peoples in Wagga Wagga.

We recognise and respect their cultural heritage, beliefs and continuing connection with the land and rivers.

We also recognise the resilience, strength and pride of the Wiradjuri/Wiradyuri and First Nations Communities.

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Document Control and Amendment History

Version Number	Commencement Date	Council Resolution	Council Meeting Date
Draft for Public Exhibition	N/A	26/331	21 September 2026

Glossary

Words and expressions defined in the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, applicable State Environmental Planning Policies or the *Wagga Wagga Local Environmental Plan 2010* (LEP 2010) have the same meaning in the DCP unless otherwise defined in this glossary.

Where a term is defined in both this glossary and legislation or an environmental planning instrument, the glossary definition applies for the purposes of interpreting and applying the DCP.

Access handle

The generally narrow part of a lot or development site that connects its main body to the public road and is used for pedestrian and/or vehicle access. It excludes the main developable part of the site.

Angle of repose

The angle between the sloped side of a pile and the flat surface beneath it. It is the steepest angle at which soil (or other material) will remain stable without additional support.

Articulation

In the context of building design, articulation means and includes elevational interest, stepped walls, varied finishes, and the like.

Articulation Zone

The articulation zone is that part of the front setback within which certain building elements can project to enhance the streetscape without triggering objections. Elements such as verandas, porches and awnings may be permitted within this zone provided they do not exceed specified dimensions or size limits.

Average Recurrence Interval (ARI)

The long-term average number for years between the occurrence of a flood as big as or larger than the selected event. For example, floods with a discharge as great or greater than the 20-year ARI flood event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.

Batter

The formed sloping face of an area of excavation or fill.

Battleaxe

A battleaxe block pertains to a block of land behind another that has access to the street via a long driveway. Battleaxe blocks do not have street frontage and generally arise through subdivision of a larger block of land into two or more lots.

Clear (or clearing) vegetation

Has the same meaning as Part 2.1 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and includes:

- cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or
- lop or otherwise remove a substantial part of the vegetation.

Council

The Wagga Wagga City Council (the Council) or any officer or delegated authority authorised to act on behalf of the Council.

Collector roads or streets

Roads or streets that typically link neighbourhood, and link local streets to major roads. Generally acting as the neighbourhood 'arrival' streets, their character has an important influence on sense of place. They carry approximately 3000 – 6000 vehicles a day and should be designed for a vehicle speed of up to 60 km/h (Street Design Guidelines for Landcom Projects, Landcom).

Community Title Subdivision

A form of property ownership that allows for individual lots to be privately owned while sharing responsibility for common areas and facilities within a community.

Conservation Area

A heritage conservation area recognised and valued for its special historical and aesthetic character.

Contributory buildings

Contributory buildings are defined as structures that add to the significance of a heritage precinct or conservation area when considered alongside its neighbours. It is important for its contribution to the wider conservation or heritage significance and is not necessarily individually significant on its own. Contributory buildings may be valued for their aesthetic, historic, scientific, social or spiritual significance.

Declared vegetation

The following vegetation, for the purposes of Part 2.3 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, subject to the exemptions outlined in Section 5.1.6.

- any living tree with a height equal to or exceeding 8 metres; or
- a tree that is required to be retained or planted as a condition of a complying development certificate, permit or development consent; or
- vegetation that comprises a threatened species, population or ecological community listed under the Biodiversity Conservation Act 2016; or
- vegetation that forms habitat for a threatened species, population or ecological community (including hollow-bearing trees or other key habitat features); or
- vegetation located within a wetland; or

- any tree listed in Table B1 (Heritage Trees) or Table B2 (Significant Trees) of Appendix B; or
- any specimen of a species listed in Table B3 (Species of Local Conservation Significance) of Appendix B, irrespective of size.

Deep soil zone

Areas of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

Dryland salinity

Dryland salinity is the process of natural salts rising through subsurface soil layers with rising groundwater to accumulate at or near the ground surface. Dryland salinity is a consequence of water escaping down past the root zone of plants, allowing excess water to enter the groundwater system. This leakage causes the water table to rise through the soil profile.

Easement Zone of Influence

The area around or below an easement within which excavation, fill, retaining walls or building loads may affect, or be affected by, the service or asset within the easement.

EV Ready

The installation of appropriate electrical infrastructure and circuitry to enable the future installation of electric vehicle charging equipment through pre-wiring. This does not require the installation of an electric vehicle charging point.

EV Distribution Board

A distribution board dedicated to electric vehicle charging that can supply not less than 50% of EV connections at full power at any one time during off-peak periods. This is intended to minimise the impacts of maximum demand. To achieve this, the EV Distribution Board must incorporate an EV Load Management System and an active connection of suitable capacity to the main switchboard. The EV Distribution Board must also provide adequate space for the future installation of compact meters within or adjacent to the board to enable a body corporate or strata manager to measure individual EV charging usage.

EV Load Management System

A system capable of:

a. reading real-time current and energy consumption from electric vehicle chargers under management;

b. determining, having regard to known installation parameters and real-time operating data, the appropriate charging behaviour of each electric vehicle charger to minimise building peak power demand while ensuring connected electric vehicles are fully recharged; and

c. accommodating additional electric vehicle chargers as they are installed over time.

Habitat Tree

Means a mature to over-mature trees that contains hollows or cavities.

Garage

Means a building or part of a building, whether attached to or detached from a dwelling, that is principally designed and constructed for the parking, housing or storage of motor vehicles associated with that dwelling and that is capable of providing enclosed or substantially enclosed vehicle accommodation.

Groundwater recharge

Ground water recharge is the process of excess water leaking past the root zone and into the groundwater system, resulting in rising water tables.

Height of cut or fill

The distance between, the highest point of the cut or fill, and natural ground level.

Indigenous species

In the context of plant species, indigenous means originating and living or occurring naturally in an area or environment. In biogeography, a species is defined as native to a given region or ecosystem if its presence in that region is the result of only natural processes and with no human intervention. An indigenous species is not necessarily endemic.

Landscaped area

Landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Landscaping

The design and arrangement of outdoor spaces, including gardens, parks and streets, to enhance the quality of life and aesthetic appeal of a place or community. It involves the use of plants, trees and other natural elements.

Lop or Lopping

The cutting of branches or stems between branch unions or internodes, resulting in stubs being left on the tree and the reduction of the tree's height, canopy or structure. Lopping is generally an unacceptable arboricultural practice because it can adversely affect tree health, structure, appearance and longevity. Tree pruning should be undertaken in accordance with AS 4373 – *Pruning of Amenity Trees*.

Native vegetation

Native vegetation – has the same meaning as in Part 5A of the Local Land Services Act 2013 and includes the following types of plants native to New South Wales:

- trees (including any sapling or shrub or any scrub)
- understorey plants
- groundcover (being any type of herbaceous vegetation)
- plants occurring in a wetland

Native vegetation profile

Native vegetation is vegetation that is indigenous to the local area and includes trees and shrubs. Native Vegetation means any of the following types of indigenous vegetation:

- Trees (including any sapling or shrub, or any scrub)
- Understorey plants
- Groundcovers (being any type of herbaceous vegetation)
- Plant occurring in a wetland

Vegetation is indigenous if it is of a species of vegetation, or it comprises species of vegetation, that existed in the area before European settlement.

Non-rural areas

Has the same meaning as Part 2.1 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. Generally, non-rural areas include land within urban, residential, commercial, industrial, recreation, environmental conservation and environmental living zones to which Chapter 2 of the Biodiversity and Conservation SEPP applies. Refer to Chapter 2 of the Biodiversity and Conservation SEPP where uncertainty exists.

Passive solar design

Using site orientation to maximise opportunities for natural heating and cooling. For example, north facing living areas and locating windows and doors to allow natural cross ventilation.

Permit (Vegetation Removal)

Means a permit issued by a council under Part 2.3 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

Property Vegetation Plan

A property vegetation plan that has been approved under Part 4 of the Native Vegetation Act, 2003.

Pruning

Pruning only refers to activities covered by AS4373; Pruning of amenity trees. Pruning does not include lopping.

Public Tree

Means a tree/shrub located on land managed by Council.

Retaining wall

A structure used to secure an area of excavation cut or fill.

Revegetation works

Works associated with the planting, direct seeding or natural regeneration of a site, including ground ripping, weed control, perimeter fencing, seedling planting and direct seeding.

Rural land capability class

Rural land capability class is the categorisation of the capability of lands for sustained agricultural production
(refer Section 5.3).

Shed

Means a detached building or structure, ordinarily ancillary to the principal residential use of the land, that is principally designed and constructed for the storage of goods, equipment, tools, materials, machinery or other items, or for activities and purposes ordinarily associated with and ancillary to the residential use of the dwelling, and which is not principally designed or constructed for the parking or housing of motor vehicles.

Shrub

Means a woody perennial plant that is generally smaller than a tree species at maturity and has many main stems or trunks.

Signage Definitions

Signage definitions will be as per the LEP 2010 unless defined in the table below:

Above awning sign Any signage located on top of the awning
Banner Sign A soft canvas or plastic material sign bearing names, numbers and/ or pictures and is visible from a public place. Banners are usually fixed to a solid frame or posts. This includes blade signs.
Construction Site Signage Temporary signage displayed on construction hoardings, scaffolding or associated site structures for the purpose of identifying, informing or promoting an approved development or the entities undertaking the development and construction. Construction site signage includes project-related information, artist impressions, construction company identification and future occupancy or development messaging, but excludes third-party advertising and unrelated commercial content.
Digital sign A type of illuminated sign incorporating an electronic display technology, including LED, LCD, plasma or similar technology.
Fascia Sign A sign that is painted onto or attached to the fascia or return of an awning.
Freestanding sign A pole, pylon or monument advertising sign that is mounted on the ground and is not attached to any building or other structure. Note that wayfinding signage is excluded from this definition.
Illuminated signage Any sign, including a digital sign, that is lit by internal or external lighting, including back-lighting, halo-lighting, LED or digital displays, or directed spotlights, where the light source enhances the visibility, legibility or prominence of the sign.
Projecting wall sign Signage that is perpendicular to the wall to which it is fixed.
Roof or Sky Sign A sign that is wholly or partly supported by a building and is located on, above or projects beyond the roofline or parapet of the building, including a sign attached to or projecting from the roof, parapet or other structure above the roofline.

Signage area The entire surface area of a sign face, including any margin, frame or embellishment which forms an integral part of the sign. In the case of an advertising structure with more than one sign face, the maximum surface area of the combined faces. The area of skeleton letter signs shall be the total area within which the letters and associated graphics are displayed and not the area of the individual letters added together.
Signage panel Any other advertising structure which is unilluminated, including a hoarding or bulletin board.
Safety Signage Hazard, warning, prohibition or guidance signage installed to support safe use of recreation facilities, consistent with *Signs as Remote Supervision* and relevant Australian Standards.
Signage Strategy A signage strategy is a comprehensive, coordinated master plan that dictates the location, type, size, design, and hierarchy of all visual and physical communication tools across a site, building, or public region.
Special Promotional Signage Signage displayed for a limited period to promote an activity, event, campaign or initiative of a civic, community, cultural, charitable, sporting or similar nature, and which is not primarily intended to advertise the goods, services or business activities of a particular commercial business.
Third party advertisement Any advertisement that relates to a business, products, goods or services not available at the premises where the advertisement is displayed.
Top hamper sign A sign attached to the transom of a doorway or display window of a building.
Under awning sign A sign suspended from an awning or verandah.
Wall Sign A sign attached to the wall of a building or painted directly onto the wall (other than the transom of a doorway of display window) and not projecting more than 300mm from the wall.
Wayfinding Signage Signs, icons, markers identifying fields, courts, holes, amenities, entries and circulation routes.
Window Sign A sign painted or displayed on the exterior or interior of a shop window or any glazed surface of the building or other structure.

Significant Tree

A tree listed in Tables B1, B2 or B3 of Appendix B – Register of Significant, Heritage and Locally Significant Vegetation. A Significant Tree is a tree recognised by Council as having environmental, ecological, landscape, cultural, community, historic or amenity significance that warrants additional protection under the DCP.

Strata Subdivision

Strata subdivision is the division of a property or building into individually owned units (strata lots) with shared ownership of common property, allowing separate titles for each unit.

Streetscape

Streetscape describes the relationship between the built form and landscape elements of a street. Streetscape refers to the buildings, gardens, fences and landscape elements that combine to create a particular pattern or character.

Streetscape reference building

Buildings that define or are prominent in the streetscape as a result of their scale, footprint, silhouette, siting, orientation, detailing or materials. A streetscape reference building should set the visual and built quality parameters for future development.

Torrens Title Subdivision

Torrens title subdivision is the division of land into individual lots with defined boundaries, each independently owned.

Tree

Long lived woody perennial plant greater than or potentially greater than 8 meters in height in height with one or relatively few stems or trunks (Australian Standard AS 4373-1996 “Pruning of amenity trees”).

Understorey

Understorey plants have a potential height at maturity of no greater than 8 metres. These species are identified in the native vegetation profiles and are the shrubby component of a vegetation community that occurs below the overstorey.

Urban Forest

Means is the collection of trees, shrubs, and other vegetation types, on both public and privately owned land within the Wagga Wagga LGA.

Vegetation

Means a tree or other vegetation, whether or not it is native vegetation.

Vicinity

With respect to development within the vicinity of a heritage item, vicinity means the area surrounding a heritage item within which development may have an impact on the item's heritage significance, setting, visual prominence, important views or landscape context.

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Part A
Introduction

Chapter 1
Introduction

1.1 Name of this DCP
1.2 Land to which this DCP applies
1.3 Commencement and Transitional Arrangements
1.4 Purpose of this DCP
1.5 Objectives of this DCP
1.6 Guiding Principles for Development
1.7 Relationship to Legislation and Planning Instruments
1.8 Structure and Application of this DCP
1.9 Variations to Controls
1.10 Development Application Requirements
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1.12 Definitions and Interpretation
1.13 Further Information

1.1 Name of this DCP

This Development Control Plan is called the Wagga Wagga Development Control Plan 2027 ("the DCP").

1.2 Land to which this DCP applies

The DCP applies to land within the Wagga Wagga Local Government Area to which the *Wagga Wagga Local Environmental Plan 2010* (LEP 2010) applies.

1.3 Commencement and Transitional Arrangements

1.3.1 Commencement

The Wagga Wagga Development Control Plan 2027 takes effect on 1 March 2027.

From that date, the DCP replaces the Wagga Wagga Development Control Plan 2010 and its amendments, except where otherwise provided by this plan.

1.3.2 Transitional Arrangements

The DCP does not apply to a development application lodged but not finally determined before 1 March 2027, unless the applicant elects in writing for the DCP to apply.

Development applications lodged on or after 1 March 2027 must be assessed having regard to the provisions of the DCP.

For applications to modify a development consent where the original development application was lodged before 1 March 2027, the DCP applies. When assessing any request to vary a provision of the DCP, the degree of compliance achieved under the corresponding provisions of the Wagga Wagga Development Control Plan 2010 may be taken into account.

1.3.3 Existing Consents

Nothing in the DCP affects the validity of a development consent granted before 1 March 2027.

1.3.4 References to the Wagga Wagga Development Control Plan 2010

A reference in any Council policy, strategy, guideline or adopted document to the *Wagga Wagga Development Control Plan 2010* is to be read, where appropriate, as a reference to the *Wagga Wagga Development Control Plan 2027*.

1.4 Purpose of this DCP

The purpose of the DCP is to provide guidance to applicants, the consent authority and other stakeholders on the assessment and design of development within the Wagga Wagga Local Government Area.

The DCP supports the implementation of the LEP 2010 by:

a) giving effect to the aims of the LEP 2010 and other applicable environmental planning instruments;
b) facilitating development that is permissible under those instruments;
c) achieving the objectives of applicable land use zones; and
d) promoting high-quality design and development outcomes across the local government area.

The DCP also supports the delivery of Council's strategic planning framework, including *Wagga 2040: Local Strategic Planning Statement*, the Community Strategic Plan and other adopted strategies and policies.

The provisions of the DCP are not statutory requirements but are intended to provide guidance in the preparation, assessment and determination of development applications and to promote consistent and high-quality development outcomes.

1.5 Objectives of this DCP

The objectives of the DCP are set out in Table 1.5-1.

Table 1.5-1: Objectives of the DCP

Ref.	Objective
O1.5-1	Support the achievement of the vision, planning priorities and actions of *Wagga 2040: Local Strategic Planning Statement*.
O1.5-2	Facilitate the sustainable growth of Wagga Wagga as the regional capital of the Riverina-Murray region and southern New South Wales.
O1.5-3	Protect and enhance the natural environment, landscape character, biodiversity and environmental assets of the local government area.
O1.5-4	Support a diverse range of housing opportunities that meet the needs of the community while maintaining neighbourhood amenity and local character.
O1.5-5	Encourage high-quality urban design, architecture and public domain outcomes that contribute positively to the identity, liveability and attractiveness of Wagga Wagga and its villages.
O1.5-6	Support economic development, employment, investment, innovation and the efficient use of urban land.
O1.5-7	Recognise, protect and celebrate places, landscapes and items of Aboriginal, cultural, historic and heritage significance.

Ref.	Objective
O1.5-8	Support accessible, inclusive, healthy and safe communities through the provision of well-designed development and public spaces.
O1.5-9	Promote development that is resilient to climate change, natural hazards and environmental risks.
O1.5-10	Support the orderly and coordinated provision of infrastructure, services and community facilities required to meet the needs of a growing population.

1.6 Guiding Principles for Development

The guiding principles in Table 1.6-1 apply to all development to which the DCP applies unless otherwise specified.

Table 1.6-1: Guiding Principles for Development

Ref.	Guiding Principle	Development Outcome
P1.6-1	Context and Place	Development should respond positively to the natural, cultural and built characteristics of the site and surrounding area and reinforce the identity and character of Wagga Wagga, its villages and neighbourhoods.
P1.6-2	Design Quality	Development should demonstrate a high standard of design appropriate to its location, scale and intended use, and contribute positively to its surroundings.
P1.6-3	Liveability and Inclusion	Development should create healthy, safe, inclusive and accessible places that support community wellbeing and quality of life.
P1.6-4	Environmental Stewardship	Development should protect and enhance biodiversity, waterways, landscapes, natural resources and environmental values.
P1.6-5	Heritage and Culture	Development should recognise, conserve and celebrate Aboriginal cultural values, heritage places and items of cultural significance.
P1.6-6	Sustainability and Resilience	Development should efficiently use land and resources, minimise environmental impacts and respond to climate change and natural hazards.
P1.6-7	Economic Prosperity	Development should support employment, investment, innovation and the continued growth of Wagga Wagga as the regional capital of the Riverina-Murray region.
P1.6-8	Infrastructure and Growth	Development should support the orderly and coordinated growth of the local government area and be compatible with existing and planned infrastructure and services.

Ref.	Guiding Principle	Development Outcome
P1.6-9	Public Domain and Connectivity	Development should contribute positively to streets, public spaces and movement networks, and promote walkability, accessibility and connectivity.

Note:

The guiding principles are intended to inform the preparation, assessment and determination of development applications. Development proposals should demonstrate how the relevant guiding principles have been considered and incorporated into the design, siting and operation of the development.

1.7 Relationship to Legislation and Planning Instruments

The DCP supplements the provisions of the LEP 2010 by providing additional objectives, controls and design guidance for development.

Development within the Wagga Wagga Local Government Area is subject to a hierarchy of legislation, environmental planning instruments and Council plans. Where inconsistency occurs, higher-order planning instruments prevail. The relationship between the DCP and other relevant planning instruments is outlined in Table 1.7-1.

Table 1.7-1: Planning Framework

Instrument	Relationship to this DCP
Environmental Planning and Assessment Act 1979	Prevails over the DCP.
Environmental Planning and Assessment Regulation 2021	Prevails over the DCP.
State Environmental Planning Policies (SEPPs)	Prevails over the DCP.
Wagga Wagga Local Environmental Plan 2010	The DCP supplements the provisions of the LEP 2010.
Contributions Plans, Master Plans and Council Policies	May apply in addition to the DCP where relevant.

1.8 Structure and Application of this DCP

The DCP is organised into a series of parts containing objectives and controls that apply to different forms of development, land uses, locations and planning circumstances.

The DCP comprises:

- **Part A** – Introduction
- **Part B** – General Controls
- **Part C** – Subdivision
- **Part D** – Specific Development Types
- **Part E** – Specific Land Uses and Precincts;
- **Part F** – Growth Areas

The applicability of each chapter is identified in Table 1.8-1 and described in greater detail at the commencement of the relevant chapter. Applicants should identify and address all parts of the DCP that are relevant to the proposed development.

Table 1.8-1: Applicability of the Wagga Wagga Development Control Plan 2027

Chapter/Section	Where it applies
Part A Introduction	
Chapter 1 Introduction	All development.
Part B General	
Section 2.1 Engineering and Infrastructure	All development.
Section 2.2 Off-Street Parking	All development.
Section 2.3 EV Charging	All development.
Section 2.4 Waste Management and Resource Recovery	All development.
Section 2.5 Erosion and Sediment Control	Development involving construction work.
Section 2.6 Landscaping	All development.
Section 2.7 Safety and Security	All development.
Section 2.8 Signage	Development involving signage.
Section 2.9 Development adjoining open space	Development on land adjoining land zoned RE1 Public Recreation, C2 Environmental Conservation, W1 Natural Waterways or W2 Recreational Waterways.

Chapter/Section	Where it applies
Section 2.10 Development near high pressure gas pipeline infrastructure	Development within 463m of a high-pressure gas pipeline.
Chapter 3 Heritage Conservation	Development within the conservation area, within a lot containing a heritage item or on land within the vicinity of a heritage item.
Section 4.1 Bush Fire	Development on land identified as bushfire prone land on the Bush Fire Prone Land Map or on land otherwise determined to be bushfire prone.
Section 4.2 Flooding Risk Management	Development on flood prone land.
Section 5.1 Vegetation Management and Conservation	Development involving the clearing of declared vegetation; or Clearing of declared vegetation that is not associated with development, where the vegetation is located in a non-rural area.
Section 5.2 Native Vegetation Establishment and Management	Subdivision of land or the establishment of a dwelling on land zoned RU2 Rural Landscape, RU4 Primary Production Small Lots or R5 Large Lot Residential where the minimum lot size exceeds 0.2 hectares.
Part C Subdivision	
Chapter 6 Subdivision	Development involving subdivision or consolidation of land.
Part D Specific development types	
Chapter 7 Villages	Development on land zoned RU5 Village.
Chapter 8 Rural Development	Development on land zoned RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or RU6 Transition.
Chapter 9 Residential Development	Residential development on land zoned R1 General Residential, R3 Medium Density Residential or R5 Large Lot Residential. Staunton Estate excluded
Chapter 10 Employment Zones	Development on land zoned E1 Local Centre, E2 Commercial Centre, E3 Productivity Support or E4 General Industrial.

Chapter/Section	Where it applies
Chapter 11 Other Zones	Development on land zoned MU1 Mixed Use and C1 Environmental Living.
Part E Specific land uses and precincts	
Chapter 12 Specific Land Uses	Development involving a land use specifically identified in this chapter.
Chapter 13 Precincts	Development on land within a precinct identified in this chapter.
Part F Urban release areas	
Chapter 14 Growth Areas	Development on land within a growth area identified in this chapter.

The application provisions identify:

- the development, land or circumstances to which the chapter applies;
- any related chapters that must also be considered; and
- where relevant, how the chapter interacts with other provisions of the DCP, including any precedence provisions.

Where multiple chapters apply to a proposal, the relevant objectives and controls are to be read and applied together unless a specific provision states otherwise.

1.9 Variations to Controls

A variation may be sought in relation to a numerical or non-numerical control contained within the DCP.

A variation may be considered where strict compliance with a control is unreasonable, unnecessary or would not result in the best planning outcome for the site or development.

Where a variation is sought, applicants should demonstrate how the proposed variation achieves the objectives of the relevant provision and remains consistent with the objectives of the DCP, the Guiding Principles for Development in Section 1.6, the objectives of the applicable zone and the aims of the LEP 2010.

1.9.1 Information to Support a Variation Request

Where a variation is sought, applicants are encouraged to provide information relevant to the variation request. Information that may assist in demonstrating the planning merit of the proposed variation includes:

a) the specific provision and control to which the variation relates;

b) the extent of the variation sought;

c) the objectives of the relevant provision;

d) the reasons for seeking the variation;

e) how the proposal achieves the objectives of the relevant provision despite the variation;

f) the planning merit of the proposed alternative solution; and

g) why the resulting outcome is equivalent to, or better than, that anticipated by the control.

Information provided in support of a variation request may include plans, diagrams, photographs, technical reports, specialist studies or other relevant material.

1.9.2 Assessment of Variations

In determining whether a variation is appropriate, Council may have regard to the circumstances of the case, including:

a) the objectives of the relevant provision;

b) the planning outcome arising from the proposed variation;

c) the impact of the variation on the site, surrounding development and locality; and

d) any other matter considered relevant to the assessment of the development application, including the matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979*.

1.9.3 Matters that do not ordinarily justify a variation

The following matters will not ordinarily justify a variation to a control:

a) personal preference;

b) financial considerations, development yield or commercial return;

c) construction convenience;

d) a desire to maximise the development potential of a site;

e) the existence of a non-compliant development elsewhere; or

f) a previous approval on the site or surrounding land.

Note:

Compliance with a control does not necessarily guarantee development consent, nor does a variation automatically preclude development consent. Each development application will be assessed on its merits having regard to the objectives of the relevant provisions, the circumstances of the site, the public interest and all other relevant matters for consideration.

1.10 Development Application Requirements

Applicants are encouraged to seek advice from Council prior to lodging a development application, particularly where the proposal is complex, involves a variation to a control, or may require specialist technical assessment.

Development applications must be accompanied by the information required by the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021* and any other applicable legislation.

Council may require additional information, plans, studies or reports where necessary to enable a proper assessment of a proposed development.

Detailed information regarding development application submission requirements, supporting documentation, fees and lodgement procedures is provided in Council's **Development Application Preparation and Lodgement Guide**, available on Council's website.

Failure to provide adequate information may delay the assessment of an application or result in the application being returned, rejected or subject to requests for further information.

Development applications will be assessed and determined in accordance with the *Environmental Planning and Assessment Act 1979*, applicable legislative requirements and Council's adopted delegations and governance arrangements in force at the time of determination.

1.11 Community Participation and Notification

Community participation is an important part of the planning process and assists Council in making informed decisions regarding development proposals.

The notification and exhibition of development applications will be undertaken in accordance with the State Community Participation Plan, as amended from time to time.

The Community Participation Plan identifies the circumstances in which development applications, planning proposals and other planning matters will be notified or publicly exhibited, the methods of notification that may be used, and the opportunities available for public participation.

Further information regarding development notification, public exhibition and the submission process is available on Council's website.

1.12 Definitions and Interpretation

Unless otherwise specified, words and expressions used in the DCP have the same meaning as those contained in:

- the *Environmental Planning and Assessment Act 1979*;
- the *Environmental Planning and Assessment Regulation 2021*;
- applicable State Environmental Planning Policies; and
- the *Wagga Wagga Local Environmental Plan 2010*.

The glossary to the DCP contains definitions of terms that are specific to the DCP. The glossary supplements, and where expressly stated, modifies the meaning of terms for the purposes of interpreting and applying the DCP.

Where a term is defined in both the glossary and legislation or an environmental planning instrument, the definition contained in the glossary applies for the purposes of the DCP to the extent of any inconsistency.

Headings, notes, figures, diagrams and examples are included to assist interpretation of the DCP unless otherwise stated.

1.13 Further Information

For further information regarding the DCP, please contact Wagga Wagga City Council:

- Telephone: 1300 292 442
- Email: council@wagga.nsw.gov.au
- Website: www.wagga.nsw.gov.au

Additional information relating to development within the Wagga Wagga Local Government Area, including development application requirements, lodgement procedures, notification processes and supporting guidance documents, is available on Council's website.

Relevant documents may include:

- Development Application Preparation and Lodgement Guide;
- Community Participation Plan;
- Development notification and exhibition information;
- Engineering, environmental and technical guidelines;
- Policies, strategies and master plans adopted by Council; and
- Other information relevant to the preparation and assessment of development applications.

Council's website should be consulted for the most current versions of these documents and related planning information.

Part B
General Controls

Chapter 2
Controls that apply to all developments

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2.1 Engineering and Infrastructure

2.1.1 Introduction

This chapter provides guidance for the assessment of engineering and infrastructure matters associated with development. It aims to ensure development is appropriately serviced, does not adversely affect public or private infrastructure, and does not create unreasonable environmental, operational or maintenance impacts.

This chapter does not replace Council's Engineering Guidelines, technical specifications, Section 68 approval requirements, Subdivision Works Certificate requirements or any other engineering approval processes.

2.1.2 Application

This chapter applies to all development requiring consideration of engineering, servicing and infrastructure matters.

For subdivision development, the requirements of this chapter apply in addition to the requirements of the relevant subdivision chapter.

Where there is any inconsistency between this chapter and a specific subdivision chapter, the more specific subdivision provisions will prevail to the extent of the inconsistency.

2.1.3 Objectives

O2.1.3-1

Ensure development is capable of being appropriately serviced by public and private infrastructure.

O2.1.3-2

Ensure infrastructure is designed, constructed and maintained having regard to long-term functionality, resilience, maintenance and asset management considerations.

O2.1.3-3

Protect public infrastructure and community assets from damage resulting from development and construction activities.

O2.1.3-4

Ensure development provides safe and functional access arrangements and does not adversely affect the operation of the road and transport network.

O2.1.3-5

Ensure development does not create unreasonable environmental, flooding, erosion, sedimentation or servicing impacts.

O2.1.3-6

Ensure infrastructure ownership, maintenance and servicing arrangements are appropriate and do not create unreasonable liabilities for Council, public authorities, future landowners or the community.

2.1.4 Controls - Public Infrastructure and Servicing

C2.1.4-1

O2.1.3 - 1, 4, 5

Development must demonstrate that adequate public infrastructure is available, or can be provided, to meet the servicing requirements specified in Table 2.1-1.

Table 2.1-1: Public Infrastructure and Servicing Requirements

Infrastructure		Requirements
Wastewater	Where reticulated sewer infrastructure is available, or can reasonably be extended to service the development	• No requirement where an approved and suitable connection point is available • Where an approved and suitable connection point is not available, extension of infrastructure (including any necessary easements) to the site and establishment of an approved connection point
	Where reticulated sewer infrastructure is not available and cannot reasonably be extended to service the development	• On site treatment and/or disposal - see private infrastructure requirements
Stormwater	Where public stormwater infrastructure is available, or can reasonably be extended to service the development	• No requirement where an approved and suitable connection point is available • Where an approved and suitable connection point is not available, one must be established from the existing stormwater infrastructure to service the development. (including any necessary easements and overland flow paths)
	Where public stormwater infrastructure is not available and cannot reasonably be extended to service the development	• On-site stormwater disposal system - see private infrastructure requirements
Water Supply	Where reticulated water infrastructure is available, or can reasonably be extended to service the development	• Connect to infrastructure in accordance with Riverina Water requirements. • Extension of infrastructure to site if not available in accordance with Riverina Water requirements.
	Where reticulated water infrastructure is not available and cannot reasonably be extended to service the development	• Suitable private water supply infrastructure - see private infrastructure requirements

Infrastructure		Requirements
Public Roads and Transport Infrastructure	Where access is available from a public road maintained by the responsible road authority (refer to notes 1 and 2)	Wider Traffic Network • Public roads, the wider road network and associated transport infrastructure are suitable and capable of accommodating the proposed development. • Where existing public roads or associated transport infrastructure are not suitable or capable of servicing the proposed development, Council may require upgrades or improvements necessary to achieve an acceptable outcome. Access • Provide a safe and suitable access location to the public road network having regard to road hierarchy, sight distance, safety and operational performance. • Vehicle access should be located and designed to protect the function of the road hierarchy, with access taken from the lowest order road reasonably available to service the development. • Vehicle crossings should be minimised in number and width to reduce conflict points, maintain pedestrian safety and preserve the efficient operation of the road network. • Infrastructure and works within a public road reserve must be designed and constructed in accordance with Council's Engineering Guidelines or an alternative solution approved by Council.

Infrastructure		Requirements
	Where access is not available from a public road maintained by the responsible road authority (refer to notes 1-4)	• Demonstrate that the unmaintained road is suitable and available to service the proposed development and can provide access to the wider maintained public road network. • Where the road is not suitable to service the proposed development, demonstrate that it can be upgraded to an appropriate standard having regard to the requirements of the relevant road authority and that arrangements exist for the road to be accepted and maintained by that authority.
	Notes: *1. The existence of legal access to a public road does not necessarily demonstrate that access is suitable to support development.* *2. Applicants should make their own enquiries with the relevant road authority regarding the ownership, status, maintenance responsibility and suitability of roads proposed to service the development.* *3. Existence of an unmaintained public road does not imply that Council, Crown Lands or another road authority will approve the upgrade, dedication, maintenance or adoption of a road.* *4. Roads upgraded and accepted as maintained public roads by the relevant road authority will be assessed as maintained public roads for the purposes of this chapter.*	

C2.1.4-2
O2.1.3 - 1, 2, 4, 5

Where existing public infrastructure cannot adequately service a development, Council may require alternative servicing solutions, infrastructure upgrades, infrastructure extensions or other measures necessary to achieve an acceptable servicing outcome.

C2.1.4-3
O2.1.3 - 2, 3, 6

Development must be designed, constructed and operated in a manner that protects public infrastructure and assets, and maintains Council's ability to access, maintain, renew, upgrade and replace public infrastructure.

C2.1.4-4
O2.1.3 - 2, 3

Development should avoid building over Council infrastructure and comply with relevant Council policies and requirements relating to development adjacent to, over, or within the zone of influence of Council infrastructure.

C2.1.4-5
O2.1.3 - 3

Council may require a dilapidation report where development has the potential to impact public infrastructure.

Note:
The requirement for a dilapidation report will be determined on a case-by-case basis having regard to the potential impact of the development on surrounding public assets and infrastructure. Council may consider:

- *Scale of development.*
- *Nature of construction activities.*
- *Construction traffic volumes.*
- *Excavation works.*
- *Earthworks.*
- *Proximity of public infrastructure.*
- *Risk of infrastructure damage.*

2.1.5 Controls - Private Infrastructure

C2.1.5-1
O2.1.3 - 1, 2, 4, 5, 6

Development must provide private infrastructure capable of meeting the servicing requirements specified in Table 2.1-2.

Table 2.1-2: Private Infrastructure and Servicing Requirements

Infrastructure		Requirements
Private Wastewater Infrastructure	Where reticulated sewer infrastructure is available, or can reasonably be extended to service the development	• Wastewater system must discharge by gravity to an approved point of connection to Council's sewer network. • Where development is located within an existing pressure sewer service area, connection to the pressure sewer system may be permitted in accordance with Council requirements.
	Where reticulated sewer infrastructure is not available and cannot reasonably be extended to service the development	• Demonstrate that an appropriate on-site wastewater management system can be installed and operated on the site in accordance with relevant Australian Standards and Local Government requirements. ***Note:*** *Pump-out or holding tank systems are generally not supported and will only be considered where it can be demonstrated that no practical on-site wastewater treatment and disposal solution is available.*
	Trade waste / industrial wastewater / process wastewater	• Demonstrate that wastewater can be appropriately managed, treated and disposed of having regard to Council requirements and the characteristics of the wastewater generated.
Private Stormwater Infrastructure	Where public stormwater infrastructure is available, or can reasonably be extended to service the development	• Stormwater system must discharge by gravity to an approved point of connection to Council's stormwater infrastructure. Where a gravity connection cannot reasonably be achieved, an alternative stormwater management solution may be considered. • On-site Detention (OSD) may be required where the receiving public infrastructure has limited capacity however remains capable of accommodating controlled discharge.

Infrastructure		Requirements
	Where public stormwater infrastructure is not available and cannot reasonably be extended to service the development	• Demonstrate that appropriate on-site stormwater disposal infrastructure can be established without creating adverse impacts on adjoining land, public infrastructure or environmental values.
Water Supply	Potable Water Where reticulated water infrastructure is not available and cannot reasonably be extended to service the development	• Development that generates a demand for potable water must be provided with adequate and reliable potable water supply infrastructure on-site. • Dwellings must be provided with a minimum of 45kL of potable water storage capacity. ***Note:*** *Applicants should have regard to the enHealth Guidance: The Use of Rainwater Tanks (Commonwealth Department of Health and Aged Care), or any superseding guideline, when planning a potable water supply.*
	Operational Water Supply Examples: • Firefighting water supply. • Irrigation water. • Process water. • Livestock water. • Industrial water.	• Development must demonstrate that any water supply required for the operation of the proposed development is available, adequate and reliable for its intended use.
Internal vehicular movement and related infrastructure	Where the following infrastructure is required to service the development: • Internal access roads and driveway	• Infrastructure must provide adequate access and manoeuvring space for vehicles, including emergency, waste collection, deliveries and other service vehicles, appropriate to the scale and nature of the development. Development should be designed to enable vehicles to enter and leave the site in a forward direction wherever practicable.

Infrastructure		Requirements
	• Parking areas • Loading and unloading areas • Turning and manoeuvring areas • Heavy vehicle circulation areas • Vehicle queuing and stacking areas • Accessways	***Note:*** *The requirement for vehicles to enter and leave a site in a forward direction is generally not applicable to residential driveways serving a single dwelling. Council may require alternative arrangements where necessary to address road safety, traffic management or site-specific constraints.* • Loading and unloading facilities should generally be provided within the site and designed so as not to compromise the operation of required parking and manoeuvring areas. Alternative arrangements may be considered where appropriate on-street loading facilities, service lanes or other lawful loading arrangements are available and capable of servicing the development. • Where development includes a drive-through facility, service point, gatehouse, weighbridge, fuel dispensing area or other activity that may generate vehicle queuing, sufficient on-site queuing capacity must be provided to accommodate anticipated demand without adversely affecting parking areas, manoeuvring areas, internal circulation or the public road network. • Development generating regular heavy vehicle movements should minimise conflicts between heavy vehicles, customer vehicles, visitor vehicles, pedestrians and cyclists. • Vehicle movement areas must be sealed and constructed in accordance with Council's adopted Engineering Guidelines, a recognised industry standard, or an alternative design prepared by an appropriately qualified professional and accepted by Council. • Unsealed or otherwise stabilised surfaces may be considered where appropriate having regard to the nature of the development, traffic volumes, environmental impacts, maintenance requirements and operating conditions.

Infrastructure		Requirements
		Note: *Vehicle parking, manoeuvring and commercial vehicle facilities should have regard to the relevant provisions of the AS/NZS 2890 series, including AS/NZS 2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities, where applicable.*
	Where external Storage and/or Operational Work Areas	• Must be sealed or otherwise stabilised in accordance with Council's adopted Engineering Guidelines and managed to prevent dust generation, erosion and the movement of sediment from the site.

C2.1.5-2
O2.1.3 - 2, 4, 5, 6

Where development relies on private infrastructure to provide access, drainage, servicing, operational functions or other essential infrastructure, Council may require:

- compliance with an adopted Council standard, engineering guideline or recognised standard; and/or
- design, certification and inspection by an appropriately qualified professional;

to demonstrate that the infrastructure is capable of performing its intended function and will not result in adverse environmental, safety or operational impacts.

2.1.6 Controls - Service Infrastructure on Public Land

C2.1.6-1
O2.1.3 - 1, 6

Development should generally not rely upon public land to provide servicing, drainage, maintenance, operational or access outcomes for private development, unless the land has been established for that purpose or the use is specifically authorised by the relevant authority.

2.2 Off-street parking

2.2.1 Introduction

Developments are required to provide off-street parking to accommodate development generated needs. This section sets out the minimum rates for off-street parking and requirements for detailed assessments.

2.2.2 Application

This section applies to all applications.

2.2.3 Objectives

O2.2.3-1

Provide appropriate parking to meet the needs of the development and support the safe, efficient movement of vehicles and pedestrians. Avoid excessive parking considering supply and demand, expected use, duration and turnover, and availability.

O2.2.3-2

Parking and servicing arrangements should respond to the transport types likely to use the site. Encourage developments to enable and encourage measures to reduce motor vehicle dependency and increase the use of walking, cycling and public transport.

O2.2.3-3

Parking areas are to be designed to provide safe, convenient and legible access for all users, integrate with pedestrian connections and surrounding development, and achieve a high standard of amenity, shade, landscaping and visual presentation.

2.2.4 Controls

C2.2.4-1

O2.2.3 - 1

Parking is to be provided in accordance with Table 2.2-1. Where a land use is not listed in the table, the parking rate for the most comparable lan use is to be used as a guide in assessing the required number of parking spaces.

C2.2.4-2

O2.2.3 - 1, 2

The following variations to the parking rates in Table 2.2-1 apply:

a) Redevelopment or change of use within the E2 Zone that does not result in an increase in gross floor area.

   Variation: No additional parking spaces are required.

b) Minor alterations and additions that do not reduce or encroach upon existing off-street parking spaces.

   Variation: No additional parking spaces are required.

c) Development involving additional gross floor area within the E2 Zone where the proposed use contributes to the night-time economy and after-hours vibrancy of the CBD, and where the parking demand is expected to occur primarily outside standard business hours.

   Variation: A reduced parking rate may be supported where justified by a parking assessment prepared by a suitably qualified person.

C2.2.4-3

O2.2.3 - 1, 2

For mixed use and multi-tenanted developments, the total parking requirement is to be calculated as the sum of the parking requirements for each individual land use. A variation to the calculated parking requirement may be considered where it can be demonstrated, to the satisfaction of the consent authority, that:

a) the peak parking demand for the individual land uses occurs at different times; and/or

b) the development as a whole generates a lower parking demand than the cumulative demand of its individual components, including as a result of linked or multi-purpose trips.

Any proposed variation must be supported by a parking assessment prepared by a suitably qualified person.

C2.2.4-4

O2.2.3 - 1

For redevelopment or a change of use, other than within the E2 Zone, the required parking provision is to be determined as follows:

a) Calculate the parking requirement for the most recent approved use, or the existing use (as defined by the *Environmental Planning and Assessment Act 1979*), in accordance with Table 2.2-1.

b) Calculate the parking requirement for the proposed development in accordance with Table 2.2-1, including all existing and proposed gross floor area.

c) Subtract the parking requirement determined under clause (a) from the parking requirement determined under clause (b).

d) Where the result is a positive number, that number represents the additional parking spaces required for the development.

e) Where the result is zero or a negative number:

   i. the existing parking provision is to be retained; or
   ii. where the parking requirement determined under clause (b) is less than the existing parking provision, the parking provision may be reduced to the number of spaces required under clause (b).

C2.2.4-5
O2.2.3 - 1, 2

Within the E2 zone, where an increase in GFA is proposed, calculate the additional parking requirement using the additional GFA only, in accordance with 2.2.4-1.

Any surplus parking associated with the existing lawful GFA, determined by comparing existing on-site parking to the parking requirement for the existing GFA under current rates, is to be applied as a credit and deducted from the parking requirement generated by the additional GFA.

C2.2.4-6
O2.2.3 - 1, 3

Parking areas must be designed, constructed and laid out in accordance with the relevant Australian Standard, including AS 2890.1 and AS 2890.2, as applicable, current at the date the development application is lodged.

C2.2.4-7
O2.2.3 - 1, 3

Accessible parking spaces, associated accessways and shared areas must comply with the National Construction Code (NCC) and the relevant Australian Standards current at the date the development application is lodged.

C2.2.4-8
O2.2.3 - 1, 2

Development must provide adequate on-site areas for parking and storage of service vehicles, delivery vehicles, community transport vehicles, courtesy vehicles and other larger vehicles likely to be required for the operation of the development, having regard to the scale, nature and operational needs of the use.

C2.2.4-9
O2.2.3 - 3

Where 20 or more car parking spaces are required, motorcycle parking and bicycle parking must be provided on-site at a minimum rate of one motorcycle parking space and one bicycle parking space for every 20 required car parking spaces, or part thereof.

Table 2.2-1 – Car Parking Requirements

Land Use	Car Parking Requirement
Residential Accommodation	
Dwelling house, dual occupancy, attached dwellings, semi-detached dwellings	1 space per dwelling
Secondary Dwellings	Nil
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.)
Residential flat buildings and shop top housing	1 space/1 or 2 bedroom unit 2 spaces/3 bedroom or larger unit Visitor spaces – 1/5 units where there are more than 5 units Where the NSW Apartment Design Guidelines apply to a development, apply the rates specified by the guidelines, these parking rates prevail over the above listed rates.
Senior's housing/Affordable Housing	In accordance with SEPP (Housing) 2021
Tourist and Visitor Accommodation	
Hotel and Motel Accommodation	Within the E2 Zone: 1 space per employee. If restaurant is included, add 1 space per 25m^2 GFA of restaurant. All other Zones: 0.5 space/unit plus 1 space per employee. If restaurant is included, add 1 space per 25m^2 GFA of restaurant.

Land Use	Car Parking Requirement
Bed and breakfast accommodation	1 space per guest room
Commercial	
Business premises	Within the E2 and MU1 zones: 1 space/ 45m^2 GFA All other zones: 1 space/ 40m^2 GFA
Office premises and public administration buildings	Within the E2 and MU1 zones: 1 space/ 45m^2 GFA All other zones: 1 space/ 33m^2 GFA
Shops and retail (other than uses listed below).	Within the E2 and MU1 zones: 1 space/ 45m^2 GFA All other areas: 1 space/ 33m^2 GFA Where the GFA is less than 100m^2 consideration can be given to a reduction in parking rates if it can be demonstrated that there is adequate parking available in the vicinity of the site.
Specialised retail premises, plant nursery, landscape material supplies, hardware and building supplies, timber yards and garden centres	1 space/ 100m^2 of retail and display area (indoor or outdoor), plus 1 space/ 300m^2 warehouse or storage area (indoor or outdoor) At least 2 spaces are to be provided that are suitable for trailer parking
Industry, Warehousing and similar uses	
Industrial	1 space/ 100m^2 GFA or 1 space/2 employees (whichever is greater)
Warehouses/ distribution centre	1 space/ 300m^2 GFA
Industrial retail outlet	1 space/ 50m^2 GFA
Self-storage units	1 space/ 300m^2 GFA
Transport and vehicle related uses	
Service station/ convenience store	1 space/ staff member, convenience store as per retail

Land Use	Car Parking Requirement
Vehicle repairs, panel beaters, spray painters and the like	One space per employee, together with pick-up and drop-off areas capable of accommodating two vehicles per work bay at any one time. In addition, plans must demonstrate adequate on-site storage for vehicles awaiting repair or collection, with a minimum storage capacity equivalent to two vehicles per work bay. Where these storage areas are accessed only by employees, and all customer transfer of vehicles occurs from dedicated parking areas or pick-up/drop-off bays, these storage areas are not considered car parking and are not required to comply with Australian Standards for parking design. However, Australian Standards relating to access and manoeuvring to and from the storage areas, and their connection to external roads or internal circulation routes, will apply.
Motor showroom, vehicle sales and hire	0.75 spaces/ 100m^2 site area
Car wash	1 space/staff plus adequate area for queuing
Food and Drink Premises, Function Centres and Registered Clubs	
Pubs, clubs	Within the E2 zone: 1 space/ 25m^2 Licensed Area All other areas: 1 space/ 15m^2 Licensed Area
Function rooms/centre	Within the E2 zone: 1 space/ 25m^2 GFA All other areas: 1 space/ 15m^2 GFA
Restaurants or cafe	Within the E2 zone: 1 space/ 25m^2 GFA All other zones: 1 space/ 10m^2 GFA
Take away food and drink premises	Within the E2 zone: • Where indoor and/or outdoor seating is provided, 1 space/ 25m^2 of GFA. • For drive-through only take away food and drink premises, 1 space per employee. All other zones: • Where indoor and/or outdoor seating is provided, 1 space/ 10m^2 of GFA. • For drive-through only take away food and drink premises, 1 space per employee
Artisan food and drink industry	Within the E4 zone: 1 space/ 40 m^2 GFA. All other zones: Apply restaurant and café rates.

Land Use	Car Parking Requirement
Heath, Education and Community Facilities	
Primary and secondary schools	1 space/ two employees plus 1 space/ ten senior students (Years 11 and 12)
Preschools and childcare centres	1 space/ 4 children in attendance
Churches, places of worship/ assembly	1 space/ 10m^2 GFA
Health and professional consulting rooms, medical centres and veterinary hospitals	3 spaces/ surgery or health care professional practicing at any one time plus 1 space/ receptionist/ support staff
Hospital	1 space/ 4 beds Plus 1 space/ 2 employees and 1 ambulance space
Mortuary/funeral home	1 space/ 25m^2 GFA
Recreation and Entertainment	
Gymnasium, health and fitness centre	1 space/ 33m^2 GFA
Bowling alley, squash courts, tennis courts	3 spaces/ court or alley
Farm gate premises and farm experience premises	Minimum 1 space/ 25m^2 of gross floor area of a building or structure for farm gate premises or farm experience premises, plus 1 space/ 3 visitors for any outdoor farm gate premises or farm experience premises activity, plus 1 accessible space/ premises, plus 1 space/ 2 employees.

Note:

Where a development includes ancillary components that would be classified as a different land use, the parking requirement for each component should be calculated using the applicable rate for the most relevant land use in Table 2.2-1.

For example, where a warehouse includes an ancillary office, the office component would be assessed at the office parking rate, while the remainder of the warehouse would be assessed at the warehouse parking rate.

- *Warehouse = 1 space per 300m² GFA*
- *Ancillary office = 1 space per 45m² GFA*
- *Total parking requirement = warehouse component + office component*

2.3 Electric Vehicle Charging

2.3.1 Introduction

As the adoption of low and zero-emission vehicles, including electric vehicles (EVs), continues to increase across New South Wales, development should be designed to accommodate the infrastructure needed to support vehicle charging. Providing for current and future EV charging needs helps ensure the built environment remains resilient, adaptable and capable of supporting the transition to lower-emission transport.

This section provides a performance-based framework for the integration of EV charging infrastructure and EV Ready provisions within new development.

"EV Ready" involves ensuring the installation of appropriate electrical infrastructure and circuitry to enable the future installation of electric vehicle charging equipment through pre-wiring. This does not require the installation of an electric vehicle charging point at the time of construction.

Detailed definitions to assist in the interpretation of this section are provided and the controls should be read in conjunction with those definitions.

2.3.2 Application

This section applies to Development Applications for:

1) New residential accommodation development that includes resident car parking for residential flat buildings, shop top housing, seniors housing, co-living housing, and attached dwellings or multi dwelling housing comprising 20 or more dwellings.
2) New commercial premises that require car parking for 20 or more vehicles.
3) New service stations and highway service centres.
4) New independent car parking for 20 or more vehicles not associated with any other use.

Note:
Unless otherwise specified, references in this section to Level 2 and Level 3 electric vehicle charging systems are intended to reflect the classifications commonly adopted by Australian Standards and industry practice at the date of adoption of the DCP.

2.3.3 Objectives

O2.3.3-1

To encourage development to be designed to accommodate the increasing uptake of electric vehicles by incorporating infrastructure that supports current and future charging needs.

O2.3.3-2

To ensure electric vehicle charging infrastructure and EV Ready provisions are integrated into development in a manner that is safe, functional, accessible and capable of adapting to future demand.

2.3.4 Controls

C2.3.4-1

O2.3.3 - 1, 2

Prior to the issue of a Construction Certificate for residential development to which this section applies, a report prepared by a suitably qualified person (such as an electrical engineer) demonstrating compliance with the following EV Ready requirements must be submitted to the Certifier.

- Electrical circuitry must be provided to allow future installation of Level 2 (7 kW single-phase) or higher EV chargers for 100% of resident car spaces.
- Electrical capacity and infrastructure (including cable sizing and distribution board sizing) must be adequate for future EV charging.
- Provide either buried conduits or cable trays sized to carry circuitry to every car space.
- Electrical circuitry must be capable of supporting, at minimum, a Level 2 slow domestic charger (7 kW single-phase).
- EV Distribution Board(s) must be sized to allow connection of all EV Ready circuits.
- Locate EV Distribution Board(s) so that no future EV Ready connection requires more than 50 metres of cabling from the parking bay.
- Spatial allowances for cable trays and EV Distribution Board(s) must be incorporated when coordinating other building services.

Construction Certificate plans must identify the future installation locations of cable trays from the EV Distribution Board(s) to the car spaces allocated to each dwelling.

C2.3.4-2

O2.3.3 - 1, 2

Non-residential development (other than service stations) to which this section applies must provide a minimum of 5% of all car parking spaces (rounded up to the next whole number) with a ‘Level 2’ or higher standard electric vehicle charging point installed.

Prior to the release of the Construction Certificate a report prepared by a suitably qualified person (such as an electrical engineer) demonstrating how the development will provide the specified electric vehicle charging point(s) must be submitted to the Certifier. This report must also include an electrical plan, specifications for any off-street car parking and any electric kiosk requirements.

C2.3.4-3

O2.3.3 - 1, 2

Service stations and highway service centres must provide a minimum of four car parking spaces with 'Level 3' (50kW - 350kW), or higher standard electric vehicle charging points. Electrical conduits and cabling associated with electric vehicle charging points must be installed underground.

Prior to the release of the Construction Certificate a report prepared by a suitably qualified person (such as an electrical engineer) demonstrating how the development will provide the specified electric vehicle charging points must be submitted to the Certifier. This report must also include details on electrical capacity and infrastructure (cable size, distribution board size, load management, electric kiosk requirements etc.) for the electric vehicle charging points.

C2.3.4-4

***O2.3.3* - 2**

Electric vehicle charging infrastructure must be located and designed to maintain safe pedestrian and vehicle circulation and must not obstruct accessible parking spaces, pedestrian paths or required accessways.

2.4 Waste management and resource recovery

2.4.1 Introduction

This section seeks to ensure that development provides appropriate waste management and resource recovery systems that support the safe, efficient and sustainable management of waste throughout the lifecycle of the development.

Detailed requirements relating to operational waste, construction and demolition waste, waste servicing systems and Site Waste Minimisation and Management Plans (SWMMPs) are contained within the Waste Management Requirements (Appendix A).

2.4.2 Application

This section applies to all development.

2.4.3 Objectives

O2.4.3-1

To ensure development provides a waste management system that is appropriate to the scale, nature and operational requirements of the development.

O2.4.3-2

To facilitate safe, efficient and practical waste storage, handling, movement and collection throughout the lifecycle of development.

O2.4.3-3

To minimise waste generation and maximise opportunities for waste avoidance, reuse, recycling and resource recovery during demolition, construction and occupation of development.

O2.4.3-4

To ensure waste is managed in a manner that protects environmental quality, community amenity and public safety.

2.4.4 Controls

C2.4.4-1
O2.4.3 - 1, 2, 3, 4

Development must identify an operational Waste Servicing System having regard to the nature, scale and operational requirements of the development and Section 2 of the Waste Management Requirements (Appendix A).

a) Development must be designed to accommodate Council's standard kerbside waste collection service wherever practicable.

b) Where kerbside collection is not practicable due to the scale, configuration or operational requirements of the development, an alternative Waste Servicing System must be proposed.

The alternative Waste Servicing System must prioritise:

- On-site collection service, where safe and efficient vehicle access can be provided; and
- Collect-and-return service only where site constraints prevent safe or efficient vehicle access.

c) The proposed Waste Servicing System must comply with the relevant requirements of Section 2 of the Waste Management Requirements (Appendix A).

d) Where a SWMMP is required in accordance with Section 4 of the Waste Management Requirements (Appendix A), the SWMMP must demonstrate compliance with this control and the relevant requirements of Section 2 of those requirements.

C2.4.4-2

O2.4.3 - 2, 3, 4

Development involving demolition, construction, building works, subdivision works or earthworks must provide for the minimisation, storage, handling, reuse, recycling and lawful disposal of waste generated by those activities.

a) Waste generated during demolition and construction must be managed in accordance with Section 3 of the Waste Management Requirements (Appendix A).

b) Where a SWMMP is required in accordance with Section 4 of the Waste Management Requirements (Appendix A), the SWMMP must demonstrate compliance with this control and the relevant requirements of Section 3 of the Waste Management Requirements (Appendix A).

c) Hazardous materials, including asbestos, must be identified, managed and disposed of in accordance with relevant legislation and applicable standards.

2.5 Erosion and sediment control

2.5.1 Introduction

Soil erosion from development and construction sites is a significant source of pollution to waterways, stormwater drainage systems and the broader environment. Effective erosion and sediment control measures are necessary to minimise the loss of soil and other materials from development sites, protect environmental values, maintain the capacity of drainage infrastructure and reduce the risk of land degradation.

This section seeks to ensure that erosion and sediment control measures are appropriately planned, designed, implemented and maintained during development and construction activities.

2.5.2 Application

This section applies to all development involving earthworks, vegetation removal, excavation, filling, site disturbance or other activities that have the potential to cause soil erosion or sedimentation.

2.5.3 Objectives

O2.5.3-1

Protect land, waterways, stormwater infrastructure and the broader environment from the impacts of soil erosion and sedimentation associated with development.

O2.5.3-2

Minimise the export of sediment, soil, waste and construction-related material from development sites through the implementation of appropriate erosion and sediment control measures.

2.5.4 Controls

C2.5.4-1
O2.5.3 - 1, 2

Erosion and sediment control measures are to be designed, implemented and maintained in accordance with:

a) the current NSW Guidelines for Erosion and Sediment Control on Building Sites for sites and developments within the scope of those guidelines; or

b) *Managing Urban Stormwater: Soils and Construction* (the Blue Book), or other relevant NSW Government technical guidance, where the development is outside the scope of those guidelines.

2.6 Landscaping

2.6.1 Introduction

Landscaping contributes to the visual amenity, environmental quality and character of development. Well-designed landscaping assists in providing urban greening, tree canopy cover, biodiversity benefits, stormwater infiltration, urban cooling and improved streetscape outcomes.

This section establishes landscaping, deep soil zone and tree planting requirements for development and provides guidance for the design, location and integration of landscaping within development sites.

2.6.2 Application

This section applies to all development requiring development consent unless otherwise specified by the DCP.

Where a minimum landscaped area, deep soil zone or tree planting requirement applies, or where landscaping is required to demonstrate compliance with the objectives and controls of this section, a plan is to be submitted with the development application.

2.6.3 Objectives

O2.6.3-1

To increase urban greening and tree canopy cover.

O2.6.3-2

To provide sufficient landscaped area and deep soil zones to support the long-term growth of vegetation and canopy trees.

O2.6.3-3

To enhance the appearance of development from streets and other public places.

O2.6.3-4

To retain and integrate significant vegetation and natural site features into development where practicable.

O2.6.3-5

To soften the visual impact of buildings, hardstand areas, car parking and other built form.

O2.6.3-6

To support environmental outcomes including urban cooling, biodiversity and stormwater infiltration.

2.6.4 Controls

C2.6.4-1

O2.6.3 - 1, 2, 3, 5, 6

Development must provide the minimum landscaped area and minimum deep soil zone specified in Table 2.6-1. The required deep soil zone forms part of, and is not additional to, the required landscaped area.

Table 2.6-1 – Minimum Landscaping Requirements

Development Context	Lot Size	Minimum Landscaped Area	Minimum Deep Soil Zone (% of Landscaped Area)	Tree Planting Requirement
Development within the R1, R3, R5 and RU5[1,2]	Less than 400m²	10%	50%	N/A
	400m² to 1500m²	20%	50%	N/A
	Greater than 1500m²	30%	50%	N/A
Development within Employment Zones and Mixed Use Zones[4]	All	15% of the required front setback area[3]	N/A	1 tree per 5 parking spaces
All other development	All	Landscaping is to be provided having regard to the objectives and controls of this section.	N/A	As required

Notes

The landscaping requirements for the R1 zone in Table 2.6-1 do not apply to development within the Lloyd Urban Release Area. Development within the Lloyd Urban Release Area is to comply with the landscaping provisions of Chapter 14 Growth Areas.

1. *For development applications involving subdivision and the concurrent development of resulting lots, the landscaping requirements in Table 2.6-1 apply to the parent site as a whole. The required landscaped area may be distributed across the site having regard to the design and landscaping outcomes of the development.*
2. *The required front setback area is the area created by applying the minimum front setback prescribed by the DCP, irrespective of the location of any proposed building.*

3. *Where development within a Mixed Use Zone comprises residential development only, the landscaping requirements applying to residential zones apply. Mixed use development containing both residential and non-residential components is to comply with the Mixed Use Zone requirements in Table 2.6-1.*
4. *In considering a variation request under Section 1.9 of the DCP, Council may have regard to the extent to which existing lawful development on a site constrains the achievement of the landscaping requirements in Table 2.6-1.*

C2.6.4-2
O2.6.3 - 2, 6

Landscaped areas provided to satisfy the requirements of Table 2.6-1:

a) must have a minimum dimension of 1.5 metres in any direction;

b) must be provided in addition to any private open space requirements; and

c) must be open to the sky, excluding minor encroachments such as eaves and roof overhangs.

C2.6.4-3
O2.6.3 - 2, 6

Areas nominated as deep soil zones to satisfy the requirements of Table 2.6-1. must:

a) have a minimum dimension of 3 metres in any direction;

b) have a minimum area of 9m²;

c) be consolidated into practical planting areas wherever possible; and

d) not be located within drainage, sewer, water, electricity or similar service easements.

C2.6.4-4
O2.6.3 - 1, 2, 3, 4, 5, 6

Required landscaped areas and deep soil zones are to:

a) maximise opportunities for canopy tree planting;

b) integrate with existing vegetation where practicable and be located and configured to avoid fragmentation into isolated or unusable planting areas; and

c) be provided within front setback areas and other highly visible parts of the site where practicable.

C2.6.4-5
O2.6.3 - 1, 3, 5, 6

For development within Employment Zones and Mixed Use Zones:

a) the minimum landscaped area required by Table 2.6-1 is to be provided within the required front setback area;

b) required canopy trees are to be located within or immediately adjacent to car parking areas;

c) trees are to be distributed throughout parking areas rather than clustered in a single location; and

d) the arrangement of trees is to maximise shade to parking spaces, internal walkways and pedestrian access routes.

C2.6.4-6

O2.6.3 - 1, 2, 6

Where trees are required by the DCP, they must:

a) be selected from Council's Landscaping Guidelines;

b) achieve a mature canopy spread of at least 5 metres;

c) be located within a planting area having a minimum area of 3.5m²;

d) be located to avoid conflict with buildings, underground services and utility assets; and

e) be located within deep soil zones wherever practicable.

C2.6.4-7

O2.6.3 - 4, 6

Landscaping should predominantly comprise species suited to local climatic and soil conditions. Native, indigenous and low water demand species should be prioritised where appropriate to the character of the locality.

C2.6.4-8

O2.6.3 - 6

Landscaping should be designed to provide shade during summer while maintaining reasonable solar access during winter. Deciduous species may be used where they contribute to passive solar design.

2.7 Safety and security

2.7.1 Introduction

Crime Prevention Through Environmental Design (CPTED) recognises that the design and management of the built environment can influence human behaviour and reduce opportunities for crime and anti-social behaviour.

The four key CPTED principles are:

1. **Natural surveillance** – Designing buildings and spaces to maximise opportunities for people to observe activities and areas around them, thereby increasing the perceived risk of detection and discouraging inappropriate behaviour.
2. **Access control** – Using the design and arrangement of buildings, entrances, pathways, landscaping and other physical or perceived barriers to guide movement and discourage unauthorised access.
3. **Territorial reinforcement** – Clearly defining public, communal and private spaces to promote a sense of ownership, responsibility and stewardship.
4. **Space and activity management** – Designing and managing places so they are attractive, functional, well maintained and support legitimate activity and use.

Development should apply these principles in a manner proportionate to the nature, scale, location and likely use of the development.

The assessment of development against CPTED principles should have regard to the NSW Government's Crime Prevention and the Assessment of Development Applications – Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979 and the NSW Police Force Safer by Design principles, as applicable.

2.7.2 Application

This section applies to all development requiring development consent unless otherwise specified by the DCP.

2.7.3 Objectives

O2.7.3-1

To promote the application of CPTED principles to create safe, secure, accessible and welcoming buildings and spaces, having regard to the nature and level of crime and safety risks associated with development.

O2.7.3-2

To encourage building and site design that provides opportunities for natural surveillance, clearly defines public and private spaces and manages access in a manner that reduces opportunities for crime and anti-social behaviour.

O2.7.3-3

To promote the design and management of buildings and spaces that support legitimate activity, safe movement, effective surveillance and ongoing maintenance.

O2.7.3-4

To ensure that development with the potential to generate significant crime and safety risks is informed by an assessment of those risks and incorporates appropriate design and management responses.

2.7.4 Controls

Crime Risk Assessment

C2.7.4-1
02.7.3 - 1, 4

A Crime Risk Assessment addressing the principles of CPTED must be submitted with a development application for:

- Residential development comprising more than 20 dwellings,
- New or upgraded medium and large-scale commercial, retail or industrial development;
- New industrial complexes,
- Schools, hospitals and aged care development;
- public facilities, including sporting facilities, community facilities and car parks,
- Registered clubs, hotels and liquor outlets, and
- Sex services premises.

The Crime Risk Assessment is to identify relevant crime and safety risks associated with the development and demonstrate how the design and proposed management of the development respond to those risks.

***Note**:*
For development not requiring a Crime Risk Assessment under 2.7.4-1, the remaining controls under this section are to be applied having regard to the nature, scale and circumstances of the development.

Natural Surveillance

C2.7.4-2
02.7.3 - 1, 2

Buildings, entrances, windows, communal areas, pedestrian pathways, public spaces and car parking areas should be designed to maximise opportunities for passive surveillance from frequently occupied areas, where practicable.

C2.7.4-3
02.7.3 - 1, 2

Blank walls and inactive frontages adjacent to streets, pedestrian routes and other public or communal areas should be minimised.

C2.7.4-4
02.7.3 - 1, 2

Landscaping, fencing and the layout of buildings and structures should maintain clear sightlines and avoid creating concealed, isolated or poorly visible areas.

Access Control and Territorial Reinforcement

C2.7.4-5
02.7.3 - 1, 2

Building and site design should clearly define the transition between public, semi-public, communal and private spaces.

C2.7.4-6
02.7.3 - 1, 2

Landscaping, fencing, paving, signage and other design elements should reinforce ownership, assist with wayfinding and clearly identify the intended use and accessibility of public, communal and private areas.

C2.7.4-7
02.7.3 - 1, 2

The number of access points should be minimised where appropriate, without compromising accessibility, pedestrian connectivity, safety or emergency access.

Space and Activity Management

C2.7.4-8
02.7.3 - 1, 3

Communal and publicly accessible spaces should be safe, functional and well-defined, encourage legitimate activity and passive surveillance, and be designed to facilitate effective ongoing management and maintenance.

C2.7.4-9
02.7.3 - 1, 3

External building materials and finishes should be durable, robust and suitable for the intended use and level of public access, and should facilitate cleaning, repair and ongoing maintenance.

C2.7.4-10
02.7.3 - 1, 2, 3

Lighting should be provided to entrances, exits, pathways, communal open spaces, service areas, car parks, bicycle parking and other areas likely to be used outside daylight hours. Lighting should support safe movement, wayfinding and natural surveillance, minimise light spill and impact on adjoining land, and be integrated with landscaping and built form to avoid excessive shadow or glare.

2.8 Signage

2.8.1 Introduction

Signage is also regulated under a number of State Environmental Planning Policies (SEPPs). Where there is any inconsistency between the DCP and a SEPP, the relevant SEPP prevails. SEPP (Industry and Employment) 2021 contains the signage controls most commonly applicable to development and includes specific provisions for all forms of signage. Accordingly, all applications involving signage must consider the requirements of Chapter 3 and Schedule 5 of the SEPP.

Certain types of signage may be carried out as development without consent or exempt development. The primary provisions identifying these categories are contained in:

- LEP 2010 – Schedule 2; and
- SEPP (Exempt and Complying Development Codes) 2008 – Part 2, Division 2.

Development consent is not required for signage that qualifies as development without consent or exempt development under the relevant legislation.

2.8.2 Application

This section applies to all development that includes signage.

2.8.3 Objectives

O2.8.3-1

Ensure that signage is well designed, appropriately sized and positioned in a consistent manner.

O2.8.3-2

Ensure signage, including prospective signage, is considered, integrated, and positively contributes to the overall design and presentation of buildings.

O2.8.3-3

Ensure signage is compatible with the architectural character of buildings and the surrounding streetscape.

O2.8.3-4

Ensure that signage and advertising do not compromise pedestrian, cyclist or vehicle safety.

O2.8.3-5

Ensure signage contributes positively to the amenity and functionality of streets, public spaces and commercial centres, and does not adversely affect surrounding land uses.

O2.8.3-6

Minimise visual clutter caused by the proliferation of signage and advertising and encourage the rationalisation of signage through fewer more effective signs.

O2.8.3-7

Ensure signage is designed, installed and maintained so that it is structurally safe and does not create hazards for users of buildings or the public domain.

O2.8.3-8

Ensure signage primarily identifies and relates to activities lawfully conducted on the land.

2.8.4 General Controls

All signage requiring development consent must comply with the General Controls, the relevant Specific Controls, and the controls applicable to the relevant sign type.

C2.8.4-1

O2.8.3 - 1, 6

The following signage and structures are generally not supported unless otherwise provided for by this section of the DCP:

- Signs over 45m²
- A-Frame signs not supported under POL 041 – Activities on Footpath Policy
- Roof or sky signs, above-awning signs
- Flashing, flickering, pulsating, rotating, scrolling, chasing, strobing, rapidly changing effects, mechanically moving elements or other dynamic content
- Signs resembling traffic management signage including portable variable message signs
- Permanently anchored balloons, blimps or any airborne signs, inflatable signs or inflatable structures
- Banners, flags and fabric signs
- Horizontally proportioned billboard style signs.
- Third-party advertising signs unrelated to the lawful use of the land.

C2.8.4-2

O2.8.3 - 8

All signage and structures must only relate directly to the lawful approved or exempt land use being conducted on the land to which the signage or structure is to be displayed.

C2.8.4-3

O2.8.3 - 1, 2, 3

Signs should be of a size and proportion which complement the scale of the existing building as well as surrounding buildings and signs. Any sign or structure should reflect the architectural style of the building

C2.8.4-4
O2.8.3 - 2

Corporate patterns, artwork, images or branding applied to building façades are considered signage where they visually identify or promote a business, product or service. Such treatments require development consent and must comply with this chapter.

C2.8.4-5
O2.8.3 - 3, 4, 5

Signage must not:

- Create glare, excessive illumination, reflection or light spill that adversely affects the safety, amenity or use of adjoining properties, public places or roads;
- Obstruct sightlines or reduce visibility for motorists, cyclists or pedestrians, including at intersections, pedestrian crossings, driveways, access points or other locations where clear visibility is required for safe movement;
- Obscure, interfere with or reduce the effectiveness of traffic control devices, road signs, safety infrastructure or other important visual cues;
- Display an image capable of being mistaken for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device.
- Display an image capable of being mistaken as text providing driving instructions to drivers.
- Obstruct, obscure or reduce the visibility or effectiveness of safety, emergency, directional or wayfinding signage.
- Significantly affect the presentation of the existing façade and must not protrude above the parapet or eaves or cover mechanical ventilation vents.

C2.8.4-6
O2.8.3 - 8

Maximum one sign in total per home business, home industry or home occupation in a residential zone

C2.8.4-7
O2.8.3 - 7

The signage must not impact the structural adequacy of the building it is attached to. Council may require structural certification where the adequacy of the building to support the proposed signage cannot be demonstrated through the application. Certification must confirm compliance with the Building Code of Australia, including relevant load and wind requirements.

2.8.5 Specific Controls

Signage Strategy

C2.8.5-1
O2.8.3 - 2, 3, 6

A signage strategy is required for all signage applications:

- In a heritage conservation area or involving a heritage item.
- On sites that contain 4 or more premises.
- On sites in the opinion of Council that contain extensive existing signage.
- Seeking a variation of the controls in this Chapter.

This requirement may be waived where Council is satisfied that the proposal is minor in nature and satisfies the objectives in this Chapter.

Illuminated Signage (including Digital Signs)

Illuminated signage, including digital signs, must comply with the controls in this section as well as with the relevant controls in this chapter that apply to the specific signage type (for example, freestanding signs).

C2.8.5-2
O2.8.3 - 4, 5

Illuminated signage must be designed, installed and operated so that it does not create unreasonable light spill, glare or visual distraction for surrounding properties, public places or road users and complies with the recommended values of AS4282.

C2.8.5-3
O2.8.3 - 5

Where illuminated signage is located on a lot adjoining, or within 25 metres of residential accommodation on residentially zoned land or other sensitive land uses:

- illumination must be limited to approved business operating hours unless otherwise justified and
- illumination must not adversely affect the use or enjoyment of neighbouring properties.

C2.8.5-4
O2.8.3 - 5

Any externally illuminated signage is to have a downward facing light source focused directly on the display area. Upward facing light sources are not permitted.

C2.8.5-5
O2.8.3 - 4, 5

Lighting of illuminated signage must be consistent and shall not flicker and/or flash or otherwise operate in a manner that may dazzle or distract drivers.

C2.8.5-6
O2.8.3 - 4, 5

Digital signs may only be permitted where they:

- Display only static images (one image at a time), and do not contain any video, simulated motion, or scrolling text or images, or contain any images that may dazzle or distract drivers;
- Have a minimum dwell time of:
  - 10 seconds where the speed limit is less than 80km/h or
  - 25 seconds where the speed limit is 80km/h or more;
- Transition instantaneously or by fade over no more than 0.1 seconds;
- Default to a black screen in the event of image failure;
- Maintain a fixed display and do not switch images for the duration of school zone hours, where the sign is visible from a school zone.
- Comply with the controls of the Department of Planning and Environment's Transport Corridor Outdoor Advertising and Signage Guidelines November 2017 (or any superseding document), including the illumination requirements of Table 6 and the sign location criteria of Section 3.2.

Wayfinding Signage

C2.8.5-7
O2.8.3 - 1, 4, 5, 6

Wayfinding and signage may be provided where necessary to ensure safe and efficient movement within a site. Such signage must be limited to the minimum number and size required to clearly direct vehicles, pedestrians and cyclists, and must be designed for functional clarity rather than advertising. Proposals will be assessed on merit, having regard to site layout, access arrangements, safety needs and the avoidance of visual clutter.

Fascia signs

C2.8.5-8
O2.8.3 - 1, 6

Maximum of one fascia sign for each tenancy elevation

C2.8.5-9
O2.8.3 - 1, 2

Fascia signs must form part of the awning and must not project above, below or beyond the sides of the awning fascia. Variations may be considered on sites where awnings are set well back from site boundaries, such as drive-through food and drink premises and service stations, where the signage is designed as an integrated component of the awning structure.

C2.8.5-10
O2.8.3 - 5

Fascia signs must not be illuminated. Variations may be considered on sites where awnings are set well back from site boundaries, such as drive-through food and drink premises and service stations where the signage is designed as an integrated component of the awning structure.

C2.8.5-11
O2.8.3 - 8

Fascia signs should be limited to business identification (i.e. the name and general nature of the approved business carried out in the building or premises to which the fascia awning is attached).

Wall signs

C2.8.5-12
O2.8.3 - 2

Must be integrated with the design of the building.

C2.8.5-13
O2.8.3 - 1, 6

The maximum total area of all wall signs on each elevation of a building, other than a home business, home occupation or home industry, must comply with the following:

- Above-ground elevation area ≥ 200 m²: maximum wall sign area is 10% of that elevation.
- Above-ground elevation area > 100 m² and < 200 m²: maximum wall sign area is 20 m².
- Above-ground elevation area ≤ 100 m²: maximum wall sign area is 20% of that elevation.

In measuring the area of a sign, any panel is included in the area. Where a sign has no panel, the area between any lettering, together with a reasonable curtilage around the sign commensurate with a typical panel sign, is included in the measurement.

C2.8.5-14
O2.8.3 - 1, 6, 8

The maximum total area for a wall sign for a home business, home occupation or home industry is 1m^2.

C2.8.5-15
O2.8.3 - 1, 2, 3

Wall-mounted signage must be fixed flush to the building façade, must not protrude more than 300 mm, and must remain wholly below the parapet or eaves.

Projecting wall signs

C2.8.5-16
O2.8.3 - 6

Maximum of one building identification sign per building elevation.

C2.8.5-17
O2.8.3 - 6, 8

Maximum of one business identification sign per tenancy elevation.

C2.8.5-18
O2.8.3 - 1

Maximum panel area for a projecting wall sign is 2.5m^2 in an employment zone or 1.5m^2 in any other zone.

C2.8.5-19
O2.8.3 - 1, 4

Must not project more than 2.5m from the edge of the building.

C2.8.5-20
O2.8.3 - 4, 7

Must have a minimum clearance of 2.6m above ground level over any pedestrian or vehicle movement corridor.

C2.8.5-21
O2.8.3 - 1, 2, 3

Must not be located above the awning of the building.

Under awning signs

C2.8.5-22
O2.8.3 - 6

Maximum of one building identification sign per building awning. A corner building with a wrap around awning is permitted a maximum of two under awning signs.

C2.8.5-23
O2.8.3 - 6, 8

Maximum of one business identification sign per tenancy or occupancy that has direct frontage/exposure to the street.

C2.8.5-24
O2.8.3 - 1

Must be attached to the underside of an awning and erected in a horizontal position at right angle to the building.

C2.8.5-25
O2.8.3 - 4, 7

A minimum clearance of 2.6m is required between the underside of the sign and the footpath below.

C2.8.5-26
O2.8.3 - 4

Must be setback at least 500mm from the footpath edge to the road carriageway.

C2.8.5-27
O2.8.3 - 1

Must not project beyond the awning.

C2.8.5-28
O2.8.3 - 4, 5

Must not obstruct awning support or public domain elements.

C2.8.5-29
O2.8.3 - 6

An under-awning sign is to have a minimum separation distance of 3m from any other under awning sign.

Freestanding signs

C2.8.5-30
O2.8.3 - 6

Maximum of one freestanding sign per street frontage.

C2.8.5-31
O2.8.3 - 4, 7

Minimum clearance of 2.6 m is required from the underside of the freestanding sign and the ground level, except where the sign structure is a monolith style accommodating a panel that reaches to or close to the ground.

C2.8.5-32
O2.8.3 - 2, 3

Freestanding signs should not protrude above the dominant skyline (including any buildings, structures or tree canopies).

C2.8.5-33
O2.8.3 - 1

The height of the freestanding sign and its panel size shall be in accordance with table 2.8-1.

Table 2.8-1 Freestanding Sign Height and Panel Area

Zone/land use	Maximum Panel Area (per side)	Maximum Height
MU1, E3 and E4 Zones	Up to 15m²	Up to 8m
E1 and E2 Zones	Up to 10m²	Up to 8m
Rural zones	Up to 4m²	Up to 4m
Residential zones (other than R3 zone on Edward St)	Up to 0.75m²	Up to 2m
Edward Street R3 Zone	Up to 10m²	Up to 8m

Note:
The panel area includes all exposed panels whether they are used for signage or not.

C2.8.5-34
O2.8.3 - 1, 3

Any sign greater than 1.2 m in height must be vertically proportioned, with the total panel dimensions having a height that is at least two times its width.

C2.8.5-35
O2.8.3 - 2, 3, 5, 8

Other than in the Edward Street R3 zone, where more extensive signage is permitted, a freestanding sign in a residential zone may be permitted only where:

- the sign will not result in adverse visual impact on the streetscape character or residential amenity, including view loss to key views or vistas; and
- the sign relates to an approved non-residential development (including an exhibition home or exhibition village, but excluding a home business, home occupation or home industry).

Top hamper signs

C2.8.5-36
O2.8.3 - 6

Maximum of one building identification sign permitted per building.

C2.8.5-37
O2.8.3 - 6, 8

Maximum of one business identification sign permitted per tenancy or occupation, except where, in the opinion of Council, the building frontage is only of sufficient length to accommodate more than one sign.

C2.8.5-38
O2.8.3 - 1, 2

May project up to 300mm from the building façade.

C2.8.5-39
O2.8.3 - 1

Are not to extend below the head of the doorway window to which it is attached.

C2.8.5-40
O2.8.3 - 1

Maximum length for a top hamper sign is to be the maximum length of the doorway or window.

Window signs

C2.8.5-41
O2.8.3 - 5

The size and location of window signs are to maintain active frontages by allowing views into and out of the premises.

C2.8.5-42
O2.8.3 - 5, 6

Advertising area for a window/shopfront sign shall not exceed 50% of the total window area.

C2.8.5-43
O2.8.3 - 5

Signage must be adhered to on the inside of the window. No signs (including fly posters) will be permitted on the outside of the window.

Special promotional signage

C2.8.5-44
O2.8.3 - 8

Special promotional signage will only be permitted where the Council considers it is in the public interest or will provide an identifiable public benefit.

Construction Site Signage

C2.8.5-45
O2.8.3 - 8

Construction site signage is limited to project-related content, including artist impressions of the future building, ‘coming soon’ messaging and the construction company’s logo. Third-party advertising or unrelated commercial content is not permitted.

C2.8.5-46
O2.8.3 - 1, 5

Signage on construction hoardings or scaffolding is not to extend beyond, or project outwards from, the hoarding or scaffolding to which it is attached. Illumination is to comply with the Illuminated Signage requirements under this section (Section 2.8.5) of the DCP.

Suburb entry sign

C2.8.5-47
O2.8.3 - 8

Suburb entry signage shall contain only the Geographical Names Board of NSW registered place name for the suburb.

C2.8.5-48
O2.8.3 - 8

Must be located on public land or land dedicated to Council.

C2.8.5-49
O2.8.3 - 8

Must be non-commercial (no business advertising).

C2.8.5-50
O2.8.3 - 1, 3, 5

Must be low-scale, typically <3 m high, integrated with landscaping and constructed of durable materials.

Advertising signs in recreational zones relating to recreation facilities

C2.8.5-51
O2.8.3 - 8

The advertisement(s) provides information about sponsors of teams or organisations using the recreation facility or about the products of those sponsors and must not include third-party advertising unrelated to the facility or its users.

C2.8.5-52
O2.8.3 - 4

The advertisement(s) shall face towards the public arena or seating areas and not towards any public road.

C2.8.5-53
O2.8.3 - 1

Where located externally from a building, the advertisement signage shall not exceed 2.1m in height above the surrounding ground level.

C2.8.5-54
O2.8.3 - 5

The advertisement(s) shall not be illuminated by internal light.

C2.8.5-55
O2.8.3 - 5, 3

The siting and design of the signage on the property should ensure that amenity and visual impacts to adjoining properties are kept to a minimum.

C2.8.5-56
O2.8.3 - 3, 5

The siting and design of the signage on the property should be sympathetic to the existing character of the area and approved use on the site.

C2.8.5-57
O2.8.3 - 8

Signage must be consistent with any Plan of Management or facility licence agreement applying to the site.

Advertising signs in rural areas relating to recreation facility (major)

C2.8.5-58
O2.8.3 - 8

The advertisement(s) provides information about sponsors of teams or organisations using the recreation facility or about the products of those sponsors.

C2.8.5-59
O2.8.3 - 4, 5

The advertisement(s) face towards the public arena or seating areas and not towards any public road.

C2.8.5-60
O2.8.3 - 1, 5

The advertisement signage shall not exceed 2.1m in height above the surrounding ground level.

C2.8.5-61
O2.8.3 - 5

The advertisement(s) shall not be illuminated by internal light.

C2.8.5-62
O2.8.3 - 5

The siting and design of the signage on the property should ensure that amenity and visual impacts to adjoining properties are kept to a minimum.

C2.8.5-63
O2.8.3 - 3, 8

The siting and design of the signage on the property should be sympathetic to the existing character of the area and approved use on the site.

2.9 Development adjoining open space

2.9.1 Introduction

Public open space is a valuable community asset that provides opportunities for recreation, environmental conservation, social interaction, active transport, and the protection of natural landscapes and waterways. Development adjoining public open space can influence the amenity, function, character and environmental values of these areas. This section aims to ensure that development is designed to positively address adjoining public open space, maintain its accessibility and amenity, and protect its recreational, environmental and scenic values for current and future users.

2.9.2 Application

This section applies to all development on land that adjoins public open space within the following zones RE1 Public Recreation, C2 Environmental Conservation, W1 Natural Waterways and W2 Recreational Waterways.
Public open space includes, but is not limited to:

- Parks and reserves
- Sporting fields and recreation grounds
- Playgrounds
- Environmental reserves and conservation areas
- River corridors, creeks and waterways
- Shared paths and pedestrian links
- Areas set aside for public recreation, environmental protection or public access

This section applies in addition to any other relevant provisions of the DCP.

2.9.3 Objectives

O2.9.3-1

To ensure development adjoining public open space protects and enhances its amenity, environmental values, character and function.

O2.9.3-2

To promote development that establishes a positive visual relationship with public open space while maintaining appropriate separation between public and private land.

O2.9.3-3

To encourage high-quality design outcomes that contribute to the attractiveness, safety and enjoyment of public open space.

2.9.4 Controls

C2.9.4-1
O2.9.3 - 1, 2, 3

The design, scale, massing and materials of development adjoining public open space must be compatible with the character, amenity, views and outlook of the adjoining open space and, where appropriate, provide for passive surveillance of public areas.

C2.9.4-2
O2.9.3 - 2, 3

Fencing visible from or adjoining public open space must incorporate open-style fencing and maintain views between the development and the adjoining public open space where privacy, safety and security considerations permit.

C2.9.4-3
O2.9.3 - 1

Materials, plant, equipment and waste are not to be stored on public open space or other public land.

2.10 Development near high pressure gas pipeline infrastructure

2.10.1 Introduction

Development near high-pressure gas pipelines is required to be referred to the relevant authority under the SEPP (Planning Systems) 2021.

In addition, the following development types located within the pipeline measurement length of 463 metres either side of the pipeline centreline are subject to Council referral to the pipeline operator:

- Early education and care facility
- Place of public worship
- Correctional centre
- Residential care facility
- Educational establishment
- Highway service centre
- Function centre
- Service station
- Health services facility
- Shop
- Hospital
- Shopping centre
- Hotel or motel accommodation
- Entertainment facility

The pipeline operator may require a Safety Management Study prepared in accordance with AS 2885 *Pipelines - Gas and Liquid Petroleum*. The study should demonstrate that the proposed development does not create an unacceptable risk to life or property and does not compromise the safe operation of the gas pipeline.

2.10.2 Objectives

O2.10.2-1

Development of sensitive uses are either located outside of the pipeline measure length or provide appropriate risk mitigation.

O2.10.2-2

Development does not compromise the safe operation and maintenance of the high-pressure gas pipeline.

2.10.3 Controls

C2.10.3-1
O2.10.2 - 1

Any new road / service crossings for a development should be limited and perpendicular to the pipeline.

C2.10.3-2
O2.10.2 - 1, 2

Subdivision and development design should incorporate the pipeline within a linear open space corridor wherever practicable. Where this is not practical for industrial or commercial development, the pipeline should be located within the front setback.

C2.10.3-3
O2.10.2 - 1, 2

Development does not create additional lots (less than 2ha) over the pipeline easement. All lots that include the pipeline easement should ensure the building envelope is sufficient size to accommodate the likely buildings to be constructed on the lot.

C2.10.3-4
O2.10.2 - 2

The design of any infrastructure services shall minimise the encroachment on the gas pipeline easement.

Chapter 3
Heritage Conservation

3.1 Introduction

3.2 Application

3.3 Objectives

3.4 Controls

- **3.4.2 Heritage Items**
- **3.4.3 Development in the Vicinity of a Heritage Item**
- **3.4.4 New Infill Development in the Conservation Area**
- **3.4.5 Development within the Residential Areas of the Heritage Conservation Area**
- **3.4.6 Fitzmaurice Commercial Precinct**
- **3.4.7 Signage**

3.1 Introduction

Wagga Wagga and its surrounding villages contain a diverse range of heritage places that reflect the area's Aboriginal, rural, agricultural, commercial, residential, institutional and civic history. These places contribute to the character, identity and sense of place of the community.

This Chapter provides guidance for development that may affect heritage items, heritage conservation areas, archaeological sites and other places of heritage significance. Development should conserve heritage significance while allowing for the appropriate ongoing use and adaptation of heritage places.

Development should respond sensitively to the heritage significance, character and setting of the place, including significant fabric, scale, form, materials, streetscape, views and landscape elements. New development should be contemporary in its design while being compatible with the heritage character of the area.

The conservation approach in this chapter is informed by the principles of the Australia ICOMOS Burra Charter, which promotes a cautious approach to change and the conservation of cultural significance.

The provisions of this chapter should be read in conjunction with the Wagga Wagga Local Environmental Plan, the *Heritage Act 1977*, applicable State Environmental Planning Policies and relevant heritage studies and conservation management plans.

3.2 Application

This chapter applies to development on land containing a heritage item, within a Heritage Conservation Area, or within the vicinity of a heritage item, as identified in the Wagga Wagga Local Environmental Plan.

The controls are to be read in conjunction with the relevant provisions applying to heritage items, heritage conservation areas, precincts and specific development types. Where an inconsistency arises between this chapter and another chapter of the DCP, the provisions of this chapter prevail.

3.3 Objectives

O3.3.0-1

Conserve listed and contributory places using the four key operational principles of the Burra Charter:

1. Do as much as necessary, as little as possible;
2. Respect the setting;
3. Provide an appropriate use; and
4. Keep accurate records of consents and all works.

O3.3.0-2

Protect the heritage significance of heritage items, contributory buildings, heritage conservation areas and natural heritage items, including significant fabric, landscapes, gardens, trees and streetscapes.

O3.3.0-3

Ensure alterations, additions and new development are compatible with the character of the place and respond appropriately to its siting, scale, form, materials, colours and architectural character.

O3.3.0-4

Encourage the retention, repair and reinstatement of significant and characteristic heritage features based on physical or documentary evidence and discourage unsympathetic alterations and visual intrusions.

O3.3.0-5

Ensure development in the vicinity of heritage items and within heritage conservation areas protects significant views, streetscapes and settings and responds positively to the established character of the area.

O3.3.0-6

Support the ongoing use and adaptive reuse of heritage places where this contributes to their long-term conservation and does not adversely affect their heritage significance.

O3.3.0-7

Ensure signage is compatible with the heritage significance of buildings and contributes positively to the character of the streetscape.

3.4 Controls

3.4.1 General Heritage Controls

The following controls establish the general heritage principles that apply to development affecting heritage items, contributory buildings and heritage conservation areas. They are to be read in conjunction with the more specific controls applying to heritage items, precincts and particular development types.

C3.4.1-1
O3.3.0 - 1, 2, 4, 6

Characteristic buildings, significant building elements and original fabric that contribute to heritage significance are to be retained and conserved. Where sufficient evidence exists, reinstatement of missing significant features is encouraged.

The demolition or removal of characteristic buildings, significant building elements or original fabric will only be supported where it can be demonstrated that the building, element or fabric has limited heritage significance, does not contribute to the significance of the heritage item or heritage conservation area, or cannot reasonably be retained and adapted for an ongoing viable use.

Note:

Significant building elements and original fabric may include verandahs, decorative joinery, doors, windows, leadlights, chimneys, roof forms, parapets, awnings and other architectural features visible from the public domain.

C3.4.1-2

O3.3.0 - 1, 2, 4

Works that remove, obscure or diminish significant heritage fabric or characteristic features are not supported.

Examples include:

- enclosing open verandahs;
- removing decorative features and detailing;
- replacing original timber doors or windows with incompatible materials or designs;
- rendering or painting face brickwork;
- covering characteristic timber weatherboards or brickwork cladding systems removing chimneys or other significant roof elements visible from the public domain.

C3.4.1-3

O3.3.0 - 3, 5

Development is to be compatible with the established siting, setbacks, scale, form and architectural character of the heritage item, contributory building or heritage conservation area, as relevant. Roofs, verandahs, awnings and windows are to be designed to complement the period, style and streetscape context of the building. Development must not visually dominate significant heritage buildings.

New building forms, including additions**,** are to reflect the established proportions, rhythm and articulation of the building and streetscape. Pitched roofs and vertically proportioned windows are encouraged where consistent with the character of the building and area.

C3.4.1-4

O3.3.0 - 3

Materials, finishes, textures and colours are to complement the period, style, architectural detailing and streetscape palette of the building, heritage item or heritage conservation area, as relevant.

Significant traditional buildings and characteristic colours are to remain visually dominant. Compatible contemporary materials may be appropriate where they do not detract from heritage significance.

C3.4.1-5

O3.3.0 - 1, 4

Where appropriate, new work should be clearly distinguishable from original fabric through recesses, changes in material or transitional detailing.

C3.4.1-6

O3.3.0 - 2, 4

Alterations to enable car access will not be supported where they require removal of original features on a front or side elevation, or demolition of significant building fabric or detail.

C3.4.1-7
O3.3.0 - 3, 4

Roofing is to utilise corrugated metal sheeting or other materials consistent with the period, style and heritage character of the building and streetscape.

Highly reflective roofing materials, including Zincalume, are not supported.

Flashings are to be rolled for barges, hips and ridges. Gutters are to be unperforated quad or ogee profile, galvanised or complementary to the selected roofing, and fitted to meet the National Construction Code (NCC).

C3.4.1-8
O3.3.0 - 1, 2, 6

Works for servicing, plant installation, fire safety or National Construction Code (NCC) compliance are to minimise interference with significant heritage fabric and features.

New service elements, including solar panels, solar heating systems, antennas, satellite dishes and air conditioning units, are to be located so as not to be visible from the street.

C3.4.1-9
O3.3.0 - 2, 5

Significant trees and other natural heritage items are to be retained and protected from damage during development. Site works, including driveways, are to be located to minimise impacts on significant trees and other natural heritage items.

3.4.2 Heritage items

C3.4.2-1
O3.3.0 - 2, 3, 4

Alterations and additions are to be located predominantly to the rear of, or behind, the original building sections and are not to visually dominate significant building elements.

C3.4.2-2
O3.3.0 - 1, 2, 6

Adaptive reuse of a heritage item is encouraged where it provides an appropriate and viable ongoing use while minimising alterations or interference with significant heritage fabric and enabling the continued interpretation of the heritage significance of the item

3.4.3 Development in the Vicinity of a Heritage Item

For the purposes of this chapter, the vicinity of a heritage item means the area surrounding a heritage item within which development may have an impact on the item's heritage significance, setting, visual prominence, important views or landscape context.

C3.4.3-1
O3.3.0 - 3, 5

New development or alterations and additions in the vicinity of a heritage item should complement the heritage item in terms of scale, proportions, materials, colours and setbacks, and be designed to be compatible with its heritage significance and setting without dominating, obscuring or visually competing with the heritage item.

C3.4.3-2
O3.3.0 - 2, 5

Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:

- Providing an adequate area around the heritage item to allow its interpretation.
- Retaining original or significant landscaping associated with the heritage item.
- Protecting and allowing the interpretation of archaeological features associated with the heritage item.
- Retaining and respecting significant views to and from the heritage item.

3.4.4 New Infill Development in the Conservation Area

For the purposes of this chapter, infill development means the construction of a new building within the Heritage Conservation Area that is not otherwise addressed elsewhere in this chapter.

C3.4.4-1
O3.3.0 - 3, 5

New infill development is to respond to the immediate context and the wider heritage conservation area through a contemporary design that complements the character, scale, form, proportions and architectural features of significant surrounding buildings without directly replicating them. Development is to be informed by the principles contained within *Design in Context: Guidelines for Infill Development in the Historic Environment*.

C3.4.4-2
O3.3.0 - 3, 5

Façades are to reflect the established balance of solid and void, traditional window proportions and patterns, horizontal detailing and material variation. Awnings, verandahs and appropriate façade articulation are encouraged where they contribute to the interpretation of streetscape character and assist in reducing the perceived bulk and scale of development.

C3.4.4-3
O3.3.0 - 2, 5

Landscaping is to reflect the prevailing landscape character of the area. Traditional cottage garden planting is encouraged where appropriate to the character and setting of the site.

3.4.5 Development within the Residential Areas of the Heritage Conservation Area

Alterations and additions

C3.4.5-1
O3.3.0 - 3, 4

New work is to remain below the main ridge height of the principal building and be articulated from the original form through setbacks in wall and roof height, with a descending scale towards the rear.

C3.4.5-2
O3.3.0 - 3, 4

Two storey additions are generally not appropriate unless the site slopes down towards the rear or adjoining buildings are two storeys. Where supported, two-storey additions are to be located behind the principal building, remain below its ridge height and not extend across its full width.

C3.4.5-3
O3.3.0 - 3, 4

Roof and attic additions may be considered where they do not introduce dormers to front or side elevations or require the removal or lowering of ceilings in front rooms of the principal building.

Secondary dwellings above outbuildings on rear lanes

C3.4.5-4
O3.3.0 - 3

Residential or habitable accommodation above an outbuilding is to be in the form of a loft or attic addition contained within the roof space.

Residential or habitable accommodation is to comply with the minimum room height requirements of the National Construction Code (NCC).

C3.4.5-5
O3.3.0 - 3

Maximum wall height to eave - 4.2m.

C3.4.5-6
O3.3.0 - 3

The upper section is to be constructed using contrasting materials in order to lower the apparent height and reduce apparent bulk and scale.

C3.4.5-7
O3.3.0 - 3

Roof forms and elements such as dormers that articulate and break up the roof are encouraged.

C3.4.5-8
O3.3.0 - 3

Where residential or habitable accommodation is above an outbuilding, balconies and other unenclosed areas are to be designed and located to ensure the upper level addition remains subordinate to the structure below and does not result in excessive bulk or visual impact.

C3.4.5-9
O3.3.0 - 3, 5

The character, scale, form and architectural details are to complement the existing dwelling or otherwise respond to the established character of the heritage conservation area.

Garages and carports with rear Lane access

C3.4.5-10
O3.3.0 - 3, 5

Vehicle access is to be located to the rear of the site or from a rear lane where available.

C3.4.5-11
O3.3.0 - 3

Garages and carports on rear lanes are to be sympathetic and subservient to the character of the dwelling.

The overall footprint of the building shall ensure that the sufficient private open space and landscaping requirements are met.

C3.4.5-12
O3.3.0 - 3

Garage and outbuilding materials are to be compatible with the main building.

Materials and detailing are to complement those evident in the lane and reflect the form and character of typical sheds and outbuildings in the local context.

C3.4.5-13
O3.3.0 - 3

Garages and carports are to:

- have a maximum depth of 7.5 m;
- provide a minimum 1.2 m side setback on one side to allow independent access.
- generally match the roof pitch of the main building, with reduced pitches permitted for verandah skillions.

Garages and carports with street access

C3.4.5-14
O3.3.0 - 3, 5

Where no rear lane access is available locate the garage or carport behind the building line, or preferably to the rear of the property.

C3.4.5-15
O3.3.0 - 3

Garages and carports are to be sympathetic and subservient to the character of the main building, with minimal attachment preferred to reduce bulk and scale.

Garages are to:

- have a maximum depth of 7.5 m.
- generally match the roof pitch of the main building, with reduced pitches permitted for skillions with a hipped end where addressing the street.
- The height of the eave should match or be lower than existing dwelling.
- the overall footprint of the building shall ensure sufficient private open space and landscaping.

Where a carport is proposed to be attached to the side of a dwelling, it is to:

- be set back at least 1 m from the principal building line or be located no further forward than the rear of the front verandah.
- use a hipped skillion or flat corrugated metal roof, with the high point below the eaves of the dwelling.
- be no more than half the length of the side of the building to which it is attached and sufficient to accommodate a standard vehicle.

C3.4.5-16
O3.3.0 - 3

Specifications:

- Wall materials are to complement the existing dwelling including render, weatherboard and fibre cement sheet;
- Garage doors within a primary streetscape should include top lights in keeping with the character of traditional garage doors.

C3.4.5-17
O3.3.0 - 2, O5

Where new driveways are being established or upgraded, steps need to be taken to protect existing landscaped area within the front setback.

Gardens

C3.4.5-18
O3.3.0 - 2, 4

Original front boundary fences, gates, paths, garden layouts are to be retained.

C3.4.5-19
O3.3.0 - 2, 5

Significant trees and hedges are to be retained where possible. Where removal is supported, replacement planting is to be provided within the front garden to frame the principal elevation and reflect the mature scale and character of the streetscape.

C3.4.5-20
O3.3.0 - 5

Where appropriate, lawn may be replaced with low water, mulched garden beds using plant species consistent with traditional cottage gardens and the local context.

C3.4.5-21
O3.3.0 - 2, 5

Structures and works within rear yards, including sheds, cabanas, greenhouses, conservatories, swimming pools, spas, terraces and fire pits, are to retain sufficient outdoor open space to meet the applicable requirements and provide suitable planting, including tree canopy, that complements the established landscape character of the heritage setting.

Fences

C3.4.5-22
O3.3.0 - 2, 4

Original front fences and gates are to be retained and, where repair or replacement is necessary, replaced on a like-for-like basis.

New or replacement fences and gates are to be appropriate to the period and style of the property, with reference to *Which Fence for My House*.

C3.4.5-23
O3.3.0 - 3, 5

Front fences are to be a maximum of 1.2 m high.

Side fences visible from the street are to be constructed of capped hardwood timber palings, corrugated galvanised steel or an appropriate Colorbond finish. Side fences are to be up to 1.8 m in height behind the front building line and are to taper to a maximum height of 1.2 m forward of the front building line.

C3.4.5-24
O3.3.0 - 3

Colour schemes for front fences and gates are to be consistent with and relate to the specific colour scheme for the property.

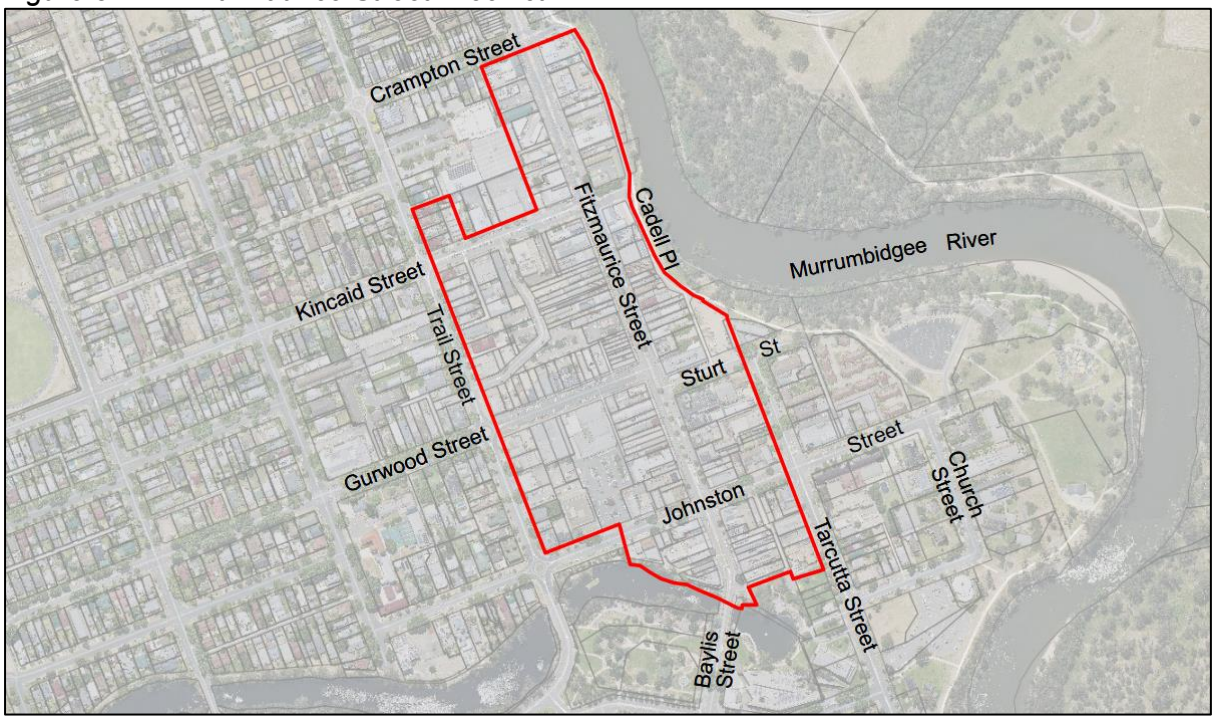
C3.4.5-25
O3.3.0 - 3, 5

Fencing to rear lanes is to be traditional corrugated galvanised steel or Colorbond in Shale Grey or Windspray with matching gates.

3.4.6 Fitzmaurice Commercial Precinct

The Fitzmaurice Street Precinct (as illustrated in Figure 3.4-1) forms part of Wagga Wagga's early town centre and reflects the historical development of the city as an important commercial and civic centre. Its heritage character is expressed through the surviving historic buildings, shopfronts, verandahs, awnings and other features that provide evidence of its early commercial development.

Figure 3.4-1 – Fitzmaurice Street Precinct

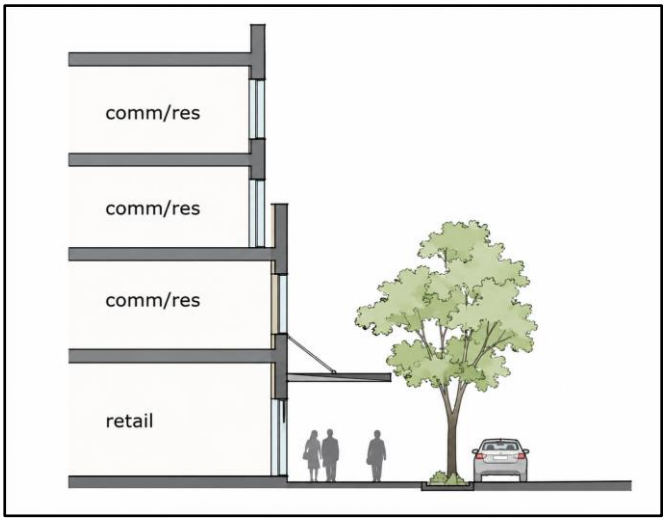


C3.4.6-1

O3.3.0 - 3, 5

Maintain the two to three storey street wall to Fitzmaurice Street. Where development exceeds the established street wall height, upper levels are to be set back behind the parapet line to ensure the street wall remains visually prominent as demonstrated in Figure 3.4-1.

Figure 3.4-1 – Established street wall height – Fitzmaurice Street



C3.4.6-2
O3.3.0 - 2, 4

Where original shopfronts, verandahs or awnings have been altered or removed, reinstatement or replacement should be informed by physical evidence, historic documentation, or the interpretation of appropriate period and style details.

3.4.7 Signage

C3.4.7-1
O3.3.0 - 7

The design, scale and location of signage must not adversely affect the heritage significance of the building or the character of the streetscape.

C3.4.7-2
O3.3.0 - 7

Non-illuminated signage is preferred. Illuminated signage will only be supported where it is demonstrated to be appropriate to the heritage significance of the building and the character of the streetscape.

C3.4.7-3
O3.3.0 - 1, 2, 7

Signage is to be installed in a reversible manner and must not damage or permanently alter significant building fabric.

Chapter 4
Environmental Hazards and Management

4.1 Bushfire

4.1.1 Introduction

4.1.2 Application

4.1.3 Objectives

4.1.4 Controls

4.2 Flood Risk Management

4.2.1 Introduction

4.2.2 Application

4.2.3 Definitions

4.2.4 Objectives

4.2.5 How to use this section

4.2.6 General Provisions

4.2.7 Flood Risk Maps

4.2.8 Assessment of the Impact of Flooding on Development

4.2.9 Assessment of the Impact of Development on Flood Behaviour

4.2.10 Land Use Categories

4.2.11 Flood Compatible Materials

4.1 Bushfire

4.1.1 Introduction

This section aims to minimise risks to life, property and the environment from bushfire by ensuring development on bushfire prone land is appropriately designed, sited and constructed.

4.1.2 Application

This section applies to development on:

- land identified as bushfire prone land on the Bush Fire Prone Land Map; and
- land otherwise determined to be bushfire prone in accordance with relevant legislation or guidelines.

4.1.3 Objectives

O4.1.3-1

Minimise risk to life, property and the environment from bush fire.

O4.1.3-2

Ensure compliance with statutory obligations for development in bush fire prone areas.

4.1.4 Controls

C4.1.4-1
O4.1.3 - 1, 2

Applications are to satisfy the relevant provisions of *Planning for Bush Fire Protection 2019* (or any later versions) and Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas.

4.2 Flood Risk Management

4.2.1 Introduction

This section aims to minimise risks to life, property and the environment from flooding by ensuring development on flood prone land is appropriately designed, sited and constructed.

4.2.2 Application

- This section applies to all *flood prone land* in the Wagga Wagga Local Government Area.
- Clause 5.21 (Flood Planning) of the LEP 2010 applies to the *flood planning area*, which is that part of the *flood prone land* that is located within the high or medium flood risk precincts.
- Clause 5.22 (Special Flood Considerations) of the LEP 2010 applies controls to all development located in the low flood risk precinct of the *flood prone land*. That is, land between the *flood planning area* and the *Probable Maximum Flood* (PMF).

4.2.3 Definitions

- A word or expression used in this section of the DCP has the same meaning as it has in the Flood Risk Management Manual, published by the NSW Government in June 2023, unless it is otherwise defined in the DCP.
- Where this section refers to a NSW Government document or policy, the reference includes any document that modifies, supersedes or replaces it.
- The words and expressions used in this section of the DCP that are not defined in the Flood Risk Management Manual have the meanings given in Table 4.2-1.

***Note**:*

Words and phrases that are italicised are defined terms in the Manual or in Table 4.2-1 below.

Table 4.2-1 Flood Risk Management Definitions

Term	Definition
Flood Compatible Building Components	Measures incorporated in the design, construction or alteration of a building or structure, and the use of Flood Compatible Materials, for the reduction or elimination of flood damage.
Flood Compatible Materials	Materials used in building construction that are resistant to damage when inundated. Refer to Section 4.2.11 of the DCP for a list of *Flood Compatible Materials*.

Term	Definition
Flood Hazard Category (H1–H6)	The classification of flood hazard at a location, ranging from H1 (relatively benign) to H6 (extreme), determined in accordance with the hydraulic hazard categorisation methodology in Australian Disaster Resilience Handbook 7: Managing the Floodplain (Australian Institute for Disaster Resilience), based on the combination of flood depth and velocity. Note: The High, Medium and Low Flood Risk Precincts in the DCP are defined by reference to these hazard categories - see 4.2.7 Flood Risk Maps.
Flood Planning Area (FPA)	The area of land below the *Flood Planning Level*.
Flood Planning Level (FPL)	The combination of the 1% *AEP* flood level and the applicable *freeboard*, being the minimum floor level standard for development on *flood prone land*. Where a site is subject to both riverine and overland flow flooding, the higher (riverine) *FPL* applies.
Freeboard	A factor of safety typically used in relation to the setting of minimum floor levels or levee crest levels (ref. Flood Risk Management Manual 2023). For riverine flooding the adopted *freeboard* is 500mm, for overland flooding, the adopted *freeboard* is 300mm.
Site-Specific Flood Emergency Plan (SSFEP)	A plan required for development, addressing pedestrian and vehicle access, and warning and evacuation arrangements for the site during a flood event. The plan must be consistent with any relevant flood evacuation strategy, SES Local Flood Plan or similar plan. It should demonstrate the ability to safely evacuate persons from a site and may include a strategy to move goods above the *Flood Planning Level* within the Effective Warning Time.

4.2.4 Objectives

The objectives of this section are to:

O4.2.4-1

Minimise risk to life and damage to property by controlling development on *flood prone land.*

O4.2.4-2

Facilitate development outcomes that are consistent with the NSW Flood Prone Land Policy and the Flood Risk Management Manual 2023, published by the NSW Government.

O4.2.4-3

Facilitate development outcomes that are consistent with any Flood Risk Management Study and Plan adopted by Council for the Wagga Wagga local government area.

O4.2.4-4

Ensure that the impacts of the full range of potential floods, up to and including the *Probable Maximum Flood* (PMF), are considered when assessing development, having regard to the sensitivity of different land uses to flooding.

O4.2.4-5

Ensure that development does not have an unacceptable impact on flood behaviour, the safety of people, surrounding properties and infrastructure.

O4.2.4-6

Ensure that development on *flood prone land* does not adversely affect the ecological values, waterway health and natural character of that land, and that flood risk management utilises ecologically positive methods wherever possible.

O4.2.4-7

Apply a merit-based approach to all development decisions on *flood prone land*, considering social, economic, ecological and cultural factors.

O4.2.4-8

Ensure the sustainable and equitable development of *flood prone land*, such that the cumulative impacts of development, including filling of land, intensification of use, and changes to drainage, do not result in material adverse flood impacts on the existing community,

O4.2.4-9

Ensure that development on *flood prone land* does not compromise the ability of emergency service personnel to access affected properties, or the ability of residents and employees to safely evacuate, during a flood event,

O4.2.4-10

Provide detailed development controls that, if satisfied, would address the flood risk management considerations required by clause 5.21 (Flood Planning) and clause 5.22 (Special Flood Considerations) of the LEP 2010.

4.2.5 How to use this section

Step 1

Determine whether the site is located on *flood prone land* using Council's flood maps here, or by reference to the Planning Certificate for the site. If not, no further action is required.

Step 2

Determine if the proposed development is listed in section 4.2.6.2 and therefore not subject to flood controls. If so, no further assessment is required.

Step 3

Proposals that only relate to subdivision shall comply with section 4.2.6.3 only.

Step 4
For all developments on *flood prone land* that are subject to flood controls, determine the principal land use proposed and, by reference to Section 4.2.10, identify the Land Use Category that that use falls into. Where a proposed development involves more than one Land Use Category, the more onerous (lower numbered) category controls apply across the whole development unless the different uses are operationally and physically separated to the satisfaction of Council.

Step 5
From the flood maps, identify the applicable risk precinct (high, medium, or low). Refer to section 4.2.7 for general definition of flood risk precincts.

Step 6
All developments subject to flood controls, must be assessed against the provisions in:

a. Section 4.2.8 Assessment of the Impact of Flooding on the Development, and

b. Section 4.2.9 Assessment of the impacts of the Development on Flood Behaviour.

Step 7
Assessment of the impact of flooding on development under section 4.2.8 is a two-step process:

c. Review the matrix in Section 4.2.8.1 and identify the row corresponding to the relevant flood risk precinct and land use category. The numbers shown in the five columns of that row identify the applicable development controls. The corresponding prescriptive controls are set out in this section.

d. If compliance is not reasonably achievable or is not warranted in the circumstances of the proposal, a performance assessment must be carried out in accordance with section 4.2.8.2.

Step 8
The assessment under section 4.2.9 requires that certain measures be adopted to minimise the impact of the development on flood behaviour. In the circumstances set out in section 4.2.9.2, a Flood Impact Assessment must be prepared.

4.2.6 General Provisions

4.2.6.1 Development not appropriate on flood prone land

Certain development types are not appropriate on *flood prone land* or cannot be approved without substantial mitigation measures. Shaded boxes in the development control matrix in section 4.2.8.1 identify which development types are likely to be incompatible with the flood hazard at that location.

Council may refuse such a development application or require the applicant to demonstrate that the design of the development, together with mitigation measures, can address any unacceptable flood risk.

4.2.6.2 Development not subject to flood controls

The following developments are not subject to flood controls:

(a) Change of use where no works are proposed and the proposed use does not, in the opinion of Council, increase risk to life,

(b) Internal alterations to an existing approved use that do not result in intensification of that use,

(c) Boundary adjustments and lot consolidations that do not create new lots with the potential for development,

(d) Signage attached to buildings.

4.2.6.3 Subdivisions

Subdivisions that create new lots or increase development potential shall:

(a) Take the objectives of this section into consideration when preparing the subdivision plan,

(b) Having regard to the planning controls for the intended end use, demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with the DCP, and

(c) Where the subdivision is on undeveloped land, have regard for existing natural drainage lines and channels.

Depending on the scale of the subdivision proposal, Council may request that the applicant prepare a Flood Impact Assessment (FIA) in accordance with section 4.2.9.2 of this chapter.

4.2.7 Flood Risk Maps

For the purposes of this chapter, all land that has been identified as flood prone, has been further classified, defined and mapped as follows:

High Flood Risk Precinct: Land within the *flood planning area* that is also within a High Hazard Category (H5 and H6), the floodway or where there would be significant evacuation difficulty.

Medium Flood Risk Precinct: Land within the *flood planning area* that is not within a high flood risk precinct.

Low Flood Risk Precinct: All other land within the *flood prone land*, outside the *flood planning area* and to the extent of the *Probable Maximum Flood* (*PMF*).

Notes:

1. Development controls relate to the Flood Risk Precinct (FRP) identified for the land upon which development is proposed.

2. Where two or more FRPs apply to land, the controls relevant to each risk precinct shall apply. At Council's discretion, the stricter controls would apply across the whole development.

4.2.8 Assessment of the Impact of Flooding on Development

This section provides the controls and matters for consideration when assessing the impact of flooding on the proposed development and its occupants.

4.2.8.1 Prescriptive Assessment

Development Controls Matrix

The Flood Prone Land Development Control Matrix provides a summary of the controls applicable for each land use category and flood risk precinct. The numbers in the matrix refer to the requirements listed in the Development Controls below the Matrix.

		Floor Levels	Flood Resilient Construction	Car Parking & Driveway Access	Site Management	Evacuation
High Flood Risk Precinct	Critical and Hazardous Uses and Facilities	2	2,4,5	1,2,3,4	1,2,3	1,2,3,4
	Vulnerable and Sensitive Uses and Facilities	2	2,4,5	1,2,3,4	1,2	1,2,3,4
	Residential	1,6	1,3,5	1,2,3,4	1,2	1,2,3,4
	Commercial and Industrial	1,3	1,3,5	1,2,3,4	1,2,3	1,2,3,4
	Recreation and Agriculture	4	1,3	1,4	1,2,3	4
	Concessional Development	5	1,3	1	n/a	4

		Floor Levels	Flood Resilient Construction	Car Parking & Driveway Access	Site Management	Evacuation
Medium Flood Risk Precinct	Critical and Hazardous Uses and Facilities	2	2,4,5	1,2,3,4	1,2,3	1,2,3,4

		Floor Levels	Flood Resilient Construction	Car Parking & Driveway Access	Site Management	Evacuation
Medium Flood Risk Precinct	Vulnerable and Sensitive Uses and Facilities	2	2,4,5	1,2,3,4	1,2	1,2,3,4
	Residential	1,6	1,3	1,2,3,4	1,2	4
	Commercial and Industrial	1,3	1,3	1,2,3,4	1,2,3	1,2,4
	Recreation and Agriculture	4	1,3	1,4	1,2,3	4
	Concessional Development	5	1,3	1	n/a	4

		Floor Levels	Flood Resilient Construction	Car Parking & Driveway Access	Site Management	Evacuation
Low Flood Risk Precinct	Critical and Hazardous Uses and Facilities	2	2,4	1,2,3	1,2,3	1,2,3,4
	Vulnerable and Sensitive Uses and Facilities	2	2,4	1,2,3	1,2	1,2,3,4
	Residential	5	n/a	1,2,3	n/a	4
	Commercial and Industrial	5	n/a	1,2,3	n/a	1,2,4
	Recreation and Agriculture	5	n/a	1	n/a	4
	Concessional Development	5	n/a	n/a	n/a	4

Note:

Refer to section 4.2.6.1. Shaded boxes identify development types that are likely to be incompatible with the flood hazard at that location. Council may refuse a development application or require the applicant to demonstrate that the design of the development, together with mitigation measures, can address any unacceptable flood risk.

4.2.8.1 Prescriptive Development Controls

Floor Levels

1. All habitable floor levels shall be no lower than the *Flood Planning Level* (1% AEP + *freeboard*).
2. All floor levels shall be no lower than the PMF level, or the FPL, whichever is higher.
3. All non-habitable floor levels shall be no lower than the 5% AEP flood level plus *freeboard*.
4. All floor levels shall be no lower than the 5% AEP flood level plus *freeboard*.
5. All floor levels shall be a minimum of 225mm above adjacent ground level.
6. All non-habitable floor levels shall be a minimum of 225mm above adjacent ground level.

Flood Resilient Construction

1. The building shall be designed to remain structurally sound, withstanding the forces of floodwater, debris and buoyancy in the 1% AEP flood event. Certification shall be provided by a structural engineer, informed by appropriate flooding information. The certificate may be provided at construction certificate stage.
2. The building shall be designed to remain structurally sound, withstanding the forces of floodwater, debris and buoyancy in the PMF event. Certification shall be provided by a structural engineer, informed by appropriate flooding information. The certificate may be provided at construction certificate stage.
3. All new structures are to be constructed using flood-compatible building components and materials below the *Flood Planning Level*. Refer to Section 4.2.11: *Flood Compatible Materials*.
4. All new structures are to be constructed using flood-compatible building components and materials below the PMF level. Refer to Section 4.2.11: *Flood Compatible Materials*.
5. Where possible, the construction of fences shall be avoided but where fencing is necessary, only permeable, open-type fencing may be provided. Such fencing shall be constructed to withstand the forces of floodwater up to and including the 1% AEP flood event or be designed to collapse in a controlled manner so as not to become unsafe during a flood or become moving debris. Certification shall be provided by a structural engineer, informed by appropriate flooding information. The certificate may be provided at construction certificate stage.

Car Parking and Driveway Access

1. The minimum surface level of open car parking spaces, carports and garages shall be as high as practical.
2. Appropriate measures must be implemented to protect basement or below-ground car parking from inundation by flood waters.
3. Basement car parking shall have a continuously rising pedestrian route to an exit.
4. For new developments (excluding replacement of existing dwellings) the depth of water for vehicular access shall not exceed 300mm in a 1% AEP riverine event.

Site Management

1. A dedicated storage area shall be provided and be available to store goods above the *Flood Planning Level*.
2. Any liquid, soluble, granular, powdered or particulate material, or other substance, that if inundated is liable to dissolve, disperse, leach, or be carried in or on floodwater so as to contaminate floodwater or the receiving environment, must be stored above the *Flood Planning Level*.
3. Any discrete object, item of plant, equipment, vehicle, stored good, or material that generally remains physically intact under inundation but is liable to float, or to be lifted, pushed or otherwise displaced by floodwater so as to become flood debris must be secured, anchored or otherwise restrained (either permanently or when a flood warning is issued) so that it cannot be carried from the site during a flood.

Evacuation

1. The owner must provide a durable notice, displayed in a prominent location within the premises, advising occupants and users that the land is subject to flooding and that a NSW SES Local Flood Plan applies to the area. The notice must direct occupants to familiarise themselves with the current NSW SES Wagga Wagga City Local Flood Plan, available on the NSW SES website.
2. Adequate flood warning systems (audible and visual), signage and exits shall be provided to allow safe and orderly evacuation without increased reliance on the NSW SES or other emergency services personnel. Development is not to rely on assisted rescue or resupply as a flood response strategy.
3. A *site-specific Flood Emergency Response Plan* (SSFEP) shall be prepared. For land protected by a levee, the evacuation strategy shall have regard to the consequences of levee overtopping or failure, including reduced warning time and rapid onset, consistent with the NSW SES Local Flood Plan.
4. A continuous and unobstructed path of travel shall be provided for pedestrians and vehicles allowing orderly evacuation from any point in the building to a safe location outside, without increased reliance upon the SES or other authorised emergency services personnel.

4.2.8.3 Performance Assessment

Departure from Prescriptive Controls

Where there is a departure from the prescriptive controls, the proponent must provide a statement:

(a) identifying the controls that are not met and the extent of the departure,

(b) demonstrating why compliance is not reasonably achievable or is not warranted in the circumstances of the proposal at the subject site, and

(c) demonstrating that the proposed alternative complies with the intent of the controls and the objectives of this section.

Differing consideration for riverine and overland flooding

Riverine flooding, the overbank flow from a waterway, tends to be a longer duration event when compared to *local overland flooding*, which is run-off on its way to a waterway. Accordingly, this substantial difference in risk may be taken into consideration in the assessment of development proposals on properties that are only affected by overland flooding.

Who can prepare a Performance Assessment or SSFEP

A Performance Assessment or SSFEP must be prepared by a suitably experienced planning or other building industry professional in the flood planning field and be provided as part of the Statement of Environmental Effects accompanying the development application.

4.2.9 Assessment of the Impact of Development on Flood Behaviour

4.2.9.1 Prescriptive Controls

The following prescriptive controls apply to all developments on *flood prone land*.

Design measures

1. Design measures to minimise offsite flood impacts are to be implemented, including:
    a. siting the building to minimise the impact on flood behaviour, preferably on the lowest flood hazard location on the lot;
    b. minimising the building footprint;
    c. orienting the building in the direction of the flow path; and
    d. using open fencing, lattice or piers beneath the building to preserve floodwater conveyance.
2. In addition to the design measures, the provisions of 4.2.9.2 must be considered to determine whether a site-specific Flood Impact Assessment (FIA) is required to be submitted.

4.2.9.2 Flood Impact Assessment

What is a Flood Impact Assessment

A Flood Impact Assessment (FIA) is a site-specific study that must be submitted with a Development Application. The sections below set out the purpose of a FIA, when it is and is not required, the information such a report must include, and how it will be assessed.

The purpose of a Flood Impact Assessment

The purpose of a FIA is to assess the changes to flood behaviour likely to result from the proposed development, such as reducing flood storage, obstructing the flow of flood waters or substantially redirecting flood waters and the acceptability of those changes.

When a Flood Impact Assessment is not required

A FIA is not required in the following areas:

1. Within the Low Flood Risk Precinct
2. Within the *flood fringe* in the Medium Risk Precinct

A FIA is not required for the following developments:

1. a change of use that does not involve external building works,
2. internal alterations to an existing building that do not alter the building footprint or external form of the building.
3. The replacement of an existing building or structure on the same building footprint.
4. Development on land zoned RU1, RU2, RU3, RU4 or RU6 where:
    a. the total building footprint of the proposed development does not exceed 2,000 m²; and
    b. the development is located at least 50 metres from any lot boundary.
5. Development in all other zones where the total building footprint of the proposed development (including surrounding external operational areas elevated by fill) does not exceed the lesser of:
    a. 2,000 m²; and
    b. 60% of the total lot area.

Council discretion

Despite any of the criteria outlined above, Council retains full and final discretion to determine whether a FIA is required, having regard to the purpose of a FIA, the circumstances of the development, and the available flood information.

Who can prepare a Flood Impact Assessment

A FIA must be prepared by a professional engineer with demonstrated experience in floodplain management and hydraulic modelling.

In preparing the FIA consideration shall be given to “Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01” (NSW Department of Planning and Environment, 2023) or any document that amends or supersedes that guideline.

What documentation is required

The FIA must be documented in a report that includes:

1. a description of the site, the local catchment and existing drainage, and of the proposed development,
2. the architectural and engineering plans on which the assessment is based,
3. supporting calculations and mapping for relevant flood events.
4. the qualifications and relevant experience of the author,
5. the results of the assessment and a discussion of compliance with the applicable controls, and
6. any measures proposed to mitigate identified impacts or to manage risk to personal safety and property.

How should flood impacts be assessed

1. The FIA must be prepared having regard to the *Flood Impact and Risk Assessment Flood Risk Management Guideline LU01* (NSW Government, 2023).
2. Unless Council agrees otherwise, the FIA must be a quantitative assessment prepared using Council's adopted flood model for the relevant catchment, or an alternative two-dimensional model that is compatible with that model and agreed with Council in advance. Where no Council model is available for the site, the FIA must use a model prepared for the development, based on the most recent available topographic data, and extending a sufficient distance upstream and downstream of the site for the full extent of any change in flood behaviour to be understood.
3. Council may accept a qualitative assessment where the applicant demonstrates that hydraulic modelling is not warranted, having regard to the scale of the development and the flood information already available.
4. The FIA must assess flood behaviour under both existing (pre-development) and proposed (post-development) conditions for the 20% *AEP*, 1% *AEP*, 1% *AEP* incorporating climate change, and *PMF* events, and must address the change in:
    a. flood level, extent and depth,
    b. flow velocity,
    c. flood hazard category,
    d. duration of inundation,
    e. flood function (floodway, flood storage and flood fringe), and
    f. emergency response, including Effective Warning Time and evacuation.
5. The assessment must address impacts on land and development beyond the site, including upstream, downstream and adjoining properties, and must have regard to the cumulative impact of similar development that could reasonably be anticipated in the vicinity.

4.2.10 Land Use Categories

Land use is categorised into six Land Use Risk Categories according to the flood risk implications of each type of land use, as detailed in Table 4.2-1 below.

The Land Use Category applicable to a proposed development, together with the flood risk precinct within which the development is located, determine the planning matrix controls that apply. Where a development involves more than one land use, the controls applicable to the category with the more onerous requirements apply across the whole development.

The definitions of each land use are the same as those in the LEP 2010 and the Standard Instrument (Local Environmental Plans) Order 2006.

Table 4.2-1 – Land Use Categories

Land Use Category	Development (refer to LEP 2010 Dictionary)
CATEGORY 1 - CRITICAL AND HAZARDOUS - Essential to community safety before, during and after flood, or where flood damage is likely to be hazardous	
Critical and Hazardous Uses and Facilities	Air transport facilities; Community facilities; Electricity generating works and electrical substations; Emergency services facilities; Extractive industries; Hazardous industries; Hazardous storage establishments; Health services facilities; Hospitals; Information and education facilities; Liquid fuel depots; Offensive industries; Offensive storage establishments; Open cut mining; Public administration buildings; Research stations; Sewerage systems; Telecommunications facilities; Water supply systems. ***Note:*** *Where a development is permitted in a flood-prone zone and involves the storage or use of hazardous materials, it must be assessed under this category regardless of how it is otherwise classified. Telecommunications facilities are not a Standard Instrument LEP land use term and may be regulated under Commonwealth legislation — refer to the general provisions of this Chapter.*
CATEGORY 2 - VULNERABLE AND SENSITIVE - Where occupants have limited self-evacuation capacity, are transient, or there are other evacuation challenges	
Vulnerable and Sensitive Uses and Facilities	Backpackers' accommodation; Boarding houses; Camping grounds; Caravan parks; Charter and tourism boating facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Group homes; Hostels; Industrial training facilities; Respite Day care centres; Seniors housing; Tourist and visitor accommodation.

Land Use Category	Development (refer to LEP 2010 Dictionary)
	Note: *Where a mixed-use development includes a use from this category, the Category 2 controls apply to the whole development unless the relevant use can be demonstrated to be operationally and physically separated from other uses in a manner that does not increase risk to occupants.*
CATEGORY 3 - RESIDENTIAL - Residential accommodation other than vulnerable or sensitive uses listed in Category 2	
Residential	Attached dwellings; Co-living housing; Dual occupancies; Dwelling houses; Exhibition homes; Exhibition Villages; Home businesses; Home industries; Home occupations; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Shop top housing.
CATEGORY 4 - COMMERCIAL AND INDUSTRIAL - Commercial, retail, employment and industrial development	
Commercial and Industrial	Amusement centres; Biosolids treatment facilities; Boat building and , facilities; Car parks; Commercial premises; Crematoria; Depots; Entertainment facilities; Freight transport facilities; Function centres; Funeral homes; Health consulting rooms; Highway service centres; Industrial retail outlets; Industrial uses; Local distribution premises; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Registered clubs; Resource recovery facilities; Restricted premises; Rural industries; Self-storage units; Service stations; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies. ***Note:*** *Where a development involves the storage or use of hazardous materials, the development must be assessed under Category 1 (Critical and Hazardous Uses and Facilities) regardless of how the use is otherwise classified. Service stations that principally involve bulk liquid fuel storage may be classified as a liquid fuel depot and assessed as a Critical and Hazardous Use.*

Land Use Category	Development (refer to LEP 2010 Dictionary)
CATEGORY 5 - RECREATION AND AGRICULTURE - Agriculture, open space, recreation and waterway uses	
Recreation and Agriculture	Agriculture; Agritourism; Animal boarding or training establishments; Aquaculture; Boat launching ramps; Boat sheds; Cemeteries; Environmental facilities; Environmental protection works; Forestry; Jetties; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities; Water recreation structures; Wharf or boating facilities. ***Note:*** *Cemeteries in flood-prone areas require assessment of groundwater and contamination impacts as part of the development application. Marinas and wharves that involve fuel or chemical storage must also be assessed for compliance with Category 1 controls for that component of the development.*
CATEGORY 6 - CONCESSIONAL DEVELOPMENT - Minor works or additions and alterations to existing development with reduced flood risk impact	
Concessional Development	The following development types qualify as Concessional Development: (a) Class 10a and 10b buildings and structures, (b) Farm buildings, (c) Alterations and Additions to existing Category 1 or 2 (Critical and Hazardous or Vulnerable and Sensitive) uses that do not intensify the occupancy of the use. (d) Alterations and Additions to existing Category 3 (Residential) buildings that increase the habitable floor area by 50m^2 or less. For alterations and additions on land only affected by *local overland flooding*, no area limitation applies. (e) Alterations and Additions to existing Category 4 (Commercial and Industrial) buildings that do not increase the gross floor area by more than 60% and the proposed floor level is no lower than the existing floor level, ***Note:*** *The floor area thresholds in (d) and (e) refer to the floor area that existed at the date the DCP came into force. No further concessions are available once the threshold has been reached for an existing building.* ***Note:***

Land Use Category	Development (refer to LEP 2010 Dictionary)
	The Alterations and Additions referred to in (c), (d) and (e) do not include developments that substantially demolish the existing building.

Notes:

A. Mixed use development: *Where a proposed development involves more than one Land Use Category, the more onerous (lower numbered) category controls apply across the whole development unless the different uses are operationally and physically separated to the satisfaction of Council.*

B. Merit assessment: *Where a development has not been included in any of the categories above, or there is a lack of clarity about categorisation, Council will determine the appropriate category and applicable controls on the merits of the individual application, having regard to the objectives of this chapter.*

4.2.11 Flood Compatible Materials

Materials and construction techniques for proposed development must be in accordance with Table 4.1-2 below where the relevant component will be located below the applicable flood level.

4.2.11.1 Building Materials

Table 4.2-2 – Flood Compatible Building Materials

Building Component	Flood Compatible material
Flooring and Sub-floor Structure	• concrete slab-on-ground monolith construction. ***Note:*** *clay filling is not permitted beneath slab-on-ground construction.* • suspended reinforced concrete slab. • timber floor (T&G boarding, marine plywood) full epoxy sealed joints. Timber to be treated to H5 Hazard Class.
Floor Covering	• clay tiles • concrete, precast or in situ • concrete tiles • epoxy, formed-in-place • mastic flooring, formed-in-place • rubber sheets or tiles with chemical-set adhesives • silicone floors formed-in-place • vinyl sheets or tiles with chemical-set adhesive

Building Component	Flood Compatible material
	• ceramic tiles, fixed with mortar or chemical-set adhesive • asphalt tiles, fixed with water resistant adhesive
Wall Structure	• solid brickwork, blockwork, reinforced concrete or mass concrete. Timber only if treated to minimum H4 Hazard Class.
Roofing Structure (for Situations Where the Relevant Flood Level is Above the Ceiling)	• reinforced concrete construction • galvanised metal construction
Doors	• solid panel with water-proof adhesives • flush door with marine ply filled with closed cell foam • painted metal construction • aluminum or galvanised steel frame
Wall and Ceiling Linings	• fibro-cement board • brick, face or glazed • clay tile glazed in waterproof mortar • concrete • concrete block • steel with waterproof applications • stone, natural solid or veneer, waterproof grout • glass blocks • glass • plastic sheeting or wall with waterproof adhesive
Insulation Windows	• foam (closed cell types) • aluminum frame with stainless steel rollers or similar corrosion and water-resistant material.
Nails, Bolts, Hinges and Fittings	• brass, nylon or stainless steel • removable pin hinges • hot dipped galvanised steel wire, nails or similar.

4.2.11.2 Electrical and Mechanical Equipment

For dwellings constructed on land to which this Plan applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Main Power Supply

Subject to the approval of the relevant authority, the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the dwelling from the main power supply.

Wiring

All wiring, power outlets, switches, etc. should, to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conduits located below the relevant flood level should be so installed that they will be self-draining if subjected to flooding.

Equipment

All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.

Reconnection

Should any electrical device and/or part of the wiring be flooded, it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

Heating and Air Conditioning Systems

Should, to the maximum extent possible, be installed in areas and spaces of the house above the relevant flood level. Where this is not feasible, every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.

Fuel

Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

Installation

The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the relevant flood level.

Ducting

All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning, or self-draining by suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, it should be protected by a closure assembly operated from above the relevant flood level.

Ancillary Structures (steps, pergolas, etc.)

Suitable water tolerant materials should be used, such as masonry, sealed hardwood and corrosion resistant metals. Copper Chrome Arsenate (CCA) treated timber is not a suitable material.

Chapter 5
Natural Resource and Landscape Management

5.1 Vegetation Management and Conservation

- **5.1.1 Introduction**
- **5.1.2 Legislative Context**
- **5.1.3 Key Definitions**
- **5.1.4 Application**
- **5.1.5 Objectives**
- **5.1.6 Requirements for approvals for Declared Vegetation**
- **5.1.7 Register of Significant Vegetation**
- **5.1.8 Urban Tree Management Plan**
- **5.1.9 Development Application Controls**

5.2 Native Vegetation Establishment and Management

- **5.2.1 Introduction**
- **5.2.2 Application**
- **5.2.3 Objectives**
- **5.2.4 Controls**

5.1 Vegetation Management and Conservation

5.1.1 Introduction

The urban forest comprises vegetation on both public and privately owned land across the Wagga Wagga local government area. It provides significant visual, ecological, environmental, social, cultural, and economic benefits, including urban cooling, biodiversity habitat, improved air quality, and enhanced amenity.

Climate change, population growth, urban heat, and increasing development pressure place stress on the natural and built environment. The protection and management of the urban forest is therefore critical to maintaining liveable, resilient, and healthy communities.

Accordingly, the long-term conservation and management of existing vegetation is fundamental to achieving the objectives of the DCP.

5.1.2 Legislative Context

This section of the DCP establishes Council's requirements for vegetation clearing in non-rural areas in accordance with Chapter 2 of the SEPP (Biodiversity and Conservation) 2021 (B&C SEPP).

Chapter 2 of the B&C SEPP provides a framework for the regulation of vegetation clearing in non-rural areas, particularly clearing that is not associated with development requiring consent.

The B&C SEPP establishes the following approval pathways:

- Clearing below the Biodiversity Offsets Scheme (BOS) threshold may require a permit issued by Council, but only where the vegetation is declared in a Development Control Plan.
- Clearing above the BOS threshold requires approval from the Native Vegetation Panel and the preparation of a Biodiversity Development Assessment Report (BDAR). In these cases, the permit provisions of the DCP do not apply.

This section of the DCP also applies to the clearing of declared vegetation where that clearing is associated with development requiring consent. In these cases, the removal of declared vegetation is to be assessed as part of the development application, and the controls in this section apply in addition to any other relevant provisions of this Plan.

5.1.3 Key Definitions

For the purposes of Chapter 2 of the B&C SEPP:

Declared vegetation

1. Clear (or clearing) vegetation; and
2. Non rural area;

Are defined as follows:

Declared vegetation

Means the following vegetation, for the purposes of Part 2.3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021, subject to the exemptions outlined in section 5.1.6.

- *any living tree with a height equal to or exceeding 8 m; or*
- *a tree that is required to be retained or planted as a condition of a complying development certificate, permit or development consent; or*
- *vegetation that comprises a threatened species, population or ecological community listed under the Biodiversity Conservation Act 2016; or*
- *vegetation that forms habitat for a threatened species, population or ecological community (including hollow-bearing trees or other key habitat features); or*
- *vegetation located within a wetland; or*
- *any tree listed in Table B1 (Heritage Trees) or Table B2 (Significant Trees) of Appendix B; or*
- *any specimen of a species listed in Table B3 (Species of Local Conservation Significance) of Appendix A, irrespective of size.*

Clear (or clearing) vegetation

Has the same meaning as Part 2.1 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 and includes:

- *cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or*
- *lop or otherwise remove a substantial part of the vegetation.*

Non-rural areas

Has the same meaning as Part 2.1 of State Environmental Planning Policy (Biodiversity and Conservation) 2021. Generally, non-rural areas include land within urban, residential, commercial, industrial, recreation, environmental conservation and environmental living zones to which Chapter 2 of the Biodiversity and Conservation SEPP applies.

Applicants should refer to Chapter 2 of the Biodiversity and Conservation SEPP where uncertainty exists.

5.1.4 Application

This section applies to the following:

1. Clearing of declared vegetation that is not associated with development, where the vegetation is located in a non-rural area and the clearing may require a permit under Chapter 2 of the Biodiversity and Conservation SEPP; and
2. Clearing of declared vegetation that is associated with development requiring consent, where the removal of declared vegetation is to be assessed as part of a development application and must comply with the controls in this section.

Notes

- *This chapter does not apply to vegetation that is not declared vegetation. However:*
    - *the clearing of non-declared vegetation may still be subject to the Biodiversity and Conservation SEPP, including where vegetation is associated with a heritage item, heritage conservation area, Aboriginal object or Aboriginal place of heritage significance;*
    - *development consent may still be required under the Environmental Planning and Assessment Act 1979, where applicable; and*
    - *Council may consider the broader landscape, canopy and biodiversity impacts of vegetation removal as part of the assessment of a development application and may require landscaping, replacement planting or other measures to achieve appropriate outcomes.*
- *Vegetation clearing not associated with development that is located in rural areas is regulated under the Local Land Services Act 2013. Enquiries should be directed to NSW Local Land Services.*

Application of Section regarding Vegetation Pruning

Pruning that does not constitute clearing vegetation under the Biodiversity and Conservation SEPP does not require a permit under this chapter.

For the purposes of this chapter, pruning refers to activities undertaken in accordance with AS 4373 – Pruning of Amenity Trees and does not include lopping.

Generally, a permit is not required for the removal of a minor or insubstantial portion of a tree. A permit is only required where works constitute clearing vegetation within the meaning of the Biodiversity and Conservation SEPP, including where a substantial part of the vegetation is proposed to be removed.

Examples of pruning that would not ordinarily constitute clearing vegetation include:

- removal of dead branches;
- minor canopy lifting or thinning;
- minor pruning to provide clearance from buildings or fences; and
- pruning required to maintain statutory clearances to powerlines.

Further guidance regarding pruning activities is provided in the Urban Tree Management Plan.

5.1.5 Objectives

O5.1.5-1

Protect, retain and appropriately manage vegetation to support a healthy, green and biodiverse urban forest.

O5.1.5-2

Provide a clear and consistent framework for identifying, assessing and managing declared vegetation.

O5.1.5-3

Prioritise the retention of existing vegetation and canopy cover wherever practicable.

O5.1.5-4

Ensure that the clearing of declared vegetation is appropriately justified having regard to its value, contribution and impacts.

O5.1.5-5

Protect and enhance biodiversity, heritage, landscape and amenity values through the retention, appropriate management and replacement of vegetation.

5.1.6 Requirements for approvals for Declared Vegetation

A person must not clear declared vegetation unless the clearing works are:

1. authorised by a permit issued by Council;
2. authorised by a development consent; or
3. exempt under this section of the DCP.

Permit required (Clearing declared Vegetation)

Where the clearing of declared vegetation is not associated with development requiring consent (e.g. building works) and is located in a non-rural area, a permit must be obtained from Council.

Applications for a permit must demonstrate compliance with the controls set out in sub-section 7
(Tree Permit Controls).

Notes:
The Biodiversity and Conservation SEPP prohibits Council from issuing a permit for the clearing of native vegetation that exceeds the biodiversity offsets scheme threshold. Refer to the Biodiversity Conservation Act 2016 for further information.

Vegetation clearing on waterfront land may require a controlled activity approval under the NSW Water Management Act 2000. Waterfront land includes the bed, bank and all land within 40m of any river (includes watercourses), lake (includes wetlands), or estuary. See the NSW Government website for further information.

Development Consent required (Clearing declared Vegetation)

Where the clearing of declared vegetation is proposed to enable development for which development consent is required, the vegetation removal is to be considered as part of the development application assessed under Part 4 of the *Environmental Planning and Assessment Act 1979*.

In such cases, the extent of clearing must be clearly identified and justified in the application and must comply with the controls in sub-section 8 (Development Application Controls) and any other relevant provisions of this Plan.

Exemption from Permit or Development Consent (Clearing declared Vegetation)

A permit or development consent is not required where the clearing of declared vegetation satisfies one or more of the exemptions listed in Table 5.1-1.

Table 5.1-1 – Declared Vegetation Clearing Exemptions

Exemption 1 – Clearing Authorised Under Other Legislation
The clearing of declared vegetation has been approved, authorised or is otherwise permitted under another Act, regulation or statutory instrument. Examples include: • clearing authorised under the Local Land Services Act 2013, including allowable activities and code-based clearing; • clearing undertaken in accordance with the 10/50 Vegetation Clearing Code of Practice under the Rural Fires Act 1997; and • clearing authorised without a permit or approval under Part 2.5 of the Biodiversity and Conservation SEPP. ***Note:*** *These exemptions apply only to the extent of clearing authorised under the relevant legislation. Any clearing beyond that authorised extent may require approval under this chapter. Council may require evidence demonstrating compliance with the applicable legislative provisions.*
Exemption 2 – Emergency Works
The declared vegetation poses an immediate risk to life or property due to a demonstrated sudden change in its structure resulting from a severe storm, wind event or similar occurrence. ***Note:*** *Nothing in this chapter prevents the carrying out of emergency works necessary to make safe vegetation that poses an immediate risk to human life or property.*

Exemption 3 – Dead or Dying Vegetation

The declared vegetation is dead or dying, is located on a lot no greater than 2,000m² and is not:

- a habitat tree;
- a heritage item;
- on land that contains a heritage item;
- within a heritage conservation area and visible from a street or other public place (other than a lane);
- part of an Aboriginal object; or
- within an Aboriginal place of heritage significance.

Exemption 4 – Undesirable Vegetation

The declared vegetation is listed in Appendix C (Undesirable Vegetation) and is not:

- located on a heritage item; or
- located within a heritage conservation area,

unless the vegetation is identified in Appendix C as an Exempt Undesirable Vegetation.

Note:
This exemption does not apply to vegetation listed in:

- *Table B1 (Heritage Trees); or*
- *Table B2 (Significant Trees)*

of Appendix B (Register of Significant, Heritage and Locally Significant Vegetation).

Exemption 5 – Government-Declared Weed Species

The declared vegetation is a species identified by a relevant government authority as an invasive, noxious, prohibited, regulated or priority weed.

5.1.7 Register of Significant Vegetation

The Register of Significant Vegetation identifies Heritage Trees, Significant Trees and Species of Local Conservation Significance recognised under this chapter. The Register is contained in Appendix B – Register of Significant, Heritage and Locally Significant Vegetation.

5.1.8 Urban Tree Management Plan

The Wagga Wagga Urban Tree Management Plan (UTMP) provides detailed technical guidance for the assessment and management of vegetation under this chapter.

The UTMP includes, but is not limited to:

- Tree Assessment Criteria
- Tree Removal Tests
- Compensatory Planting Requirements
- Tree Protection Measures
- Tree Valuation Methodologies
- Arboricultural Standards and Practices

The UTMP is intended to support the implementation of this chapter. Where referenced by the DCP, applicants and Council are to have regard to the relevant provisions of the UTMP.

5.1.9 Tree Permit Controls

C5.1.9-1
O5.1.5 - 1, 3, 5

Declared vegetation is to be retained wherever practicable.

C5.1.9-2
O5.1.5 - 3, 4, 5

The clearing of declared vegetation must be justified having regard to the Tree Assessment Criteria and Tree Removal Tests in the Urban Tree Management Plan.

C5.1.9-3
O5.1.5 - 2, 4, 5

Council may require the submission of an Arborist Report prepared by a suitably qualified arborist where necessary to assess:

- the condition, health and structural integrity of vegetation;
- the justification for vegetation removal; or
- whether the proposal satisfies the Tree Assessment Criteria or Tree Removal Tests in the Urban Tree Management Plan.

C5.1.9-4
O5.1.5 - 1, 5

Tree works are to be carried out in accordance with relevant Australian Standards, including:

- AS 4373 – Pruning of Amenity Trees; and
- AS 4970 – Protection of Trees on Development Sites,

as applicable.

C5.1.9-5
O5.1.5 - 5

The clearing of declared vegetation that is or forms part of a heritage item, is located within a heritage conservation area, or is or forms part of an Aboriginal object or Aboriginal place of heritage significance must:

- be of a minor nature or for the purposes of maintenance; and
- not adversely affect the heritage significance of the item, object or place.

Note:
Under the Biodiversity and Conservation SEPP, Council must not grant a permit for such works unless it is satisfied that the above requirements are met.

Additional approvals may be required under other legislation where impacts to heritage items, Aboriginal objects or Aboriginal places of heritage significance are proposed.

5.1.10 Development Application Controls

C5.1.10-1
O5.1.5 - 1, 3, 5

Development is to be designed to avoid the removal of declared vegetation wherever practicable.

C5.1.10-2
O5.1.5 - 3, 4, 5

Development involving the removal of declared vegetation must demonstrate that impacts have been avoided, minimised and justified, having regard to the following criteria.

1. Vegetation Value

- the value and contribution of the vegetation having regard to its condition, life expectancy, species, canopy, amenity, biodiversity, habitat, heritage and landscape values.

2. Design Response

- whether all reasonable opportunities to retain the vegetation have been explored through the design of the development;
- whether impacts on vegetation have been avoided and minimised as far as practicable; and
- the impacts on the long-term viability of vegetation proposed to be retained.

3. Removal Justification

- whether the extent of vegetation removal is limited to the minimum necessary to achieve a reasonable development outcome;
- whether the level of justification is proportionate to the value and contribution of the vegetation; and
- the cumulative impact of vegetation removal on the site and within the locality.

C5.1.10-3
O5.1.5 - 2, 3, 5

Development applications involving the removal of, or potential impacts on, declared vegetation must identify the location, species and status of all affected vegetation, including vegetation proposed to be retained or removed and vegetation on adjoining land within 5 m of the site boundary where it may be affected by the development.

C5.1.10-4
O5.1.5 - 2, 4, 5

Council may require the submission of an Arboricultural Impact Assessment or Arborist Report prepared by a suitably qualified arborist where necessary to assess:

- the condition, health and structural integrity of vegetation;
- the impacts of development on vegetation proposed to be retained;
- the justification for vegetation removal; or
- appropriate tree protection measures.

Any report is to assess all vegetation likely to be affected by the development.

C5.1.10-5
O5.1.5 - 1, 5

Tree works are to be carried out in accordance with relevant Australian Standards, including:

- AS 4373 – Pruning of Amenity Trees; and

- AS 4970 – Protection of Trees on Development Sites,

as applicable.

C5.1.10-6
O5.1.5 - 1, 3, 5

Where vegetation is to be retained and may be affected by construction works or related activities, appropriate protection measures are to be implemented to ensure its ongoing health and viability. Council may require the submission of a Tree Protection Plan demonstrating how retained vegetation, including vegetation on adjoining land or public land, will be protected during construction.

5.2 Native Vegetation Establishment and Management

5.2.1 Introduction

This section provides requirements for the conservation of existing native vegetation and the establishment, protection and management of native vegetation associated with the subdivision of land and the establishment of dwellings on land to which this section applies.

The controls establish minimum native vegetation levels for different rural land capability classes as defined by the Wagga Wagga Draft Natural Resource Management Plan (NRMP).

Detailed technical requirements are contained within the Native Vegetation Requirement (Appendix D). Further information or may also be obtained from Council upon request.

5.2.2 Application

Land to Which this Section Applies

This section applies to land zoned:

- RU2 Rural Landscape at Gelston Park;
- RU4 Primary Production Small Lots; and
- R5 Large Lot Residential,

where the minimum subdivision lot size shown on the Wagga Wagga Local Environmental Plan Lot Size Map is greater than 0.2 hectares.

Development to Which this Section Applies

This section applies to development applications for:

- subdivision of land; or
- the establishment of a dwelling.

5.2.3 Objectives

O5.2.3-1

To conserve and protect existing native vegetation.

O5.2.3-2

To facilitate the establishment of native vegetation on land to which this section applies.

O5.2.3-3

To reduce the potential for land degradation, including soil erosion, groundwater recharge and dryland salinity.

O5.2.3-4

To maintain and enhance biodiversity and habitat connectivity.

O5.2.3-5

To provide clear requirements for the establishment, protection and ongoing management of native vegetation.

5.2.4 Controls

C5.2.4-1

O5.2.3 - 2, 5

The responsibilities for the establishment of native vegetation and associated fencing are as follows:

a) The applicant for the subdivision of the land must fulfil the responsibilities in accordance with Section 1 (Responsibilities of the Developer) of the Native Vegetation Requirement (Appendix D).

b) The applicant for the establishment of a dwelling must fulfil the responsibilities in accordance with Section 3 (Responsibility of the Future Landowner) of the Native Vegetation Requirement (Appendix D).

C5.2.4-2

O5.2.3 - 2, 3, 4, 5

Native vegetation plantings must be established in accordance with the requirements of the Native Vegetation Requirement (Appendix D), including the criteria identified in Table 5.2-1.

Table 5.2-1 Native Vegetation Establishment Requirements

Criteria	Native Vegetation Requirement (Appendix D)
Minimum area of the allotment, including any exempt area, required to be established with native vegetation	Section 3.1
Number of seedlings to be planted	Section 3.2
Mix and ratio of overstorey and understorey seedlings to be planted	Section 3.3
Selection of overstorey and understorey species	Section 3.5

C5.2.4-3

O5.2.3 - 1, 3, 4, 5

Existing native vegetation areas, in addition to newly established native vegetation areas, must be fenced in accordance with Section 4 of the Native Vegetation Requirement (Appendix D).

C5.2.4-4

O5.2.3 - 2, 3, 4, 5

The method of establishment of native vegetation works, including site preparation, plantings and fencing, must be undertaken in accordance with Section 4 of the Native Vegetation Requirement.

C5.2.4-5

O5.2.3 - 1, 3, 4, 5

All native vegetation works, including plantings and fencing, must be retained and maintained on an ongoing basis in accordance with Section 4 of the Native Vegetation Guide.

C5.2.4-6

O5.2.3 - 2, 5

A monetary payment from the applicant for the subdivision to Council for the required seedlings shall be made as calculated in accordance with Section 1 of the Native Vegetation Requirement (Appendix D).

Part C
Subdivision

Chapter 6
Subdivision

6.1 Introduction
6.2 Application
6.3 Objectives
6.4 General Subdivision Controls
6.5 Rural Subdivision Controls
6.6 Village Subdivision Controls
6.7 Residential and Large Lot Residential Subdivision Controls
6.8 Productivity Support and Industrial Subdivisions
6.9 Mixed Use, Local Centre and Commercial Centre Subdivisions

6.1 Introduction

Chapter 6 establishes subdivision requirements for all zones within the Wagga Wagga Local Government Area. The controls ensure subdivision outcomes are consistent with the intended character and function of rural, village, residential, employment and mixed-use areas. This section provides direction on servicing, road layout, lot configuration, open space, water sensitive urban design and staging. The controls operate alongside Council's Engineering Guidelines and the Wagga Wagga Local Environmental Plan to support orderly, efficient and sustainable land development.

6.2 Application

This section applies to any development application involving subdivision.

6.3 Objectives

O6.3.0-1

Ensure subdivision design supports orderly, efficient and economic development and provision of infrastructure and services.

O6.3.0-2

Ensure lot configurations that facilitate functional and quality development, now and into the future.

O6.3.0-3

Protect rural land, agricultural function and rural landscape character by avoiding fragmentation and ensuring lots support ongoing rural uses.

O6.3.0-4

Reinforce existing village subdivision patterns, including grid layout, frontage widths, laneways and appropriate rural interfaces, supporting out of character urban style subdivisions in villages only where these have been previously established.

O6.3.0-5

Provide connected, legible and permeable road networks that support safe movement, walkability and future connections.

O6.3.0-6

Ensure subdivision design responds to topography and landscape features, minimises earthworks, and avoids poor street presentation such as rear fencing to public roads, while retaining significant vegetation where compatible with future development.

O6.3.0-7

Deliver functional, visible and accessible open space and public domain areas that integrate with the street network, including street tree planting and landscape treatments that support neighbourhood character and amenity.

O6.3.0-8

Integrate water sensitive urban design measures to manage stormwater quantity and quality, reduce downstream impacts, and support efficient long-term operation and maintenance of stormwater infrastructure.

O6.3.0-9

Ensure employment and mixed-use lots have an appropriate size, frontage and configuration to support future development, operational needs and flexible subdivision outcomes where justified.

O6.3.0-10

Provide subdivision outcomes that support safe, practical and compliant vehicular, cyclist and pedestrian access within and to surrounding areas, including to local facilities, services and open space areas, and which meet Council's Engineering Guidelines.

O6.3.0-11

Protect environmentally sensitive land and native flora and fauna by ensuring surrounding development and infrastructure are located and designed to avoid indirect impacts on ecological values and site hydrology.

O6.3.0-12

To protect Aboriginal cultural heritage values by responding to the archaeological sensitivity of the site.

6.4 General Subdivision Controls

This section applies to all land.

6.4.1 Controls

C6.4.1-1
O6.3.0 - 1, 10, 12, 13

Lots must demonstrate that adequate servicing arrangements are available for the existing or proposed use of the land. Where a zone is identified in Table 6.4-1, the minimum service requirements specified in the table must be provided.

Note:

The controls in this table do not apply to lots in the RU1, RU2 and RU4 zone to be created:

- *Under a boundary adjustment under Section 4.6A of the LEP 2010, or*
- *a boundary adjustment between lots where all existing lots are greater than the minimum lot size applying to the land, or*
- *a simultaneous consolidation and re-subdivision where it is demonstrated to Council's satisfaction that the purpose of the consolidation and re-subdivision is for agricultural purposes.*

In these circumstances, existing servicing must be retained to existing dwellings.

Table 6.4-1 - Servicing Requirements

Service	Requirement	
Water Supply	RU1, RU2, RU5 - Galore Village Only	**Lots on which a dwelling can be erected under the LEP 2010** • Connection to Riverina Water reticulated supply where available. Otherwise, future development will be required to provide on-site storage. **Lots on which no dwelling can be erected** • No requirement.
	RU4, RU5 (Other than Galore Village), R1, R3, R5, E1, E2, E3, E4, MU1	• Connection to Riverina Water reticulated supply.
Service	**Requirement**	
Wastewater	RU1, RU2, RU4	• Reticulated sewer where available within 75m, otherwise demonstrated adequate capacity for on-site wastewater disposal. See requirements in Section 2.1.5.
	RU5	**Villages with reticulated sewerage** • Connection to the Council reticulated sewerage network. **Villages without reticulated sewerage** • Demonstrated adequate capacity for on-site wastewater disposal. See requirements in Section 2.1.5.

Service	Requirement	
	R1, R3, R5, E1, E2, E3, E4, MU1	• Connection to the Council reticulated sewerage network.
Service	**Requirement**	
Stormwater	RU4	• Establish an approved connection/discharge point to satisfactory roadside infrastructure or a defined waterway. • Where disposal of water across adjoining land is required, establishment of an appropriate easement across the overland flow path.
	RU5	**Infill subdivision** Lot Infrastructure: • Establishment of an approved connection point to Council infrastructure with demonstrated capacity to accommodate likely future development; and • Satisfactory management of overland flow to mitigate impacts on adjoining land. Road Infrastructure: • Non-kerb and gutter areas: Extension of roadside table drain where not existing. • Kerb and gutter areas: Extension of kerb and guttering and associated stormwater infrastructure where it does not exist.

Service	Requirement	
		Greenfield subdivision • Table drains (outside kerb and gutter areas) or kerb and gutter (in kerb and gutter areas); and • Reticulated stormwater management systems to support the development with connection to the broader Council stormwater drainage network or defined waterway. • Control of discharge to mitigate impacts on adjoining land and Council infrastructure. • Where the reticulated stormwater management system cannot connect to the broader Council stormwater drainage network, and discharge is onto adjoining land (including via non-continuing Council infrastructure) easements shall be created over overland flow paths on adjoining land to a defined waterway or point of discharge to satisfactory established infrastructure.
	R1, R3, R5, E1, E2, E3, E4, MU1.	**Infill subdivision** Lot Infrastructure: • Establishment of an approved connection point to Council infrastructure with demonstrated capacity to accommodate likely future development • Satisfactory management of overland flow to mitigate impacts on adjoining land. Road Infrastructure: • Extension of kerb and guttering and associated stormwater infrastructure where it does not exist.

Service	Requirement	
		Greenfield subdivision • Kerb and gutter; and • Reticulated stormwater management systems to support the development with connection to the broader Council stormwater drainage network or defined waterway. • Control of discharge to mitigate impacts on adjoining land and Council infrastructure. • Where the reticulated stormwater management system cannot connect to the broader Council stormwater drainage network, and discharge is onto adjoining land (including via non-continuing Council infrastructure) easements shall be created over overland flow paths on adjoining land to a defined waterway or point of discharge to satisfactory continuing infrastructure.
Electricity	RU1	**Lots on which a dwelling can be erected under the LEP 2010** • Connection to the distribution network, or where it can be demonstrated connection to the network is economically or physically unfeasible, the provision of a covenant on the land noting that any future dwelling will require off-grid arrangements or its own connection to the network. **Lots on which no dwelling can be erected** • No requirement.
	RU2, RU4, RU5, R1, R3, R5, E1, E2, E3, E4, MU1	• Connection to the distribution network.

Service	Requirement	
Gas	All zones	• No requirement.
Service	**Requirement**	
Telecommunications	All zones	• To provider's satisfaction.
Service	**Requirement**	
Public Road Access	RU1, RU2	• Ability for legal and practical access to a Council or Transport for NSW maintained public road.
	RU5	**Infill subdivision** • Ability for legal and practical access to a Council or Transport for NSW maintained public road. Requirement for construction and sealing (in accordance with Council's Engineering Guidelines) will be subject to a merit based assessment. **Greenfield subdivision** • Provision of a road network providing all lots with the ability for legal and practical access to a Council or Transport for NSW maintained public road constructed in accordance with Council's Engineering Guidelines.
	RU4, R1, R3, R5, E1, E2, E3, E4, MU1	**Infill subdivision** • Ability for legal and practical access to a sealed (in accordance with Council's Engineering Guidelines) and Council or Transport for NSW maintained public road. **Greenfield subdivision** • Provision of a road network providing all lots with the ability for legal and practical access to a Council or Transport for NSW maintained public road constructed in accordance with Council's Engineering Guidelines.

C6.4.1-2
O6.3.0 - 1

Where infrastructure is proposed, concept sewer and stormwater design plans must be submitted with each development application.

C6.4.1-3
O6.3.0 - 1

Where development occurs out of sequence, the developer is responsible for the design, construction, extension and upgrading of infrastructure required to service the development, including all costs and any works necessary to connect the development to existing infrastructure networks.

C6.4.1-4
O6.3.0 - 1, 5

Subdivision design shall provide road and service connection points to adjoining land zoned for urban purposes or land that could reasonably be rezoned for such development, where:

- the connection would facilitate or support development on the adjoining land, or
- orderly and economic development of the precinct would be advanced by the connection, or
- the connection would improve overall neighbourhood connectivity.

C6.4.1-5
O6.3.0 - 1, 5

Temporary turning heads, secured by an easement/right of way registered on the title, shall be provided at the terminus of any road that adjoins a stage boundary, or at the end of any road constructed to form a future connection point to adjoining land.

C6.4.1-6
O6.3.0 - 1

Where subdivision is proposed to be delivered in stages, a staging plan must be submitted identifying the extent of each stage, temporary works, interim drainage arrangements and access requirements.

C6.4.1-7
O6.3.0 - 1, 10

Subdivisions must comply with Council's Engineering Guidelines for Subdivisions and Development Standards. Where any inconsistency exists between the Guidelines and the DCP, the more rigorous standard shall apply.

C6.4.1-8
O6.3.0 - 8

Water quality control devices may be required where there is potential for drainage to impact on natural waterways.

C6.4.1-9
O6.3.0 - 7, 8

Where Water Sensitive Urban Design measures form part of the subdivision design, a landscape plan must be provided to demonstrate integration of planting, water quality devices and public domain treatments.

C6.4.1-10
O6.3.0 - 1, 8

Where required, provide stormwater detention facilities to ensure post development flows do not exceed pre-development flows, for both quantity and quality, for storm events up to and including the 1% Annual Exceedance Probability.

C6.4.1-11
O6.3.0 - 1, 8

Where infrastructure is proposed over adjoining private land, or easements are required for overland flow (in accordance with Table 6.4-1), an easement must be created in favour of Council. Easements shall be sufficient width to accommodate the infrastructure or overland flow path and shall be consistent with any requirements in Council's Engineering Guidelines and relevant policies.

Note:

Details of any required easements shall be provided with a development application, along with landholders' consent of the owners of the land on which the easement is proposed.

Any costs associated with investigating or establishing the easement are the responsibility of the applicant. The applicant is responsible for negotiating with the downstream property owner to obtain a private drainage easement. It is not Council's role or within Council's jurisdiction to adjudicate on amounts of compensation. It is recommended that independent legal advice be sought.

Possible options available to acquire a private drainage easement include:

- *by direct negotiation*
- *Section 88K of the Conveyancing Act 1919*
- *Section 40 of the Land and Environment Court Act 1979*

C6.4.1-12
O6.3.0 - 11

Where retention basins are proposed they are not to be located within land zoned C2. The placement of any water retention basins adjacent to land zoned C2 must not result in any indirect impacts to the vegetation within the C2 zone, such as increases to accession of ground water which may waterlog the root zone of the vegetation and lead to premature senescence.

C6.4.1-13
O6.3.0 - 11

Lots adjoining land zoned C2 should be of sufficient size that a dwelling and other buildings can be located where they will not be at risk of damage from falling trees or limbs from within the C2 zone.

C6.4.1-14
O6.3.0 - 11

Retain significant natural landscape features and existing vegetation by ensuring subdivision design, road, pathway and infrastructure alignment, and open space planning avoid unnecessary disturbance to granite outcrops, creek-line vegetation and other important environmental elements.

C6.4.1-15
O6.3.0 - 12

If artefacts or evidence of Aboriginal heritage are found during subdivision construction, work must cease immediately and the NSW Environment and Heritage must be notified.

C6.4.1-16
O6.3.0 - 12

Proposals must be designed to avoid harm to Aboriginal objects and or Aboriginal places by designating the areas where they are located, incorporating appropriate buffers as open space and documenting proposed management practices to ensure the conservation of those objects and/or places.

C6.4.1-17
O6.3.0 - 12

Registered Aboriginal Parties must be invited to supervise works carried out in proximity to an Aboriginal object, Aboriginal place, or other site with Aboriginal cultural heritage values.

6.5 Rural Subdivision Controls

This section applies to land in the RU1 and the RU2 Zones in the LEP 2010.

C6.5.0-1
O6.3.0 - 3

Lots must be configured to support ongoing rural land uses, to avoid fragmentation of agricultural land, and to provide appropriate building areas.

C6.5.0-2
O6.3.0 - 3, 10

Where a lot is created for the purpose of a dwelling, lots must be configured so that future dwellings can be located to avoid hazards, minimise land-use conflict, and achieve compliant on-site servicing.

6.6 Village Subdivision Controls

This section applies to land in the RU5 Zone in the LEP 2010.

C6.6.0-1

O6.3.0 - 4, 5, 6

New subdivisions are to respect and complement the existing subdivision pattern. This shall include:

- Following the existing grid pattern in villages.
- Ensuring lot frontages, sizes, shapes are compatible with the predominant characteristics of existing lots in the village (see Village Character Statements Appendix E and referenced in Chapter 7 for additional detail).
- Avoiding the rear of lots backing onto existing roads and adjoining rural areas, and ensuring new roads fringe the village zone and allow views out to the surrounding countryside.
- Continuing rear laneways through subdivisions where existing.
- Maintaining and matching existing road reserve and carriageway widths.
- Avoiding cul-de-sac and no through road configurations which are not typical of the villages and are generally not appropriate.

C6.6.0-2

O6.3.0 - 4

Lots shall have a minimum frontage of 40 metres other than in the following specific locations (Table 6.6-1).

Table 6.6-1 - Specific Village Lot Width Requirements

Village Precinct	Control
Ladysmith (east of Tumbarumba Road)	30m
Ladysmith (remainder of village)	30m or determined on merits of context
Tarcutta (south-eastern side of Sydney Street)	20m
Uranquinty - Suburban Character Area (see Appendix E and Control C7.4.6-8)	20m
Collingullie (outside established areas)	Consistent with the Collingullie Village Expansion Urban Design Report

6.7 Residential and Large Lot Residential Subdivision Controls

The section applies to all land in the RU4, R1, R3 and R5 Zones, but not to development to which the controls for 'infill R1 and R3 subdivisions' apply.

Any reference to a public road, road or street in this section includes a suitable formal sealed private road proposed to service a development, but does not include any driveway. Whether a road is private road or a driveway will be at the full discretion of Council.

6.7.1 Topography, views and setting

C6.7.1-1
O6.3.0 - 2, 6

Street layouts must not result in lots being considerably higher or lower than the street level.

C6.7.1-2
O6.3.0 - 6

New roads must respond to topographical features and minimise earthworks. Where land slopes exceed 10%, road alignment should generally be perpendicular to contours to manage grades.

C6.7.1-3
O6.3.0 - 6

Retain mature trees of landscape or ecological value where practicable, having regard to subdivision layout, earthworks, servicing and future dwelling construction. Trees within proposed dwelling allotments that are unlikely to be compatible with future residential development should be removed at the subdivision stage, with the impact of removal addressed in the subdivision application.

C6.7.1-4
O6.3.0 - 2, 6

Lots intended for residential development must present their primary frontage to an existing or proposed public road. Subdivision design must avoid creating lots where the rear boundary adjoins a public road, resulting in rear fencing along the road.

C6.7.1-5
O6.3.0 - 7

In R1, R3 and, where appropriate, in R5 areas, street trees must be provided consistent with an approved street tree masterplan developed for the subdivision. Generally, trees shall be provided at the rate of 1 tree per lot, however, corner lots, and lots with wide frontages may require additional plantings.

6.7.2 Design for use and accessibility

C6.7.2-1
O6.3.0 - 5

Neighbourhood road networks are to maximise connectivity within the development, and to the existing street network and adjoining neighbourhoods. Avoid long roads with few connecting side streets that reduce the ability to readily access the area.

C6.7.2-2
O6.3.0 - 5

In R1 and R3 areas street layout must provide regular intersections to support connectivity and walkability. Intersections should generally be spaced at intervals of between 80 metres and 120 metres unless topography or existing development prevents compliance.

C6.7.2-3
O6.3.0 - 5, 10

Footpaths and shared paths must be provided in accordance with Table 6.7-1.

Table 6.7-1 - Footpath and shared path requirements

Road Type	Path Type
Lane, access street and cul-de-sac	No requirement, unless the road is an extension of a road with an existing footpath network or provides a connection to local facilities, services or open space.
Local access roads	Footpath on one side, however, may be required on both sides where existing connections exist or where high pedestrian demand is expected.
Collector road	Footpath, on both sides.
Sub-arterial road	Shared path on one side, and footpath on other side.

C6.7.2-4
O6.3.0 - 10

Footpaths and shared paths shall comply with the following minimum dimensions:

Footpaths – 1.5m in width (1.2m in areas with existing 1.2m footpaths)

Shared paths – 2.5m in width

C6.7.2-5
O6.3.0 - 2, 5

Subdivision design shall ensure that pedestrian walkways between residential allotments are avoided, and that dedicated overland flow paths between residential lots are not required.

6.7.3 Solar access, energy efficiency, size and shape of lots

C6.7.3-1
O6.3.0 - O2

Battleaxe lots must be avoided in greenfield subdivisions.

C6.7.3-2
O6.3.0 - 2

Lots must be capable of meeting the development standards for residential development set out in the DCP.

C6.7.3-3
O6.3.0 - 2, 6

Increase lot sizes where site conditions could constrain future development, such as sloping sites.

6.7.4 Open space, parks and the public domain

C6.7.4-1
O6.3.0 - 7, 5

Locate open space and recreation areas to maximise connections to adjoining land uses and local roads.

C6.7.4-2
O6.3.0 - 7

Open space areas and parks are generally not to be located under major power lines or in detention basins. Areas identified for stormwater and drainage are to be dedicated as drainage reserve and not open space.

C6.7.4-3
O6.3.0 - 7

Open space shall be bordered by public roads on at least three sides, to ensure visibility, access and passive surveillance.

6.7.5 Infill R1 and R3 Subdivisions

The section applies to ‘infill R1 and R3 subdivisions’. An infill subdivision for the purpose of this section of the DCP is a subdivision that subdivides an existing allotment within an urban area, with existing roads and services, and that does not propose any new roads (excluding internal driveways).

Subdivisions that propose private roads to service the subdivision shall be assessed under the Residential and Large Lot Residential Subdivision section.

Whether a subdivision is an infill subdivision for the purpose of this section, including whether an access is a private road or an internal driveway, will be at the full discretion of Council.

C6.7.5-1
O6.3.0 - 2, 10

Subdivisions that propose an access handle to a rear lot must provide an access handle capable of accommodating a driveway consistent with the minimum requirements under C9.4.1-4.

C6.7.5-2
O6.3.0 - 2

Where a subdivision is proposed without a concurrent application for new dwellings, each lot must contain a developable area capable of accommodating a building envelope that:

- Complies with the minimum land area per dwelling control in Section 9.4.4 (R1 Zone)
- Provides a suitable area for future development (R3 Zone)

For subdivisions that propose a shared driveway and are intended to facilitate future dual occupancy or multi dwelling housing, or other types of residential accommodation involving more than one dwelling, lots must also contain sufficient common area for access and for vehicles to enter and exit the site in a forward direction.

Setbacks may be included within the developable area, but access handles must not.

C6.7.5-3
O6.3.0 - 10

Where a Community Title or Strata Subdivision is proposed without a concurrent application for new dwellings, any internal site access over common areas shall be constructed prior to the issuing of a Subdivision Certificate.

C6.7.5-4
O6.3.0 - 5, 10

Lots with frontage only to a laneway will not be supported.

C6.7.5-5
O6.3.0 - 7

Where there are no existing street trees, street trees shall be provided, generally at the rate of 1 tree per lot, however, corner lots, and lots with wide frontages may require additional plantings.

6.8 Productivity Support and Industrial Subdivisions

The section applies to all land in the E3 and E4 Zones

C6.8.0-1
O6.3.0 - 9

Lots must have:

- Direct street frontage
- A minimum size of 2000m^2 and
- A minimum frontage of 30m.

Frontage requirements may vary where dual street frontages are provided.

Variations can be considered to the minimum lot size and frontage requirement where it can be demonstrated that the resulting subdivision can accommodate a specific future use, or where other constraints or conditions make the minimum lot size and frontage requirement unviable, unreasonable or unnecessary.

C6.8.0-2
O6.3.0 - 9, 10

Battle-axe subdivisions shall be avoided. Where it is the only feasible option for development, any access handle must have a minimum width of 10m and shall not serve more than three lots.

C6.8.0-3
O6.3.0 - 5, 9

Road layouts should support logical future connections, efficient circulation, and avoid unnecessary cul-de-sacs unless topography or existing development patterns make alternative layouts impractical.

C6.8.0-4
O6.3.0 - 5, 10

Subdivision design must provide safe pedestrian and cyclist connections to the wider network.

C6.8.0-5
O6.3.0 - 7

Street trees must be provided consistent with an approved street tree masterplan developed for the subdivision.

6.9 Mixed Use, Local Centre and Commercial Centre Subdivisions

The section applies to all land in the MU1, E1 and E2 Zones.

C6.9.0-1
O6.3.0 - 9

Subdivision must create lots with sizes and frontages to support future development.

C6.9.0-2
O6.3.0 - 9

Lots must have direct street frontage and be designed to ensure future development directly addresses and provides an active frontage to a public road.

C6.9.0-3
O6.3.0 - 4, 9

Where lots have existing rear lane access, subdivision shall ensure that all resultant lots retain access to the laneway as well as to a public road at the front.

C6.9.0-4
O6.3.0 - 7

Street trees must be provided consistent with an approved street tree masterplan developed for the subdivision.

Part D
Specific Development Types

Chapter 7
Village Zone

7.1 Introduction

7.2 Application

7.3 Objectives

7.4 Controls

- **7.4.1 General controls**
- **7.4.2 Fencing**
- **7.4.3 Non-residential land uses**
- **7.4.4 Residential Outbuildings**
- **7.4.5 Personal Storage Development on Non-Residential Sites**
- **7.4.6 Additional controls – particular villages**

7.1 Introduction

Wagga Wagga's villages are part of the region's identity. They are small, distinct communities shaped by landscape, history and local character. They offer non-urban living environments that differ fundamentally from the City, providing rural outlooks, larger lots, informal streetscapes and a quieter rhythm of life.

This chapter sets out how development can occur in a way that protects these qualities while supporting the ongoing viability of village communities. It provides clear expectations for land use and building form, ensuring that new development responds to the particular context of each village rather than imposing urban forms or patterns.

Village Character Statements and Village Plans are provided in Appendix E. Together, they identify the key characteristics, features and development considerations that contribute to the identity and character of each village and assist in the assessment of development.

By combining clear development expectations with an understanding of local character, this chapter supports growth that is sensitive, sustainable and aligned with community expectations. It provides a framework for villages to evolve while retaining the qualities that contribute to their character, amenity and identity.

7.2 Application

This section applies to any development located within the RU5 zone.

7.3 Objectives

O7.3.0-1

Maintain and strengthen the distinct identity, role, function and rural setting of each village by ensuring development supports its long-term character, community needs and ongoing viability.

O7.3.0-2

Recognise that villages have differing levels of infrastructure, services and environmental constraints, and ensure development occurs at a scale and intensity that can be adequately accommodated within those limitations.

O7.3.0-3

Ensure development responds positively to the established built form, streetscape character, landscape setting and heritage values of the village.

O7.3.0-4

Protect residential character and amenity by ensuring development is compatible with surrounding development in terms of scale, intensity, built form, operational activity, traffic generation, access arrangements and streetscape presentation.

7.4 Controls

7.4.1 General controls:

C7.4.1-1
O7.3.0 - 1, 3

Assessment of development under the objectives and controls of this section shall have regard to the relevant Village Character Statement in Appendix E. Development should respond to and reinforce the key character elements, landscape setting, built form patterns and environmental constraints identified for that village.

C7.4.1-2
O7.3.0 - 1, 3

The form, scale and siting of buildings must respond to the established character of the village.

C7.4.1-3
O7.3.0 - 3

Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.

C7.4.1-4
O7.3.0 - 3, 4

Side setbacks are to allow sufficient access for landscaping, maintenance and separation from adjoining properties.

C7.4.1-5
O7.3.0 - 2, 4

Where vehicle access is provided directly from a laneway to a garage, enclosed parking area or other building accessed by vehicles, any door associated with that access must be setback a minimum of 1 metre from the laneway boundary. Required sight distances and visibility splays must be maintained free of buildings, structures, fencing, landscaping and other obstructions.

C7.4.1-6
O7.3.0 - 3, 4

Site coverage should be consistent with the established development pattern and character of the village.

C7.4.1-7
O7.3.0 - 1, 3

Development shall consider the relationship between the village and its surrounding rural landscape through appropriate building siting, landscaping, fencing and site layout.

C7.4.1-8
O7.3.0 - 1, 2, 3

Development shall retain and incorporate significant existing vegetation where practicable, particularly where that vegetation contributes to village character, landscape setting, streetscape value or environmental function.

7.4.2 Fencing

C7.4.2-1
O7.3.0 - 3, 4

Front fencing located forward of the primary building line must not exceed 1.2 metres in height and must be visually permeable or open in form. Where higher or more solid fencing is required for safety, security or operational purposes, it must be located at or behind the primary building line and must not exceed 1.8 metres in height.

C7.4.2-2
O7.3.0 - 3

For land uses that do not include any buildings, any fencing that exceeds 1.2 metres in height must be sufficiently setback from the street frontage, must not exceed 1.8 metres in height, and must be designed to minimise visual impact.

C7.4.2-3
O7.3.0 - 3

Any long expanses of solid fencing visible to the streetscape must be designed and supplemented with landscaping to reduce visual prominence and minimise adverse impacts on the streetscape.

C7.4.2-4
O7.3.0 - 4

For non-residential properties adjoining residential land, fencing along a common boundary should provide appropriate visual and acoustic screening of non-residential activities and must not exceed 1.8 metres in height. Within the front setback area, a solid fence may be provided to a maximum height of 1.2 metres and may taper from the building line to the front boundary.

7.4.3 Non-residential land uses

Development within, adjoining or opposite areas where the prevailing character is residential, including the Residential Character Areas identified in the North Wagga Village Plan, must not result in unacceptable adverse impacts on residential character, amenity or streetscape values.

In other areas, development must not result in unreasonable adverse impacts on surrounding development or the broader village character in relation to character, amenity or streetscape values.

In determining whether impacts are unacceptable or unreasonable for the purposes of this control, regard shall be had to the outcome of the assessment against controls in this Chapter.

C7.4.3-1
O7.3.0 - 2, 4

Development must operate at a scale and intensity that is compatible with the village setting and surrounding residential development. Development will only be supported where it is demonstrated that:

- The nature, scale and frequency of activities are consistent with low-intensity, village-based non-residential uses; and
- Vehicle movements, servicing and operational activities do not occur at a frequency or scale that would result in adverse impacts on residential amenity and the capability of the surrounding road network; and
- The handling, storage and distribution of goods, materials or equipment does not result in excessive noise, dust, traffic generation or visual impacts; and
- The overall operational characteristics of the development, including hours of operation, site activity and servicing patterns, are compatible with the surrounding village context.
- The development is capable of operating without generating a level of traffic, servicing activity or environmental impact that is inconsistent with the character of a village setting.

C7.4.3-2
O7.3.0 - 1, 2, 3, 4

The scale, bulk and height of non-residential buildings must be consistent with the prevailing character of the locality, including surrounding dwellings, outbuildings and other development that contributes to village character.

Buildings must not exceed 6 metres in height above natural ground level.

The total combined footprint of all non-residential buildings on a site must not exceed:

- 300m²; or
- 25% of the site area,

whichever is the lesser.

Note:
Compliance with the height and footprint limits does not, of itself, demonstrate consistency with the low-scale residential character of the village.

C7.4.3-3
O7.3.0 - 3, 4

External storage of goods, materials, plant or equipment will only be supported where:

- storage areas are clearly defined, contained and orderly;
- storage is located behind buildings where practicable, or otherwise arranged to minimise visibility from the public domain;
- storage is screened and managed to minimise visual and amenity impacts on adjoining properties and the streetscape; and
- the total area used for the external storage of goods, materials, plant or equipment does not exceed 30% of the site area.

***Note**:*
Outdoor storage area does not include parking, vehicle circulation, loading or unloading areas associated with the lawful operation of the development.

7.4.4 Residential Outbuildings

C7.4.4-1
O7.3.0 - 3, 4

Outbuildings must be clearly subordinate to the principal dwelling and should not comprise the dominant built form on a site.

C7.4.4-2
O7.3.0 - 3, 4

Outbuildings must not exceed 4.8 metres in height above natural ground level, measured at the highest point of the roof, unless it is demonstrated that:

a) the outbuilding remains subordinate to the principal dwelling;

b) the height does not exceed 6 metres; and

c) the additional height will not result in adverse impacts on the streetscape or the low-scale residential character of the village.

C7.4.4-3
O7.3.0 - 3, 4

Outbuildings must be located behind the building line of the dwelling and designed to minimise visibility from the public domain.

7.4.5 Personal Storage Development on Non-Residential Sites

These controls apply to development for the purpose of personal storage (including outdoor storage areas, sheds, garages or similar structures used for the storage of private goods, equipment or materials) on land that does not contain a dwelling. This type of land use does not include any commercial activity.

C7.4.5-1
O7.3.0 - 2, 3

The scale, bulk and height of personal storage buildings must be consistent with the prevailing character of the locality and the broader character of the village, including surrounding dwellings, outbuildings and other development that contributes to village character.

Buildings must not exceed 6 metres in height above natural ground level.

The total combined footprint of all non-residential buildings on a site must not exceed:

- 200m²; or
- 25% of the site area,

whichever is the lesser.

Note:
Compliance with the height and footprint limits does not, of itself, demonstrate consistency with the low-scale residential character of the village.

C7.4.5-2
O7.3.0 - 3, 4

External personal storage will only be supported where:

- storage areas are clearly defined, contained and orderly;
- storage is located behind buildings where practicable, or otherwise arranged to minimise visibility from the public domain;
- storage is screened and managed to minimise visual and amenity impacts on adjoining properties and the streetscape; and
- the total area used for external storage of personal items, including stored vehicles, materials and equipment, does not exceed 30% of the site area.

Note:
Vehicular access, parking, manoeuvring and circulation areas are not included in the calculation of external storage area.

7.4.6 Additional controls – particular villages

Collingullie

C7.4.6-1
O7.3.0 - 1, 3

Development within Collingullie Village is to be in accordance with the Collingullie Urban Design Report, June 2021.

Mangoplah

C7.4.6-2
O7.3.0 - 1, 2

Consolidate commercial and non-residential uses along Kyeamba Street and the intersection with Cox Street.

Tarcutta

C7.4.6-3
O7.3.0 - 1, 2

Encourage commercial and non-residential uses, including new infill buildings, along Sydney Street, especially south of College Street.

C7.4.6-4
O7.3.0 - 1, 3

Development fronting Sydney Street should maintain and reinforce the traditional main street character of the locality. Nil or reduced front setbacks may be appropriate where consistent with the established development pattern.

C7.4.6-5
O7.3.0 - 1, 2

Encourage new residential development to occur in the precinct east of Sydney Street.

C7.4.6-6
O7.3.0 - 1, 2, 4

Development on the western side of the village should be designed and sited to minimise impacts on significant existing trees and mitigate adverse impacts associated with the adjoining truck parking area, including noise, lighting and vehicle emissions.

Uranquinty

C7.4.6-7
O7.3.0 - 1, 3

New development along Olympic Highway/Morgan Street must respond to the established main street character by:

- maintaining a nil or small front setback consistent with adjoining development;
- reflecting the vertical rhythm and pattern of existing building frontages; and
- incorporating building elements that reinforce the low-scale character of the streetscape, including ridgeline heights, verandahs and awnings.

C7.4.6-8
O7.3.0 - 3, 4

Development on land identified as the Suburban Residential Character Area on the Uranquinty Village Plan, generally located north-east of Uranquinty Street and south-east of the Olympic Highway, must respond to the prevailing suburban residential character of the locality.

In assessing development within this area, greater weight may be given to the established subdivision pattern, lot sizes, building setbacks, streetscape presentation and residential built form characteristics of the surrounding neighbourhood than to the traditional village character evident elsewhere in Uranquinty.

Chapter 8
Rural Development

8.1 Introduction
8.2 Application
8.3 Objectives
8.4 Controls
8.4.1 General Controls
8.4.2 Dwelling Controls

8.1 Introduction

Rural areas perform an important economic, environmental and landscape function within the Local Government Area. They support agricultural production, contribute to biodiversity and environmental values, and provide a distinctive rural landscape character.

This chapter aims to ensure that development:

- protects agricultural land and natural resources;
- minimises land use conflict;
- maintains the viability of existing agricultural enterprises;
- preserves rural character and landscape values; and
- is appropriately located, designed and serviced.

8.2 Application

The provisions of this chapter apply to development on land zoned:

- RU1 Primary Production;
- RU2 Rural Landscape;
- RU4 Primary Production Small Lots; and
- RU6 Transition.

Where there is any inconsistency between this chapter and a development-specific chapter of the DCP, the development-specific chapter prevails to the extent of the inconsistency.

8.3 Objectives

O8.3.0-1

Ensure agricultural land, including productive crop and pasture areas, is used efficiently and sustainably while minimising impacts on vegetation, soil, watercourses, groundwater and other natural resources.

O8.3.0-2

Ensure development is compatible with existing and surrounding land uses and does not result in unreasonable land use conflict.

O8.3.0-3

Ensure new development does not unreasonably constrain existing lawful agricultural activities or reduce the productive capacity of surrounding land.

O8.3.0-4

Ensure buildings, structures and associated infrastructure are visually and functionally compatible with the rural landscape, maintain and enhance rural character, protect significant scenic qualities, and do not adversely affect the amenity of rural residents.

O8.3.0-5

Ensure development is appropriately located, serviced and accessed to support safe operation, environmental stewardship and long-term rural land use outcomes.

8.4 Controls

8.4.1 General Controls

C8.4.1-1

O8.3.0 - 2, 4

Development must be compatible with the character of the rural locality having regard to:

- surrounding land uses;
- landscape character;
- environmental values; and
- the scale and intensity of development.

C8.4.1-2

O8.3.0 - 1, 3

Development on agricultural land must demonstrate that:

- the agricultural capability and productivity of the land will be maintained where practical;
- the development will not unnecessarily fragment, alienate or sterilise agricultural land; and
- opportunities for ongoing agricultural production on the site and adjoining land will not be unreasonably compromised.

C8.4.1-3

O8.3.0 - 2, 3

Development must be designed and located to minimise land use conflict with surrounding land uses.

Where a proposed development has the potential to create land use conflict, the applicant must demonstrate that:

- the ongoing operation of existing lawful agricultural activities will not be unreasonably restricted or compromised;
- impacts generated by surrounding land uses, including noise, dust, odour, spray drift, traffic, runoff, erosion and operational agricultural activities, have been appropriately considered;
- impacts generated by the development on surrounding land uses have been appropriately managed; and
- any resulting land use conflict is minimised and maintained at an acceptable level.

C8.4.1-4
O8.3.0 - 1, 4

Existing native vegetation must be retained and enhanced wherever practical. Development must avoid unnecessary disturbance of remnant vegetation and incorporate landscaping and screening measures where appropriate.

C8.4.1-5
O8.3.0 - 4

The scale, footprint and height of buildings and structures must:

- recede into the landscape;
- avoid visually prominent locations where practical; and
- not detract from significant skyline, ridgeline or rural landscape views.

C8.4.1-6
O8.3.0 - 1, 4, 5

Vehicle access and internal access roads should:

- follow natural land contours where practical;
- minimise cut and fill;
- minimise vegetation removal; and
- minimise visual impacts on the landscape.

C8.4.1-7
O8.3.0 - 4

Traditional rural fencing styles, including post and wire fencing, are encouraged where visible from public roads and other publicly accessible areas.

8.4.2 Dwelling Controls

The controls in this section apply to dwellings and any associated ancillary development unless otherwise specified.

C8.4.2-1
O8.3.0 - 1, 3, 4, 5

Dwellings and associated ancillary development must be located so that they:

- avoid prominent ridgeline locations;
- minimise environmental disturbance, including earthworks and vegetation removal;
- avoid or minimise exposure to bushfire, flooding, erosion, salinity and other environmental constraints; and
- are capable of accommodating on-site wastewater and stormwater management.

C8.4.2-2
O8.3.0 - 2, 3

A dwelling house shall be setback at least 250m from land being used for:

- forestry;
- intensive livestock agriculture;
- intensive plant agriculture;
- mines;
- extractive industries; or
- rural industries.

A reduced setback may be considered where it can be demonstrated that the proposed dwelling will not unreasonably constrain the ongoing operation of the existing use and that an equivalent land use conflict outcome can be achieved through site characteristics or other mitigation measures.

C8.4.2-3
O8.3.0 - 4, 5

A dwelling house and associated ancillary development on land within Zone RU1, RU2 or RU6 must be setback at least 50m from a boundary adjoining a public road.

C8.4.2-4
O8.3.0 - 2, 4, 5

On land within Zone RU4:

- a dwelling house must be setback at least 20m from a primary road boundary, secondary road boundary, side boundary and rear boundary; and
- outbuildings and other ancillary development must be setback at least 20m from a primary road boundary and secondary road boundary, and at least 10m from a side boundary and rear boundary.

C8.4.2-5
O8.3.0 - 4

Outbuildings and other ancillary development should:

- be located in close proximity to the principal dwelling;
- be grouped with the dwelling to form a consolidated rural building cluster; and
- generally be located behind the dwelling when viewed from a public road.

C8.4.2-6

O8.3.0 - 2, 4, 5

A secondary dwelling must demonstrate it:

- is ancillary and subordinate to an identified principal dwelling; and
- maintains a clear and ongoing functional relationship with the principal dwelling. Fencing between dwellings is not supported; and
- utilises access, servicing and infrastructure associated with the principal dwelling; and
- is designed to present as part of a single dwelling house rather than as a separate or independent residential establishment on the allotment.

Chapter 9
Residential Development

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9.1 Introduction

The LEP 2010 allows for a range of housing types across all residential zones and, 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. Infill and redevelopment sites are an excellent opportunity for quality contemporary development that will increase housing choice in accessible and attractive locations.

9.2 Application

This section applies to any development application for residential development located within the R1, R3 and R5 zones.

For development located within the Staunton Estate Precinct, Former Leagues Club Precinct, Tolland Renewal Precinct, and Paroo Place Tatton Precinct refer to Chapter 13 prior to any assessment under this Chapter.

9.3 Objectives

O9.3.0-1

Ensure building siting, scale, and design respond to the specific site conditions, topography, natural features, neighbourhood character, or desired future character, minimising impacts on adjoining properties.

O9.3.0-2

Achieve an appropriate density and scale that reflects the zoning, site size, and proximity to transport, shops, schools, and community facilities while supporting medium-density development in the R3 Zone.

O9.3.0-3

Protect visual and acoustic privacy for both new and existing dwellings, ensuring adequate separation between buildings, sunlight access, and natural ventilation to habitable rooms and private open spaces.

O9.3.0-4

Provide quality, useable private open space and connections between dwellings and outdoor areas, while integrating landscaping with building design to enhance amenity and microclimate.

O9.3.0-5

Encourage consistent building lines, articulated facades, attractive streetscapes, and integration of the public and private domains, including fences, street edges, laneways, and garages, to enhance the visual quality of the neighbourhood.

O9.3.0-6

Minimise the visual dominance of outbuildings, ancillary development, garages, and driveways, and ensure building elements complement neighbouring properties and streetscape character.

O9.3.0-7

Ensure clear lines of sight for vehicles, safe access and circulation, and convenient integration of site facilities while maintaining opportunities for passive surveillance of communal spaces and the public domain.

O9.3.0-8

Promote resource reuse, minimise earthworks and changes to natural landforms, manage drainage and cut/fill appropriately, and avoid impacts such as salinity or inappropriate fill to protect the environment.

O9.3.0-9

Encourage contemporary, innovative, and visually interesting building designs, including articulation, material choice, and site-specific solutions such as split levels or suspended floor systems, to establish preferred neighbourhood character.

O9.3.0-10

Encourage development on corner sites and irregular lots to respond to all street frontages, optimise solar access, and maintain neighbourhood rhythm and pattern.

9.4 Controls

9.4.1 Site layout

C9.4.1-1
O9.3.0 - 1, 8, 9

Use site characteristics such as trees, changes in level or rock outcrops as features within the site layout.

C9.4.1-2
O9.3.0 - 1, 4, 7

Integrate access, landscaping and services in the site layout, avoiding underutilised spaces.

C9.4.1-3
O9.3.0 - 1, 3, 4, 5, 7

Where an access handle provides vehicle access to one or more dwellings located behind a front dwelling, the application must demonstrate that the design:

a) provides an active frontage to both the public street and the internal access driveway through the inclusion of entries, windows to habitable rooms and other architectural features that facilitate passive surveillance and contribute to the visual amenity of the development;

b) avoids continuous solid fencing along the side boundary adjoining the internal access driveway unless it can be demonstrated that such fencing is necessary to address privacy, security or acoustic impacts and is designed to maintain an attractive appearance and opportunities for passive surveillance of the accessway;

c) minimises amenity impacts on adjoining properties through landscaping, fencing, setbacks and building orientation, having regard to headlight glare, noise and privacy impacts;

d) maintains opportunities for passive surveillance of the accessway from the front dwelling and other dwellings or habitable rooms where practicable; and

e) complies with C9.4.1-4.

C9.4.1-4

O9.3.0 - 4, 5, 7

Where an access handle is considered acceptable, the access arrangement must comply with Table 9.4-1:

Table 9.4-1 – Minimum Access Handle Driveway Width

Development Type	Minimum Driveway Width
Dual occupancy (driveway length 30 metres or less)	3 metres
Dual occupancy (driveway length greater than 30 metres)	6 metres for the first 5.5 metres from the property boundary, then 3 metres for the remainder, with a widening to 5.5 metres to provide a passing opportunity after 30 metres
Multi dwelling housing generating less than 30 vehicle movements per hour	6 metres for the first 5.5 metres from the property boundary, then 3 metres for the remainder, with a widening to 5.5 metres to provide a passing opportunity after 30 metres
Multi dwelling housing generating 30 or more vehicle movements per hour	6 metres
Residential flat buildings	6 metres

In addition:

a) a minimum 1 metre wide landscape bed along at least one side of the driveway;

b) where a development is located on an arterial road, or provides more than 100 parking spaces, the access handle and driveway must be designed in accordance with the relevant provisions of AS 2890.1; and

c) where vehicle movement rates are used to determine driveway width requirements, the estimated vehicle movements will be calculated in accordance with the Guide to Transport Impact Assessment, unless otherwise demonstrated by a suitably qualified traffic engineer.

C9.4.1-5
O9.3.0 - 5, 7, 10

Where a lot has frontage to both a primary road and a laneway, any future dwelling on the lot must:

a) address the primary road;

b) provide its principal pedestrian entrance directly accessible from the primary road; and

c) not present as a rear-facing dwelling to the primary road.

Vehicle access may be obtained from the laneway where the laneway is a Council owned and maintained laneway.

C9.4.1-6
O9.3.0 - 1, 5, 10

Where the subdivision has been designed for the lot to front open space, the dwelling(s) must be designed to appropriately address that elevation.

9.4.2 Streetscape

C9.4.2-1
O9.3.0 - 1, 5

Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street or the desired future character of the street.

C9.4.2-2
O9.3.0 - 5, 7

The majority of windows in a dwelling wall which fronts the street should be windows of habitable rooms.

C9.4.2-3
O9.3.0 - 5, 9

Dwellings visible from a public road shall include at least one change in plane on its front elevation of a minimum of 500mm.

C9.4.2-4
O9.3.0 - 5, 9, 10

Dwelling and associated development on corner lots must appropriately address both primary and secondary frontages. Consistent materials should be applied on both frontages to create a cohesive facade.

C9.4.2-5
O9.3.0 - 5, 9

Use articulation to avoid excessively long blank walls.

C9.4.2-6
O9.3.0 - 5, 6

Where garage doors form part of the facade of a dwelling fronting a public road

- the garage door is to be:

  less than 50% of the width of the house*

  no wider than 6m #

  maximum 2.4m high #

- shall not protrude in front of the face of the forward most wall of the dwelling enclosing a habitable room.

- Triple garages must consist of a minimum of two vehicle entry doors.

* Variations to these controls may be considered for multi storey dwellings

Variations to these controls may be considered where the setback of the dwelling exceeds 10 metres.

C9.4.2-7
O9.3.0 - 5, 6, 9

Where the side or rear elevation of a garage fronts the primary street, the elevation must contain windows consistent with the design of the dwelling.

C9.4.2-8
O9.3.0 - 5, 6

Where ancillary development (such as a carport or shed) is located to the side of a dwelling it must not unreasonably impact on the streetscape of either the primary or secondary frontage.

C9.4.2-9
O9.3.0 - 5, 6

Garages, carports, sheds and other similar ancillary development must not be located forward of the primary building line established by the forward most face of a wall of the dwelling enclosing habitable floor space that addresses the primary road frontage.

9.4.3 Fencing

C9.4.3-1
O9.3.0 - 5, 7

Front fence height forward of the building line is not to exceed 1200mm. However, a side boundary fence forward of the building line may be permitted to taper from the maximum permitted height (1.8 metres) at the building line down to the 1200mm maximum permitted height at the front boundary.

C9.4.3-2
O9.3.0 - 3, 5

Fence height at and behind the building line is not to exceed 1800mm in height.

C9.4.3-3
O9.3.0 - 5, 7, 10

A fence on the secondary frontage is permitted to have a height not exceeding 1800mm except in the following circumstances where its height is not to exceed 1200mm:

- Where it enters and is within the building line of the primary road - within the building line a fence will be permitted to taper down from 1800mm maximum permitted height to the 1200mm maximum permitted height at the primary road boundary"
- Where a dwelling "addresses" the secondary road

C9.4.3-4
O9.3.0 - 5, 9, 10

On R5 zone land, fencing along a secondary frontage must be designed to provide an attractive streetscape. The design should consider the following:

- Open style
- Variety in materials
- Increased setback and landscaping.

Note:
Solid sheet metal fencing will not be supported.

9.4.4 Site area per dwelling

C9.4.4-1
O9.3.0 - 2

The minimum land area of any site in an R1 Zone on which development is carried out is to be in accordance with Table 9.4-2.

C9.4.4-2
O9.3.0 - 2

The maximum land area of any site in an R3 Zone on which development is carried out is to be in accordance with Table 9.4-2.

Table 9.4-2 – Site area requirements

	Land area per dwelling	
	R1 Zone (Min)	**R3 Zone (Max)**
Single dwellings	350m^2	300m^2
Dual occupancy/attached dwellings[1]	350m^2	300m^2
Multi-dwelling housing	350m^2	300m^2

Note:
Variations can be considered for dual occupancy and multi-dwelling housing where all dwellings address and front the primary road (side by side) and all other relevant controls are complied with.

C9.4.4-3
O9.3.0 - 1, 2

On larger sites the site area per dwelling may be distributed to provide a range of lot sizes, and to respond to site conditions and context.

9.4.5 Solar Access

C9.4.5-1
O9.3.0 - 2

For any adjacent dwellings that have north facing living areas, maintain 3 hours sunlight access to the windows of the living areas between 9am and 3pm in mid-winter (June 22).

C9.4.5-2
O9.3.0 - 2

Variations to C9.4.5-1 above can be considered where it can be demonstrated that any form of reasonable development on the lot would cause non-compliance with C9.4.5-1. In this instance the impacts are to be minimised where possible.

C9.4.5-3
O9.3.0 - 1, 2

Proposed development design should take into account the location of any adjacent private open space and avoid excess overshadowing of that space.

9.4.6 Private open Space

C9.4.6-1
O9.3.0 - 4

At least 24m^2 of private open space is required per dwelling (excluding secondary dwellings). The private open space is to be directly accessible to the main living area and have a minimum dimension of 4m.

C9.4.6-2
O9.3.0 - 4

Secondary dwellings shall have direct access from the building to the private open space of the primary dwelling.

C9.4.6-3
O9.3.0 - 3, 4

Use screening where necessary to ensure the privacy of private open space areas.

C9.4.6-4
O9.3.0 - 4

For residential flat developments and shop top housing, each unit without direct access to ground level must have a balcony with a minimum area of 8m^2, and minimum dimension of 2m that is directly accessible from the main living area.

Variations may be considered where existing floor space is converted to shop top housing.

9.4.7 Setbacks

C9.4.7-1
O9.3.0 - 1, 5, 10

Minimum front setbacks for residential development shall comply with Table 9.4-3

Table 9.4-3 – Setback Requirements

Zone	Primary frontage	Secondary frontage[1]	Side setback	Rear Setback
R1	4.5m, or Where a setback of greater than 6m is established, the setback must be consistent with that of neighbouring properties.	3m	N/A	N/A
R3	3m	3m	N/A	N/A
R5	<4000m^2 – 6m >4000m^2 – 10m	<4000m^2 – 3m >4000m^2 – 5m	2m	N/A

Note[1]:
Secondary frontage setbacks apply only to the dwelling that has frontage to two roads, regardless of the underlying subdivision type. All other dwellings on a corner lot development shall comply with primary frontage setback controls.

C9.4.7-2
O9.3.0 - 6, 7

Regardless of the setbacks required under C9.4.7-1, garages, carports or any outbuilding that is capable of being used for the purpose of vehicle parking for the development, that has direct vehicle access from the road, must have a setback from that road of a minimum of 5.5m.

C9.4.7-3
O9.3.0 - 5, 6, 7

Garages and enclosed parking structures with direct vehicle access from a laneway must have the garage door setback a minimum of 1 metre from the laneway boundary. Required sight distance and visibility splays must be maintained free of buildings, structures, fencing, landscaping and other obstructions.

C9.4.7-4
O9.3.0 - 1, 2, 3, 5, 10

Variations to the minimum setback (excluding C9.4.7-2) can be considered in the following circumstances:

- Corner lots where it can be demonstrated that the reduced setback on either or both frontages provides a more attractive streetscape without impacting unreasonably on the amenity of the neighbouring properties. This is relevant to designs that address both frontages without 1.8m high boundary fencing forward of the building.

- On R3 zoned land where it can be demonstrated that the reduced setback is consistent with the desired future character of the area

9.4.8 Materials and finishes

C9.4.8-1
O9.3.0 - 5, 9

Avoid large unbroken expanses of any single material.

C9.4.8-2
O9.3.0 - 5, 9

Use contrasting materials in combination with design elements for features such as corner elements.

9.4.9 Privacy

C9.4.9-1
O9.3.0 - 3

Offset windows, balconies and private open space areas between adjoining dwellings.

C9.4.9-2
O9.3.0 - 3

Provide adequate building separation within the development and from neighbouring buildings/adjacent land uses. Alternate design elements, including (but not limited to) opaque screens of appropriate dimensions, translucent or highlight windows may be used to improve privacy.

C9.4.9-3
O9.3.0 - 3

A privacy screen must be provided to any part of a window to a habitable room that is less than 1.5m above the finished floor level where:

- the window is less than 3m from a side or rear boundary and the finished floor level is more than 1m above existing ground level; or
- the window is between 3m and 6m from a side or rear boundary and the finished floor level is more than 3m above existing ground level.

This requirement does not apply to a bedroom window that is no larger than 2m².

C9.4.9-4
O9.3.0 - 3, 4

A privacy screen must be provided along the edge of a balcony, deck, patio, terrace or verandah that is parallel to or faces a side or rear boundary where:

- the area is at least 3m²; and
- the edge is less than 3m from the boundary and the finished floor level is more than 1m above existing ground level; or
- the edge is between 3m and 6m from the boundary and the finished floor level is more than 2m above existing ground level.

The privacy screen must be between 1.7m and 2.2m high, measured from the finished floor level.

9.4.10 Outbuildings (excluding rainwater tanks)

C9.4.10-1
O9.3.0 - 6

The floor area of an outbuilding on a residential lot must not be more than the following:

(a) 8% of the site area if the lot has an area of less than 600m^2,

(b) 8% of the area or a maximum area of 175m^2, whichever is the lesser, if the lot has an area of at least 600m^2 but less than 4000m^2,

(c) Lots greater than 4000m^2 will be considered on their merits.

C9.4.10-2
O9.3.0 - 6

The total cumulative floor area of all outbuildings on any one property shall not exceed 8% of the site area or a maximum area of 300m^2, whichever is the lesser.

Lots greater than 4000m^2 will be considered on their merits.

Note: *The percentage site cover permitted under controls C9.4.10-1 and C9.4.10-2 does not override the landscape requirements.*

C9.4.10-3
O9.3.0 - 6

Outbuildings may only be erected on residential land where a dwelling house is constructed or under construction and must be used for purposes ancillary to the residential use of the land.

C9.4.10-4
O9.3.0 - 6, 9

The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot must not be more than 4.8m above ground level (existing). The building shall be single storey construction with a maximum roof pitch of 27 degrees or steeper to match the roof pitch of the house.

C9.4.10-5
O9.3.0 - 5, 6

Outbuildings should be located to the rear of sites, behind dwellings and be subordinate to the dwelling on site. Where visible from a public road the eaves of the outbuilding are encouraged to be at or below that of the dwelling.

9.4.11 Site facilities

C9.4.11-1
O9.3.0 - 7

Locate mailboxes so that they are clearly visible from the street or main entry.

C9.4.11-2
O9.3.0 - 4, 7

Provide an external drying area in an area that receives reasonable solar access. The drying area is to be screened from the street or adjoining public spaces.

9.4.12 Changing the landform – cut and fill

C9.4.12-1
O9.3.0 - 1, 3, 8

Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:

(a) If located no more than 1m from boundary – 1.5m, and

(b) If located more than 1m but not more than 1.5m from any boundary – 2m, and

(c) If located more than 1.5m from any boundary – 3m.

Any depths and/or setbacks outside of the above may only be considered where there is no unreasonable or unacceptable impact on the amenity of the adjoining properties (direct overlooking and loss of privacy, overshadowing to areas of principal private open space and living areas).

C9.4.12-2
O9.3.0 - 1, 3, 8

Fill is not to exceed:

(a) 1.5m above ground level (existing), and

(b) Must be contained by either:

  (i) A retaining wall or other form of structural support that does not extend more than 1.5m from the closest external wall of the dwelling house, or

  (ii) An unprotected sloping embankment or batter that does not extend from the dwelling house by more than 3m, in which case the toe of the embankment or batter must be more than 1m away from a side or rear boundary.

Variations to the above setbacks can be considered where the applicant can demonstrate that there is an acceptable impact on the amenity of the adjoining properties (privacy, overshadowing).

C9.4.12-3
O9.3.0 - 8

Retaining walls and support for earthworks that are more than 600mm above or below ground (existing) and within 1m of the boundary or more than 1m above the ground level in another location, must take the form of a retaining wall or other form of structural support that:

(a) has been certified by a professional engineer, and

(b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and

(c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion is:

  (i) more than 1.5m in height and within 1m from a side or rear boundary, or

  (ii) more than 3m in height at any other location.

C9.4.12-4
O9.3.0 - 8

Earthworks and retaining walls are not to be located within the easement. Retaining walls shall be located outside the easements zone of influence.

C9.4.12-5
O9.3.0 - 1, 9

To encourage site responsive development, excavation and retaining walls greater than that specified in C9.4.12-1, C9.4.12-2 and C9.4.12-3 can be considered where the design responds to the slope (or incorporates split levels). The additional retaining wall height is to facilitate basements, garages or the like at the lower level. The excavation is to be adequately retained and drained, in accordance with approved engineering details.

C9.4.12-6
O9.3.0 - 1, 8, 9

Where achievable, any proposed dwelling is to be designed incorporating retaining walls and fill within the dwelling. Should the provision of retaining walls and fill not be achievable within a proposed dwelling due to demonstrated site constraints they should be located as close to the proposed dwelling as is possible, to minimise the impact on the amenity of the adjoining properties.

C9.4.12-7
O9.3.0 - 8

All retained material is to have a gradient of at least 5%.

C9.4.12-8
O9.3.0 - 8

Fill material is to be substantially from the site only. Imported fill material is not encouraged.

C9.4.12-9
O9.3.0 - 8

Cut and fill outside the building envelope is not to exceed 600mm.

C9.4.12-10
O9.3.0 - 8

Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties so as to cause a nuisance. Adequate drainage is to be provided to divert water away from batters.

C9.4.12-11
O9.3.0 - 8

Earthworks should not be carried out within the angle of repose of adjoining property. Unless such works are supported by certified structural engineer reports and do not impact on neighbouring property.

9.4.13 R3 Medium Density Residential Zone

C9.4.13-1
O9.3.0 - 2, 3, 5

Multi dwelling housing and residential flat developments are required to have a minimum frontage of 20m to the primary address.

Variations can be considered to the minimum frontage requirement where it can be demonstrated that the resulting development achieves a reasonable density and can satisfy the amenity considerations of this Section.

9.4.14 Additional Secondary Dwelling Controls

C9.4.11-1
O9.3.0 - 2, 4, 5, 7

A secondary dwelling must demonstrate it:

- is ancillary and subordinate to an identified principal dwelling; and
- maintains a clear and ongoing functional relationship with the principal dwelling. Fencing between dwellings is not supported; and
- utilises access, servicing and infrastructure associated with the principal dwelling; and
- is designed to present as part of a single dwelling house rather than as a separate or independent residential establishment on the allotment.

Chapter 10
Employment Zones

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10.4 E2 Commercial Centre
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10.5 E3 Productivity Support
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10.6 E4 General Industrial
10.6.1 Objectives
10.6.2 Controls

10.1 Introduction

Section 10 contains the controls for developments in the E1 Local Centre, E2 Commercial Centre, E3 Productivity Support Zones and E4 General Industrial. It is envisaged that new development within the E1 – E4 zones will support ongoing economic development and employment growth across the City in a manner which supports the primacy of the Commercial Centre; provides for the local and everyday retail and services needs of the community and allows for larger scale business and industry uses that respond to economic conditions and secure the local economic base.

10.2 Application

This section applies to any development located within the E1, E2, E3 or E4 zones.

10.3 E1 Local Centre Zone

There are a number of Local Centres located across the city that are intended to meet everyday retail and service needs. These centres vary in size and scale but principally comprise small scale convenience retail and service uses including shops, food and beverage outlets such as cafes, takeaways and pubs; and service uses including post offices, laundrettes and dry cleaning, and medical facilities. It is important for Local Centres to integrate with, and complement, adjoining residential land uses, providing pedestrian friendly access routes and active shopfronts at street level.

The nature, size and scale of development within Local Centres should not detract from the primacy of the Commercial Centre.

10.3.1 Objectives

O10.3.1-1

Support the ongoing viability of local centres and their role in meeting small scale retail and service needs.

O10.3.1-2

Ensure the nature and scale of development remains consistent, and well-integrated, with adjoining residential areas.

O10.3.1-3

Encourage active street frontages by locating ground floor commercial and community uses adjacent to the street and avoiding shopfronts set behind large car parking areas.

10.3.2 Controls

C10.3.2-1
O10.3.1 - 2

Development is to be designed, sited and operated to ensure impacts on adjoining sensitive land uses are not significant.

C10.3.2-2
O10.3.1 - 2

Design and locate loading and unloading facilities away from residential properties close to the site and provide adequate screening.

C10.3.2-3
O10.3.1 - 2

Locate services and any mechanical vents or equipment away from residential development.

C10.3.2-4
O10.3.1 - 1, 3

New buildings must be sited and designed so that ground floor uses directly address the street and provide an active interface to the public domain. Blank walls and "back of house" services are to be avoided on street elevations. At-grade car parking must not be positioned between the street and shopfronts.

C10.3.2-5
O10.3.1 - 1, 3

Shopfront glazing facing a street is to maintain visual connections between indoor and outdoor spaces, with obscured glazing only used where required to provide privacy or operational discretion.

C10.3.2-6
O10.3.1 - 2

Where development directly adjoins residential land, building bulk, setbacks and landscaping are to provide an appropriate transition and protect residential amenity.

C10.3.2-7
O10.3.1 - 2

Minimise traffic and associated noise impacts on adjoining residential areas by avoiding directing additional traffic through residential areas;

C10.3.2-8
O10.3.1 - 1, 2

Hours of operation are generally not to exceed 6am to 10pm daily.

C10.3.2-9
O10.3.1 - 1, 2

An Operational Management Plan may be required where extended out of hours activities are likely outside an enclosed building, such as truck or vehicle movements and the like, or for any use that is likely to affect residential amenity.

C10.3.2-10
O10.3.1 - 2, 3

Fencing forward of the building line is not supported. Fencing behind the building line must not exceed 1.8 metres in height.

10.4 E2 Commercial Centre

Wagga Wagga City Centre

Wagga Wagga City Centre is the focus of regional retail, cultural, entertainment and commercial services for the Wagga Wagga local authority area and its surrounding regional hinterland. It comprises four distinct Precincts;

- the Fitzmaurice Street Precinct is the traditional 'heart' of the Commercial Centre, located at the northern end of the Commercial Centre. Serving as the early town centre, this precinct has strong heritage streetscape character and is evolving as a distinctive retail, office, restaurant and café area;
- the Baylis Street Precinct has become the active retail core at the southern end of the Commercial Centre, with key retailing including two enclosed shopping malls anchored by supermarkets and retailers including Big W and Kmart, as well as several free-standing department stores;
- the Berry and Blake Streets Precinct is located east of the Baylis Street retail core and contains a number of redevelopment opportunities. The precinct is suited to offices, mixed-use development, specialised retail, visitor accommodation and recreation uses, with improved streetscapes and pedestrian connections supporting its role as an extension of the City Centre; and
- the Peter Street Precinct has evolved as a specialist medical and office precinct along the western edge of the Commercial Centre. It is characterised by detached early twentieth-century buildings, landscaped streets, and mature trees and is suited to small-scale professional and service businesses, reinforcing the established medical and office uses.

The Commercial Centre also includes a range of important regional entertainment and cultural facilities including the Wagga Wagga Civic Centre, Library and Council buildings, a cinema, bowling alley and entertainment complex; and a range of bars, restaurants and other evening economy uses.

The built form within the Commercial Centre is characterised by two storeys buildings with active ground-floor retail and opportunities for first floor residential and office uses. Heritage buildings and small-scale shopfronts contribute strongly to the streetscape character and should be protected. Detailed controls relating to heritage conservation are provided in Chapter 3 of the DCP and should be used to guide the form of new development which relates to, and impacts on, heritage values.

Key opportunities to improve legibility and function of the Commercial Centre include:

- Improved pedestrian links between the precincts and expand the range of public spaces;
- Better street edge definition along the broader street network surrounding Baylis and Fitzmaurice Streets, including both cross streets and parallel streets.
- Taller corner buildings to strengthen key intersections; and
- Reduced visual clutter from inconsistent signage.

10.4.1 Objectives

O10.4.1-1

Strengthen Baylis and Fitzmaurice Streets as the commercial heart of the city centre through active and vibrant ground floor uses.

O10.4.1-2

Improve pedestrian connectivity, accessibility and legibility throughout the city centre.

O10.4.1-3

Protect and enhance the heritage character of the Fitzmaurice Street Precinct and surrounding Conservation Areas.

O10.4.1-4

Promote high-quality urban design, attractive streetscapes and appropriate built form.

O10.4.1-5

Achieve the desired future character of the city centre through well-designed mixed-use development.

O10.4.1-6

Encourage the efficient and coordinated development of land.

O10.4.1-7

Retain the close-built heritage character of the Peter Street Precinct.

10.4.2 Controls

C10.4.2-1
O10.4.1 - 5, 6

Development should support the desired future character of the Commercial Centre and its role and function as the regional focus of retail, cultural, entertainment and commercial uses.

C10.4.2-2
O10.4.1 - 1, 2, 3, 4, 7

A nil setback to the street boundary is required.

C10.4.2-3
O10.4.1 - 3, 4, 5, 6

Maintain a street wall up to four storeys in height unless C10.4.2-4 applies. Above four storeys in height provide a nominal setback behind the parapet line.

C10.4.2-4
O10.4.1 - 4, 5, 7

Maintain a street wall height of 2 storeys along Peter Street with additional floors having a nominal setback behind the parapet line.

C10.4.2-5
O10.4.1 - 2, 4, 5, 6

Development on corner sites should be designed to address both frontages and achieve at least 3 storeys in height.

C10.4.2-6
O10.4.1 - 1, 3

Retain articulated and active shop front windows that continue the traditional rhythm of individual shop fronts where site consolidation is proposed.

C10.4.2-7
O10.4.1 - 1, 2, 3, 4

Retain and reinstate (where missing) continuous full width awnings along Baylis and Fitzmaurice Streets.

C10.4.2-8
O10.4.1 - 3, 4, 5, 7

Service structures and mechanical equipment are to be located, integrated and screened to minimise visual impacts on streets, public spaces and adjoining properties.

C10.4.2-9
O10.4.1 - 1, 2, 4, 5

New buildings must be sited and designed so that ground floor uses directly address the street and provide an active interface to the public domain. Blank walls and "back of house" services are not supported on street elevations. At-grade car parking must not be positioned between the street and shopfronts and, where rear lane access is available, is to be located behind buildings and accessed from the lane.

C10.4.2-10
O10.4.1 - 1, 4, 5

Shopfront glazing facing a street is to maintain visual connections between indoor and outdoor spaces, with obscured glazing only used where required to provide privacy or operational discretion.

C10.4.2-11
O10.4.1 - 1, 2, 6
No new driveways shall be provided to any site from Baylis Street or Fitzmaurice Street.

C10.4.2-12
O10.4.1 - 1, 2, 4, 6

Off-street parking must not be provided in front setback areas.

C10.4.2-13
O10.4.1 - 1, 2, 4
Fencing forward of the building line is not supported. Fencing behind the building line must not exceed 1.8 metres in height.

10.5 E3 Productivity Support

Productivity Support Zones are intended to accommodate larger scale business and commercial uses that are important to the local economy but are not appropriate within the Commercial Centre. Uses include car sales and vehicle repairs; service and business activities; construction trade support and hardware merchants; heavy vehicle and agriculture machinery retailing and other light industrial uses.

10.5.1 Objectives

O10.5.1-1

Promote efficient and functional site design that responds to site conditions while allowing flexibility in building layout, access, parking and operational requirements.

O10.5.1-2

Ensure appropriate building setbacks and landscape treatments that reinforce the character and function of key roads and corridors within the Productivity Support Zone, including Hammond Avenue, Pearson Street and Dobney Avenue, while creating attractive and well-defined streetscapes.

O10.5.1-3

Promote attractive, functional and innovative building design through high-quality architecture, articulated facades and the minimisation of blank walls and inactive frontages.

O10.5.1-4

Provide for well-designed vehicle access, integrated parking areas and adequate loading facilities that minimise impacts on pedestrian movement, on-street parking demand and vehicular disturbance.

O10.5.1-5

Minimise adverse impacts of development on surrounding residential amenity through appropriate siting, design, landscaping and operational management.

O10.5.1-6

Encourage site consolidation and connectivity to improve development outcomes and strengthen links throughout the Productivity Support Zone.

10.5.2 Controls

General Controls

C10.5.2-1
O10.5.1 - 1, 2, 4, 5, 6

The front setback for new development is to be 10m or consistent with adjoining properties that have a predominant building alignment closer to the street.

C10.5.2-2
O10.5.1 - 2, 3

Minimise expanses of blank walls and blank facades, especially on front facades. A change in plane in each elevation addressing a street frontage is required every 25m of wall length.

C10.5.2-3
O10.5.1 - 2, 3

Developments are to provide an active interface to the street. Avoid blank walls and “back of house” services to street elevations.

C10.5.2-4
O10.5.1 - 2, 3, 5

Where fencing is required at a street frontage or property boundary forward of the building line:

- fencing is to be open in character and no greater than 1.8m in height;
- security fencing is to comprise high-quality powder-coated black mesh or palisade fencing, with cyclone mesh fencing and chain wire fencing avoided; and
- barbed wire, razor wire and similar security treatments are not permitted where visible from a public street.

C10.5.2-5
O10.5.1 - 1, 2, 3

Awnings may project into the front setback to a maximum depth of 2m. The awning is to be designed as an integrated element of the façade.

C10.5.2-6
O10.5.1 - 1, 3, 4, 6

Where sites are consolidated and future large scale multi tenancy development is proposed within the E3 zone, applications are required to be in accordance with an urban design master plan submitted with the proposal. Controls C10.5.2-1 to C10.5.2-5 should be taken into account when preparing master plans.

Development near residential areas

C10.5.2-7
O10.5.1 - 5

Development is to be designed, sited and operated to minimise impacts on adjoining sensitive land uses.

C10.5.2-8
O10.5.1 - 5

Orientate buildings away from residential land and minimise openings towards residential boundaries.

C10.5.2-9
O10.5.1 - 1, 4, 5, 6

The location of vehicle entrance and exit points is to be designed to minimise disturbance to the functioning and operation of adjoining roads and avoid directing additional traffic through residential precincts.

C10.5.2-10
O10.5.1 - 1, 4, 5

Design and locate loading and unloading facilities away from residential properties close to the site and provide adequate screening.

C10.5.2-11
O10.5.1 - 1, 4, 5

Locate services and any mechanical vents or equipment away from residential development.

C10.5.2-12
O10.5.1 - 5

Hours of operation are generally not to exceed 6am to 10pm daily.

C10.5.2-13
O10.5.1 - 5

An Operational Management Plan may be required where extended out of hours activity is likely outside an enclosed building, such as truck or vehicle movements and the like, or for any use that might generate impacts that could affect residential amenity.

Dobney Avenue Shared Zone

Council, in conjunction with the Transport for NSW will implement a shared zone in Dobney Avenue. The shared zone will be implemented in accordance with the Transport for NSW Shared Zone Policy and Guidelines. The shared zone controls apply to land on the western side of Dobney Avenue bounded by Edward Street and Pearson Street as shown in Figure 10.5.1.

C10.5.2-14
O10.5.1 - 1, 2, 4, 6

Development on land identified in Figure 10.5.1 must have regard to the proposed shared zone

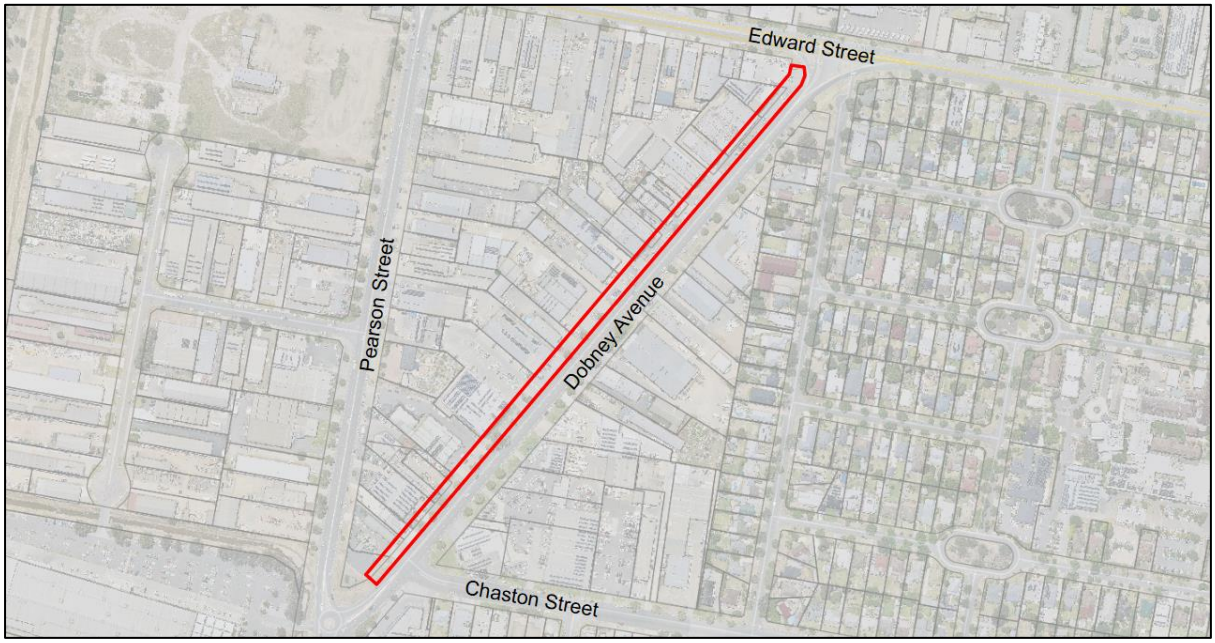
C10.5.2-15
O10.5.1 - 1, 2, 4, 6

Front setbacks are to be provided to allow for the implementation of the shared zone

C10.5.2-16
O10.5.1 - 2, 6

Current setbacks and setback treatments are to be maintained

Figure 10.5-1 – Dobney Avenue Shared Zone



10.6 E4 General Industrial

This Part seeks to ensure industrial developments are appropriately designed; minimise potential land use conflicts and reduce amenity impacts on adjoining residential areas. Industrial zones work in conjunction with Productivity Support zones to accommodate industry, economic and business uses that support local employment and the local economic base in a logical and functional manner; utilising access to transport networks and ensuring appropriate industrial/residential interfaces are established.

10.6.1 Objectives

O10.6.1-1

Ensure industrial development is suited to its site, the scale and nature of the use, and its relationship to adjoining land uses, while minimising impacts on nearby residential amenity.

O10.6.1-2

Encourage industrial development that supports efficient resource use, co-location opportunities and environmentally responsible practices.

O10.6.1-3

Promote attractive, functional and innovative industrial buildings that demonstrate consistent architectural quality and respond to site conditions.

O10.6.1-4

Ensure building setbacks and site layouts provide quality landscaped frontages, integrate parking areas, and contribute to an attractive and cohesive industrial streetscape.

10.6.2 Controls

Siting and setbacks

C10.6.2-1
10.6.1 - 1, 4

Front setbacks for development in the E4 General Industrial Zone:

All areas – 10m or the average of setbacks of buildings on immediately adjoining sites to a minimum of 7.6m (whichever is the greater) unless control C10.6.2-2 below applies.

C10.6.2-2
10.6.1 - 1, 4

For land fronting Glenfield Road, Copland Street, Chaston Street, Mortimer Place, Norton Street and Lake Albert Road - the minimum front setback is to be consistent with setbacks of buildings on immediately adjoining sites or a minimum of 6m, whichever is the greater.

C10.6.2-3
10.6.1 - 1, 3, 4

Awnings may project into the front setback to a maximum depth of 2m. The awning is to be designed as an integrated element of the façade.

Building design

C10.6.2-4
10.6.1 - 3, 4

Minimise expanses of blank walls and blank facades, especially on front facades. A change in plane in each elevation addressing a street frontage is required every 25m of wall length.

C10.6.2-5
10.6.1 - 3, 4

Where fencing is required at a street frontage or property boundary forward of the building line:

- fencing is to be open in character and no greater than 1.8m in height;
- security fencing is to comprise black mesh or palisade fencing, with full sheet metal fencing, cyclone mesh fencing and chain wire fencing avoided; and
- barbed wire, razor wire and similar security treatments are not permitted where visible from a public street.

C10.6.2-6
10.6.1 - 3, 4

Provide screening where materials are to be stored within view of a public road. The screening can either be plantings, or a decorative feature wall.

Site specific

C10.6.2-7
10.6.1 - 1, 2

Any future development of 18 Norton Street Lot 2 DP 612416 must not impeded on the extension of Norton Street to Nagle Street. If the lot is subdivided the road connection must be completed as part of the subdivision.

Development near residential areas

C10.6.2-8
10.6.1 - 1

Development is to be designed, sited and operated to minimise impacts on adjoining sensitive land uses.

C10.6.2-9
10.6.1 - 1

Orientate buildings away from residential land and minimise openings towards residential boundaries.

C10.6.2-10
10.6.1 - 1, 2

The location of vehicle entrance and exit points is to be designed to minimise disturbance to the functioning and operation of adjoining roads and avoid directing additional traffic through residential precincts.

C10.6.2-11
10.6.1 - 1, 2

Design and locate loading and unloading facilities away from residential properties close to the site and provide adequate screening.

C10.6.2-12
10.6.1 - 1, 2

Locate services and any mechanical vents or equipment away from residential development.

C10.6.2-13
10.6.1 - 1

Hours of operation are generally not to exceed 6am to 10pm daily.

C10.6.2-14
10.6.1 - 1

An Operational Management Plan may be required where extended out of hours activity is likely outside an enclosed building, such as truck or vehicle movements, loading noises and the like, or for any use that might generate impacts that could affect residential amenity.

Chapter 11
Other Zones

11.1 MU1 Mixed Use Zone

11.1.1 Introduction

11.1.2 Application

11.1.3 Objectives

11.1.4 Controls

11.2 C4 Environmental Living Zone

11.2.1 Introduction

11.2.2 Application

11.2.3 Objectives

11.2.4 Controls

11.1 MU1 Mixed Use Zone

11.1.1 Introduction

The MU1 Mixed Use Zone encourages the efficient use of land through the delivery of integrated mixed-use development comprising residential, business, retail, community and other compatible uses. Development should support employment and housing opportunities, provide active street frontages and contribute to vibrant, functional and attractive urban environments.

11.1.2 Application

This section applies to development within the MU1 Mixed Use zone.

11.1.3 Objectives

O11.1.3-1

Encourage high-quality mixed-use development that provides a high level of amenity for residents, workers and visitors and responds appropriately to its built context.

O11.1.3-2

Encourage active street frontages, high-quality building presentation and an integrated mix of residential, business, retail, community and other compatible uses that contribute to vibrant and activated urban environments.

O11.1.3-3

Ensure larger sites and precincts within the MU1 Zone are planned comprehensively through an urban design-based masterplan that optimises land use, delivers a coordinated mix of uses and achieves integrated development outcomes.

11.1.4 Controls

C11.1.4-1
O11.1.3 - 3

Where sites are consolidated and future large-scale multi-tenancy development is proposed within the MU1 Zone, applications must be in accordance with an urban design-based masterplan approved by Council. Controls C11.1.4-2 to C11.1.4-6 do not apply where an alternative outcome is demonstrated through the approved masterplan.

C11.1.4-2
O11.1.3 - 1, 2

Provide a ground floor frontage that is compatible with the form, rhythm, scale and character of adjoining development or the intended future built character of the area. For example, in areas characterised by smaller shopfronts, larger commercial tenancies should be located within the building or on upper levels.

C11.1.4-3
O11.1.3 - 1, 2

Residential and non-residential components of a mixed-use development must have separate and clearly identifiable pedestrian entrances.

C11.1.4-4
O11.1.3 - 1

The residential component of a mixed-use development must comply with the relevant provisions of Chapter 9 relating to solar access, private open space and privacy.

C11.1.4-5
O11.1.3 - 1, 2

Minimise expanses of blank walls and incorporate articulation, architectural detailing and materials that contribute to visually interesting street elevations.

C11.1.4-6
O11.1.3 - 2, 3

Development on sites greater than 1 hectare must demonstrate how the proposal delivers an integrated mix of residential, commercial, retail and other compatible uses and contributes to the objectives of the MU1 Zone, including employment opportunities, housing choice and activated urban environments.

11.2 C4 Environmental Living Zone

11.2.1 Introduction

The C4 Environmental Living Zone seeks to facilitate low-impact development that responds sensitively to the environmental, ecological, scenic and landscape values of the locality. Development should be appropriately sited and designed to minimise disturbance to existing vegetation, natural landform, waterways and drainage patterns, while integrating with the surrounding landscape and maintaining its character and visual amenity.

11.2.2 Application

This section applies to development within the C4 Environmental Living zone.

11.2.3 Objectives

O11.2.3-1

Protect and enhance the environmental, ecological, scenic and landscape values of C4 Environmental Living areas.

O11.2.3-2

Ensure development is low-impact and responds sensitively to the natural landform, vegetation and landscape character of the site and locality.

O11.2.3-3

Minimise disturbance to existing vegetation, natural drainage patterns, waterways and other significant environmental features.

O11.2.3-4

Ensure buildings and associated works are appropriately sited, scaled and designed to integrate with the landscape and minimise visual and environmental impacts.

11.2.4 Controls

C11.2.4-1

O11.2.3 - 1

Development is to be sited and designed to retain significant vegetation, natural landform, waterways and other significant environmental features. Development should avoid the removal of mature trees and native vegetation wherever practicable.

C11.2.4-2

O11.2.3 - 2

Buildings, driveways, retaining walls and other structures are to follow the natural contours of the land and minimise cut and fill. Where earthworks are proposed, they are to be the minimum necessary to accommodate the development and must not result in an unacceptable visual or environmental impact.

C11.2.4-3

O11.2.3 - 3

Development is to maintain existing natural drainage patterns and manage stormwater so that it does not cause erosion, sedimentation, flooding or adverse impacts on adjoining land, waterways or environmentally sensitive areas.

C11.2.4-4

O11.2.3 - 4

Buildings and ancillary structures are to be visually recessive and integrated with the surrounding landscape through their siting, scale, form, materials, colours and landscaping. Development is not to be located on prominent ridgelines or other visually exposed locations where it would adversely affect scenic or landscape values.

Part E
Specific Land Uses and Precincts

Chapter 12
Specific Land Uses

12.1 Medical Centres in Residential Zones
12.2 Sex Services Premises
12.3 Restricted Premises
12.4 Late Night Trading
12.5 Tourist and Visitor Accommodation
12.5.4 General Controls
12.5.5 Serviced Apartment Controls
12.5.6 Farm Stay Accommodation Controls
12.6 Agritourism
12.7 Neighbourhood Shops
12.8 Awnings on public land
12.9 Places of Public Worship
12.10 Service Stations
12.11 Take away food and drink premises in R3 zone
12.12 Shop Top Housing

12.1 Medical Centres in Residential Zones

12.1.1 Introduction

It is important that new medical centre development is located and designed to support the long-term strategic planning of the city.

Council's Health and Knowledge Precinct Master Plan and Structure Planning and Implementation Strategy identify the area surrounding Wagga Wagga Base Hospital and Calvary Riverina Hospital as the city's primary location for the expansion of health, education, research and associated commercial activities.

While medical centres may be permissible in residential areas under the planning framework, they should generally be directed to centres, employment areas (E1, E2 and E3 zones) and the Health and Knowledge Precinct where infrastructure, transport networks, parking, servicing and complementary land uses are better able to support their operational requirements and future expansion.

Where a medical centre is proposed within a residential zone, development must meet the objectives and controls listed below.

12.1.2 Application

This section applies to medical centres proposed within residential zones.

12.1.3 Objectives

O12.1.3-1

Encourage medical centres within residential zones to be appropriately located and designed to be compatible with the scale, character and amenity of the surrounding neighbourhood.

O12.1.3-2

Minimise impacts associated with traffic, parking, servicing, noise, lighting, waste management and hours of operation on nearby residential properties.

O12.1.3-3

Promote high-quality building design and landscaping that contributes positively to the streetscape and reinforces the character of the locality.

O12.1.3-4

Ensure the scale and intensity of development is appropriate to the capacity of the site, surrounding road network and available infrastructure.

12.1.4 Controls

C12.1.4-1
O12.1.3 - 1, 2, 4

Development must be designed to avoid adverse impact of adjoining residential properties by appropriately managing traffic, parking, vehicle access and servicing, noise, external lighting, waste storage and collection, with any potential impacts maintained at an acceptable level.

C12.1.4-2
O12.1.3 - 1, 3

Buildings, landscaping and site layout must be designed to complement the scale, form and character of the surrounding neighbourhood and present an attractive interface to the public domain.

C12.1.4-3
O12.1.3 - 3, 4

Development must provide safe, direct and accessible pedestrian access from the public domain to building entrances.

C12.1.4-4
O12.1.3 - 1, 2

Development must be designed to minimise overshadowing of adjoining properties and maintain a minimum of three hours of direct solar access to the principal living areas of affected dwellings between 9:00am and 3:00pm on 21 June.

C12.1.4-5
O12.1.3 - 2, 1

Medical centres within residential zones must not operate before 7:00am or after 6:00pm Monday to Saturday and must not operate on Sundays or public holidays.

12.2 Sex Services Premises

12.2.1 Introduction

Sex Services Premises (brothels) vary widely in their scale, nature, and operational characteristics. Given the sensitivity of this use, their location and concentration must be carefully managed.

12.2.2 Application

This section applies to Sex Services Premises

12.2.3 Objectives

O12.2.3-1

To ensure Sex Services Premises are appropriately located, designed and operated to provide a high level of amenity and minimise impacts on surrounding land uses.

O12.2.3-2

To ensure sex services premises are accessible to all adult members of the community and operate in accordance with prevailing health, safety and regulatory requirements.

12.4.4 Controls

C12.4.4-1
O12.2.3 - 1

The external appearance of the premises must be compatible with the character of the surrounding locality.

C12.4.4-2
O12.2.3 - 1, 2

Customer entry and exit points must be located and screened to avoid clear internal views from the street or other public areas.

C12.4.4-3
O12.2.3 - 1, 2

The internal layout and design of a Sex Services Premises must incorporate safety and security measures that protect staff and visitors. This should include:

- A reception or entry management area that enables staff to monitor and control access to the premises.
- An internal layout that provides clear sightlines to circulation areas and minimises concealed or isolated spaces, while maintaining the privacy of service rooms.

C12.4.4-4
O12.2.3 - O2

Development applications should demonstrate how the premises has been designed to support compliance with relevant public health requirements and workplace health and safety legislation.

12.3 Restricted Premises

12.3.1 Introduction

The purpose of this section is to regulate the establishment and operation of restricted premises to safeguard the character, safety, and amenity of surrounding land uses.

12.3.2 Application

This section applies to Restricted Premises

12.3.3 Objectives

O12.3.3-1

To ensure that Restricted Premises are located, designed and operated in a manner that protects the safety and amenity of the surrounding area and community.

12.3.4 Controls

C12.3.4-1
O12.3.3 - 1

New restricted premises, or alterations to existing premises, must demonstrate that impacts on neighbouring properties and the public domain will be acceptable. This can include using measures such as appropriate building design, site layout, access arrangements, signage, lighting, hours of operation and operational management to mitigate impacts.

12.4 Late Night Trading

12.4.1 Introduction

Late night trading activity is generally encouraged within the Wagga Wagga City Centre and other commercial centres where the surrounding land use mix, transport network, public infrastructure and built form are capable of accommodating increased evening activity. Proposals in other locations should demonstrate that the scale, intensity and operating characteristics of the development are appropriate to the surrounding context.

Consistent with the NSW Government's Vibrancy Reforms, this section supports a diverse, safe and economically sustainable night-time economy by encouraging appropriately located and well-managed late night trading premises.

Applicants should also have regard to the requirements of the Liquor Act 2007, any relevant liquor licence conditions, and applicable SEPP and any other relevant legislation.

12.4.2 Application

This section applies to development applications for new or existing premises that:

- Seek approval for trading between 10:00pm and 7:00am the following day;
- Seek to intensify an existing late night trading use through alterations, additions, increased patron capacity or changes to the operation of the premises;
- Seek approval to extend approved trading hours, including following a trial approval where applicable; or
- Seek approval for outdoor trading beyond 8:00pm.

For the purposes of this section, late night trading premises include licensed and unlicensed commercial premises that, due to their operating hours, scale, patron capacity or nature of operation, have the potential to affect the amenity, safety or functioning of the surrounding area. These may include, but are not limited to:

- Hotels, registered clubs, small bars and other licensed premises.
- Restaurants, cafés and food and drink premises.
- Takeaway food and drink premises.
- Entertainment venues, live music venues, theatres and cinemas.
- Karaoke venues.
- Convenience stores and other retail premises operating late at night; and
- Any other commercial premises that, in the opinion of Council, require assessment under this section because of their late-night operation.

12.4.3 Objectives

O12.4.3-1

Ensure late night trading premises are located and operated in appropriate locations with trading hours, including outdoor trading hours, that reflect the role, character and surrounding land uses of the locality, while encouraging premises that contribute to activity and vitality throughout both the day and evening.

O12.4.3-2

Ensure late night trading premises protect the amenity of residential and other sensitive land uses by ensuring minimal adverse impacts associated with noise, patron behaviour, traffic, servicing and other operational activities, while maintaining the diversity and function of surrounding retail and commercial centres.

O12.4.3-3

Promote the responsible operation of late night trading premises through the implementation of effective plans of management/ venue safety plan where operators demonstrate a satisfactory management record and compliance during an approved trial period.

12.4.4 Controls

C12.4.4-1

O12.4.3 - 2, 3, 1

Development must be operated in accordance with an Operational Management Plan that demonstrates how the premises will:

- ensure the safety of staff, patrons and residents during the extended hours:
- manage noise impacts for nearby residents during the extended hours;
- manage patron behaviour and vehicle movements while in and leaving the venue; and
- minimise lighting impacts on neighbours and nearby residents while maintaining safety and security for staff and patrons of the premises.

C12.4.4-2

O12.4.3 - 2, 3

A Noise Impact Assessment prepared by a suitably qualified acoustic consultant is to be submitted for late night trading where the proposed development has the potential to adversely impact the acoustic amenity of surrounding residents and any other sensitive land uses.

Where noise mitigation measures are recommended by the Noise Impact Assessment, those measures are to be incorporated into the Operational Management Plan.

C12.4.4-3

O12.4.3 - 3, 1

Factors including the demonstrated management performance and compliance history of the premises will be taken into consideration in the assessment of an application for extended trading hours. Where there is a history of management and/or compliance issues, the applicant must demonstrate how those issues will be appropriately managed as part of the proposed development.

C12.4.4-4

O12.4.3 - 3, 2, 1

Development that proposes extended trading hours may be subject to a reviewable condition. The reviewable condition is to enable Council to assess the actual operation of the premises against the predicted impacts, approved Operational Management Plan, any acoustic assessment and the conditions of consent over a specified period of time.

12.5 Tourist and Visitor Accommodation

12.5.1 Introduction

This section contains objectives and development controls for tourist and visitor accommodation to ensure development is appropriately located, designed and managed while supporting the local visitor economy and protecting the amenity of surrounding areas.

12.5.2 Application

This section applies to applications for tourist and visitor accommodation

12.5.3 Objectives

O12.5.3-1

To support the growth of the visitor economy by facilitating well-located and appropriately designed tourist and visitor accommodation across the Wagga Wagga Local Government Area.

O12.5.3-2

To ensure tourist and visitor accommodation contributes positively to the desired future character of the area and is compatible with the amenity of surrounding areas, while minimising potential land use conflicts.

12.5.4 General Controls

C12.5.4-1

O12.5.3 - 1, 2

Tourist and visitor accommodation, including associated ancillary facilities, must be sited, scaled and designed to respond to the site context and contribute positively to the existing and desired future character of the locality.

C12.5.4-2

O12.5.3 - 1, 2

Buildings must establish a clear street address and an active, attractive interface with the public domain. Development on corner sites must address both street frontages through articulated building forms, high-quality architectural detailing and materials, and must avoid long, blank or inactive façades.

C12.5.4-3

O12.5.3 - 1, 2

Where appropriate, development must minimise visual bulk and provide an appropriate transition to adjoining development through a considered combination of building height, setbacks, building separation, articulation, changes in form and materials, and landscaping.

C12.5.4-4
O12.5.3 - 2

Development must be designed and sited to protect the reasonable privacy and amenity of occupants and adjoining properties by minimising overlooking, overshadowing, noise and other unreasonable visual and amenity impacts.

C12.5.4-5
O12.5.3 - 2

Development must be designed to minimise overshadowing of adjoining residential properties and maintain a minimum of three hours of direct solar access to the principal living areas of affected dwellings between 9:00am and 3:00pm on 21 June.

C12.5.4-6
O12.5.3 - 1, 2

Maximum period of stay is restricted to 14 days in any 28-day period for all tourist & visitor accommodation except for;

- Hotel and Motel Accommodation and serviced apartments, where occupation by any person must not exceed a continuous period of 3 months in any 12-month period.

12.5.5 Serviced Apartment Controls

C12.5.5-1
O12.5.3 - 2

Serviced apartments must provide private open space in accordance with the provisions set out in Chapter 9.

12.5.6 Farm Stay Accommodation Controls

C12.5.6-1
O12.5.3 - 1, 2

Farm stay accommodation must be designed, sited and operated to maintain the rural character and amenity of the site and surrounding area.

C12.5.6-2
O12.5.3 - 1

The development application must demonstrate there is a financially viable commercial farm on the property and the farm stay accommodation is ancillary to that operation.

Note:
The farm must remain the main financial provider and the farm stay cannot operate independently.

C12.5.6-3
O12.5.3 - 1, 2

The number, scale and distribution of buildings or manufactured homes used for farm stay accommodation must be appropriate to the size and productive capacity of the landholding and must remain subordinate to the primary production use of the land.

C12.5.6-4
O12.5.3 - 1, 2

Development must be located and designed to ensure that impacts on existing or approved primary production activities on the subject land and adjoining properties are acceptable.

12.6 Agritourism

12.6.1 Introduction

Agritourism is intended to support the diversification of agricultural enterprises while remaining ancillary to the primary farming operation. Agritourism activities must be appropriately located and designed to complement the agricultural use and rural character of the site.

12.6.2 Application

This section applies to applications for agritourism. This includes farm gate premises and farm experience premises.

12.6.3 Objectives

O12.6.3-1

Ensure agritourism activities remain ancillary to, and support, the ongoing primary production use of the land.

O12.6.3-2

Ensure agritourism activities are appropriately located, scaled and designed to complement the rural character, scenic values and environmental qualities of the locality.

O12.6.3-3

Protect the viability of agricultural activities and minimise land use conflicts arising from agritourism development.

12.6.4 Controls

C12.6.4-1
O12.6.3 - 1, 3

The scale of the sales operation must be commensurate with the level of primary production undertaken on the property. A Farm Plan must demonstrate that sufficient agricultural land is available and maintained in production to support the proposed sales operation.

C12.6.4-2
O12.6.3 - 2, 3

Agritourism activities must be located and designed to avoid, or minimise to an acceptable level, adverse impacts on nearby sensitive land uses and environmental features.

C12.6.4-3
O12.6.3 - 2

Agritourism development should prioritise the adaptive reuse of existing rural buildings where they are suitable for the proposed use and can accommodate the development without unacceptable impacts on the building, site or surrounding rural landscape.

12.7 Neighbourhood Shops

12.7.1 Introduction

Neighbourhood shops provide for the day-to-day convenience needs of the local community through the sale of a limited range of convenience goods and services. Due to their small scale and neighbourhood focus, they should be designed and operated to integrate with surrounding development, contribute positively to the local streetscape and maintain the amenity of nearby properties.

12.7.2 Application

This section applies to applications for neighbourhood shops.

12.7.3 Objectives

O12.7.3-1

To ensure neighbourhood shops are appropriately located, designed and operated to meet the day-to-day convenience needs of the local community.

O12.7.3-2

To ensure neighbourhood shops are of a scale, design and operational character that integrates with the surrounding neighbourhood, contributes positively to the streetscape, and protects the amenity of adjoining and nearby residential development.

12.7.4 Controls

C12.7.4-1
O12.7.3 - 1, 2

Development must be designed and sited to avoid adverse impacts on the amenity of adjoining and nearby residential development, including through the appropriate location and design of buildings, outdoor areas, servicing and waste storage, and the management of potential noise and visual impacts.

C12.7.4-2
O12.7.3 - 1, 2

Development must provide adequate on-site servicing facilities, including waste and recycling storage, and bicycle parking where appropriate to the scale and nature of the development. Such facilities must be conveniently located, screened from public view where practicable, and designed to minimise visual and amenity impacts.

C12.7.4-3
O12.7.3 - 2

Development must be designed to minimise overshadowing of adjoining residential properties and maintain a minimum of three hours of direct solar access to the principal living areas of affected dwellings between 9:00am and 3:00pm on 21 June.

C12.7.4-4
O12.7.3 - 1, 2

Hours of operation must not exceed 7:00 am to 6:00 pm daily.

12.8 Awnings on public land

12.8.1 Introduction

Building awnings contribute to the character, comfort and functionality of Wagga Wagga's commercial centres and recreational land by providing weather protection for pedestrians, improving the public domain and reinforcing a consistent streetscape. Well-designed awnings can strengthen the architectural presentation of buildings, support pedestrian activity and contribute to the identity of the streets.

12.8.2 Application

This section applies to applications for awnings over public land.

12.8.3 Objectives

O12.8.3-1

To ensure awnings are appropriately integrated with the architectural design of buildings to provide effective weather protection, enhance pedestrian amenity, and reinforce the character, continuity and visual quality of the streetscape.

O12.8.3-2

To ensure awnings are appropriately designed and located to maintain safe and unobstructed pedestrian movement, protect public infrastructure and support the effective operation and amenity of the public domain.

O12.8.3-3

That awning designs comply with the provisions of the Wagga Wagga Awnings Policy (POL 050).

12.8.4 Controls

C12.8.4-1
O12.8.3 - 1

New awnings must be integrated with the architectural design of the building and contribute to a consistent, high-quality streetscape.

C12.8.4-2
O12.8.3 - 1

Where an established awning pattern exists, new awnings should align with the predominant height, projection and form of adjoining awnings to provide visual continuity and continuous weather protection.

C12.8.4-3
O12.8.3 - 2, 3

Awnings projecting over a public footway or road reserve must:

- provide a minimum clearance of 2.6 metres above the footpath where supported by posts, or 3.0 metres where cantilevered or suspended;
- project a minimum of 2.4 metres from the building line or property boundary towards the kerb, however this minimum must be extended to comply with C12.8.4-2 where applicable and to provide unobstructed access along primary pedestrian thoroughfares; and
- maintain a minimum clearance of 600 mm from the face of the kerb where applicable.

C12.8.4-4
O12.8.3 - 1

Awnings, including fascias, gutters, downpipes, building services and associated equipment, must be designed as an integral part of the building and detailed to minimise visual clutter. Air-conditioning units, heaters and similar equipment must not be located on the upper surface or front face of awnings.

C12.8.4-5
O12.8.3 - 1, 2

Where services or equipment are located beneath an awning, they must be integrated with the building design, maintain required pedestrian clearances and not adversely affect the safe use, appearance or operation of the public domain.

C12.8.4-6
O12.8.3 - 1

Fascias should be between 300 mm and 450 mm in height, with gutters and downpipes concealed or incorporated within the awning structure wherever practicable.

C12.8.4-7
O12.8.3 - 2, 3

Awnings must be designed, constructed and maintained in accordance with the Wagga Wagga Awnings Policy (POL 050), relevant Australian Standards and all applicable legislation. Development involving a new awning or alterations to an existing awning must demonstrate that the proposal will not compromise the structural integrity, public safety or ongoing maintenance of the awning.

12.9 Places of Public Worship

12.9.1 Introduction

Places of public worship vary significantly in scale, function and operational characteristics, ranging from small neighbourhood facilities with limited activity to larger establishments that accommodate substantial numbers of people and a broad range of community services.

While smaller, traditional places of public worship may have limited impacts on surrounding land uses, many contemporary facilities operate throughout the week and host a range of activities beyond worship services, including community meetings, youth programs, educational activities and social support services. Larger places of public worship may also attract significant numbers of visitors, resulting in increased traffic, parking demand, noise and activity.

The following objectives and controls seek to ensure that places of public worship are appropriately located, designed and managed to support their community function while minimising potential impacts on the amenity, safety and operation of surrounding development.

12.9.2 Application

This section applies to applications for Places of Public Worship.

12.9.3 Objectives

O12.9.3-1

To ensure places of public worship are appropriately located and designed to be compatible with the character and amenity of the surrounding area.

O12.9.3-2

Ensure places of public worship are appropriately scaled and operated having regard to the capacity of the site and surrounding road network, with minimal adverse impacts on surrounding development, including traffic generation, parking demand, noise, lighting and pedestrian movement.

O12.9.3-3

To ensure the design of places of public worship provides a high standard of amenity, accessibility and safety for occupants, visitors and the broader community.

12.9.4 Controls

C12.9.4-1
O12.9.3 - 1, 2, 3

Places of public worship must be sited, designed and operated to maintain the amenity of adjoining residential development, schools, hospitals and other noise-sensitive land uses, having regard to noise, lighting, traffic, parking, operating hours and the intensity and frequency of activities.

C12.9.4-2
O12.9.3 - 1, 2

Ancillary activities must remain subordinate to the primary use as a place of public worship.

12.10 Service Stations

12.10.1 Introduction

Service stations provide an important role in supporting the local transport network and community needs. This section provides requirements for their development, operation and management.

12.10.2 Application

This section applies to applications for Service Stations.

12.10.3 Objectives

O12.10.3-1

Ensure service centres are appropriately located and designed to integrate with the surrounding built and natural environment.

O12.10.3-2

Minimise impacts on adjoining land uses, particularly residential areas, arising from traffic, noise, lighting, servicing, waste management and operating hours.

O12.10.3-3

Support the provision of alternative fuel technologies, including electric vehicle charging and other emerging low-emission transport infrastructure.

12.10.4 Controls

C12.10.4-1
O12.10.3 - 1, 2

Service stations must be operated in accordance with the terms of an Operational Management Plan that addresses matter such as:

- Litter management on and off site.
- Delivery scheduling to minimise impacts on site operations and the surrounding road networks.
- Management of noise and anti-social behaviour.

C12.10.4-2
O12.10.3 - 1

Front setbacks for service stations are to be measured to the shop/convenience store building. Fuel forecourt canopies may extend into the front setback area without restriction despite any other provision of this plan, subject to demonstrating that canopy will not result in any unreasonable impacts including on streetscape, safety, or by unreasonably obstructing signage on adjoining properties.

C12.10.4-3
O12.10.3 - 1, 3

Variations to the landscaping controls under Section 2.6 can be considered for service stations where it is demonstrated landscaping and deep soil zones are undesirable to protect underground infrastructure and to minimise contamination risks.

C12.10.4-4
O12.10.3 - 1, 2

External lighting must be designed and installed to avoid unreasonable glare or light spill onto adjoining properties or the public domain and must be fully shielded or directed downwards in accordance with AS 4282: Control of Obtrusive Effects of Outdoor Lighting.

C12.10.4-5
O12.10.3 - 2

Outdoor storage, waste storage areas, loading facilities, mechanical plant and service infrastructure must be screened from public areas and adjoining properties.

12.11 Take away food and drink premises in R3 zone

12.11.1 Introduction

Take-away food and drink premises can provide convenient services within residential areas but have the potential to impact residential amenity through traffic, noise, odour and operating hours. This section provides controls to ensure these premises are appropriately located, designed and operated within the R3 zone.

12.11.2 Application

This section applies to Take away food and drink premises in an R3 zone

12.11.3 Objectives

O12.11.3-1

Encourage take-away food and drink premises within the R3 zone to be appropriately located, designed and operated to be compatible with the scale, character and amenity of the surrounding neighbourhood, while maintaining residential amenity.

O12.11.3-2

Minimise impacts associated with traffic, parking, servicing, noise, odour, lighting, waste management and hours of operation on adjoining and nearby residential properties.

O12.11.3-3

Promote high-quality building design, landscaping and site layout that contributes positively to the streetscape and provides an appropriate interface between the development and surrounding residential properties.

O12.11.3-4

Ensure the scale and intensity of development is appropriate to the capacity of the site, surrounding road network and available infrastructure.

12.11.4 Controls

C12.11.4-1

O12.11.3 - 1, 2, 4

Development must be designed and operated to not significantly impact on the amenity of adjoining and nearby residential properties by appropriately managing traffic, parking, vehicle access and servicing, noise, odour, external lighting, waste management and operating hours.

C12.11.4-2

O12.11.3 - 1, 3

Buildings, landscaping and site layout must be designed to complement the scale, form and character of the surrounding neighbourhood and present an attractive interface to the public domain.

C12.11.4-3

O12.11.3 - 3, 4

Development must provide safe, direct and accessible pedestrian access from the public domain to building entrances and incorporate appropriate pedestrian and vehicle separation where practicable.

C12.11.4-4

O12.11.3 - 1, 2

Development must be designed to minimise overshadowing of adjoining properties and maintain a minimum of three hours of direct solar access to the principal living areas of affected dwellings between 9:00am and 3:00pm on 21 June.

C12.11.4-5

O12.11.3 - 1, 2

Take away food and drink premises must not operate before 6:00am or after 10:00pm, unless it is demonstrated that the established character of the locality, is such that the extended trading hours would not significantly diminish the existing amenity of adjoining or nearby residential properties.

12.12 Shop Top Housing

12.12.1 Introduction

Shop-top housing provides an opportunity to deliver well-designed and diverse housing within active centres while supporting the character, function and vitality of the public domain.

12.12.2 Application

This section applies to Shop Top Housing.

12.12.3 Objectives

O12.12.3-1

To ensure shop-top housing contributes to an active, attractive and safe public domain and reinforces the character and role of the centre.

O12.12.3-2

To ensure the scale, form and siting of shop-top housing responds to the existing and desired future character of the centre and provides an appropriate transition to adjoining development.

O12.12.3-3

To provide well-designed, functional and liveable housing that achieves a high level of residential amenity, minimises conflicts between residential and non-residential uses, and contributes to housing diversity.

12.12.4 Controls

C12.12.4-1
O12.12.3 - 1, 2

Shop-top housing is to be appropriately articulated and setback to respond to the scale and character of the area and provide a sensitive transition to adjoining development.

C12.12.4-2
O12.12.3 - 1, 3

Residential entries, circulation and servicing areas are to be separated from commercial uses, with appropriate measures to minimise noise, odour and other conflicts.

C12.12.4-3

O12.12.3 - 3

For new build shop top housing each unit without direct access to ground level private open space consistent with that of the residential chapter, a balcony with a minimum area of $8m^2$ and a minimum dimension of 2m that is directly accessible from the main living area must be provided.

Chapter 13
Precincts

13.1 Introduction
13.2 Application
13.3 Wagga Wagga Riverside Precinct
13.4 E3 Productivity Support Zone Precincts
13.5 Morgan, Murray and Forsyth Mixed Use Precinct
13.6 Staunton Estate Precinct
13.7 Former Leagues Club Precinct - Gurwood Street
13.8 Tolland Renewal Precinct
13.9 Boorooma West Precinct
13.10 Tatton South Precinct
13.11 Paroo Place Tatton Precinct
13.12 Gregadoo and Tallowood R5 Intensification Precinct
13.13 Gregadoo Waste Management Centre Precinct

13.1 Introduction

This chapter sets out additional controls that apply to specific precincts within the Wagga Wagga Local Government Area. These controls respond to the particular land use, character and development outcomes sought in each precinct. They operate alongside the general provisions of the DCP.

13.2 Application

This section applies to any development application located within the identified precincts.

Where there is any inconsistency with this section and any other section of the DCP, this section applies.

13.3 Wagga Wagga Riverside Precinct

13.3.1 Application

This section applies to land that is the subject of the 'Riverside Wagga Wagga – Strategic Master Plan 2010' as depicted in Figure 13.3-1 below:

13.3.2 Objectives

O13.3.2-1

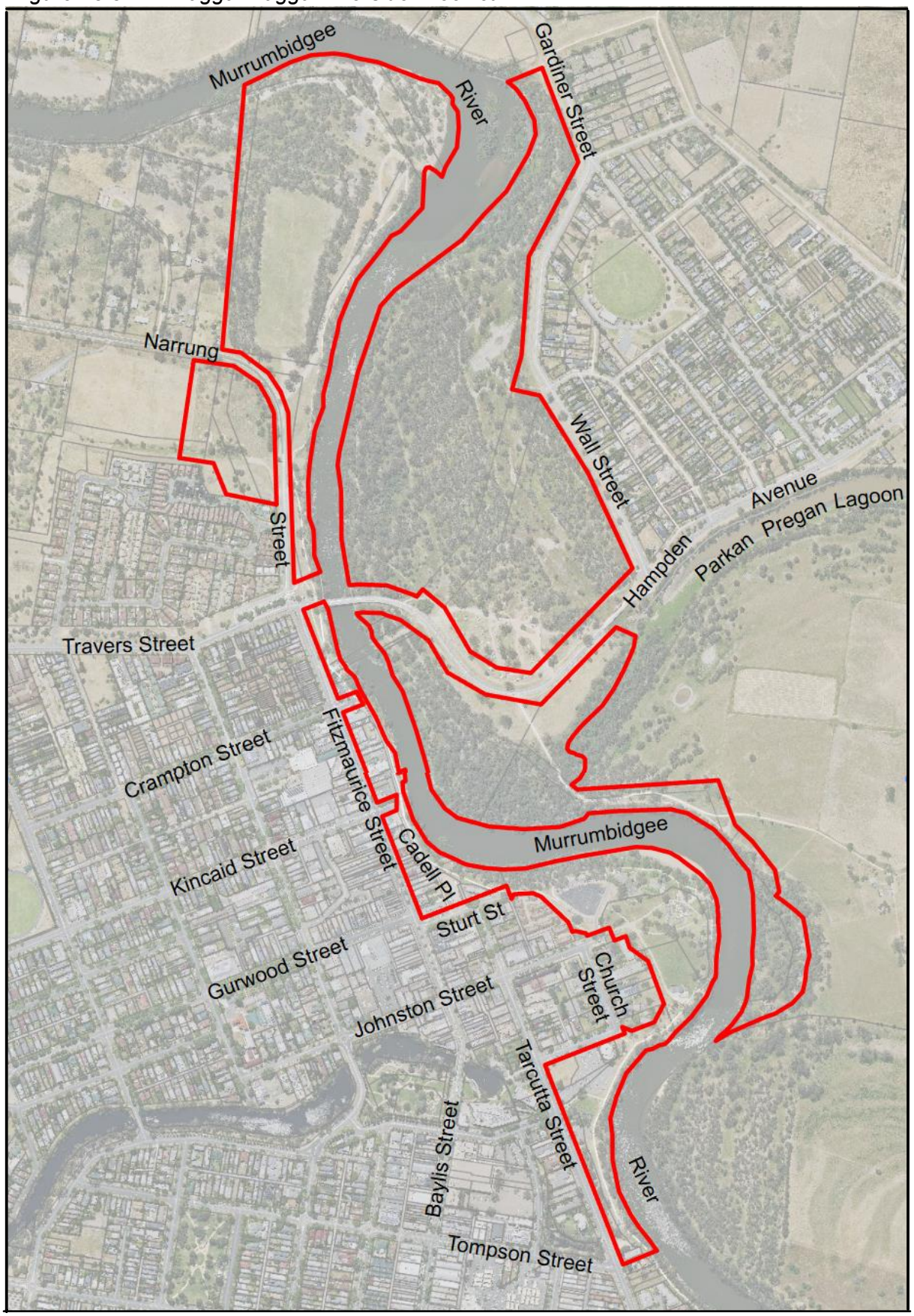
Provide for the implementation of the 'Riverside Wagga Wagga – Strategic Master Plan 2010'.

13.3.3 Controls

C13.3.3-1
13.3.2 - 1

Development shall demonstrate consistency with the objectives, strategies and design principles of the 'Riverside Wagga Wagga – Strategic Master Plan 2010'.

Figure 13.3-1 – Wagga Wagga Riverside Precinct



13.4 E3 Productivity Support Zone Precincts

13.4.1 Introduction

The E3 Productivity Support Precincts along the Sturt Highway and Hammond Avenue form a significant eastern gateway to Wagga Wagga and provide opportunities for employment-generating development that supports the city's economic growth. The precincts are intended to accommodate a range of productivity support uses, including light industry, warehousing, business, service and highway-oriented activities, consistent with the objectives of the E3 Productivity Support Zone.

Given their strategic location along the Sturt Highway, development within these precincts must protect the safety, efficiency and traffic carrying function of the State road network while achieving a high-quality gateway presentation to the city. Subdivision and development are to support the orderly and coordinated development of land, provide safe and efficient access arrangements, and facilitate the effective movement of freight, service and customer traffic while maintaining the function of the Sturt Highway corridor.

13.4.2 Application

This section applies to subdivision and development on land identified as Productivity Support Precinct 1, Productivity Support Precinct 2 or Productivity Support Precinct 3, as shown in Figures 13.4-1, 13.4-2 and 13.4-3.

Figure 13.4-1 Productivity Support Precinct 1

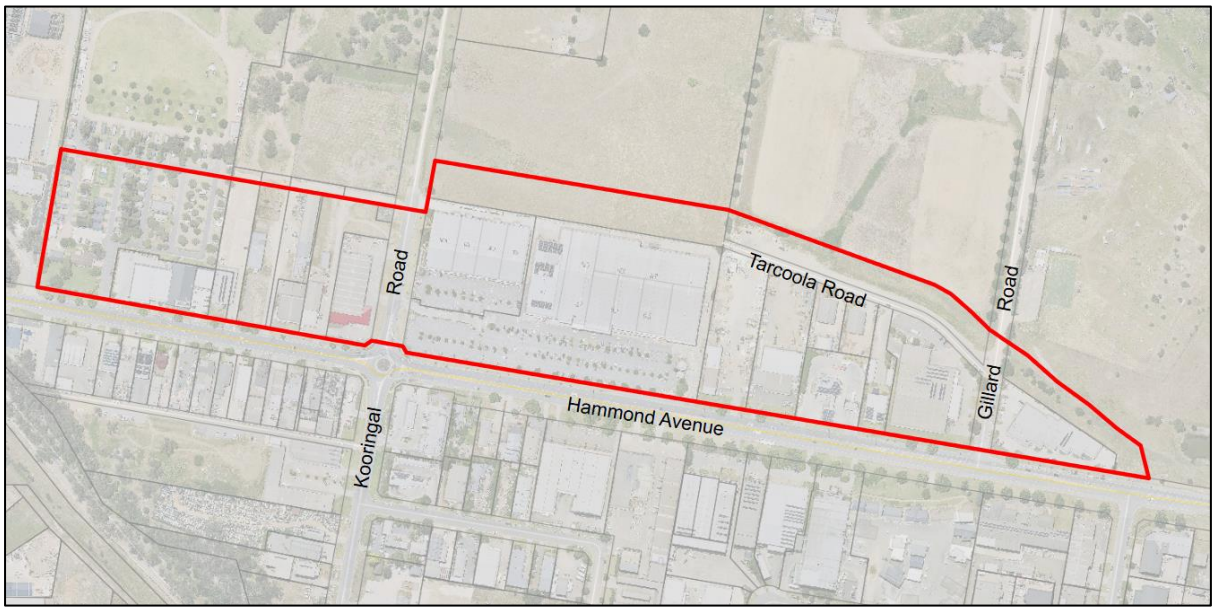


Figure 13.4-2 Productivity Support Precinct 2

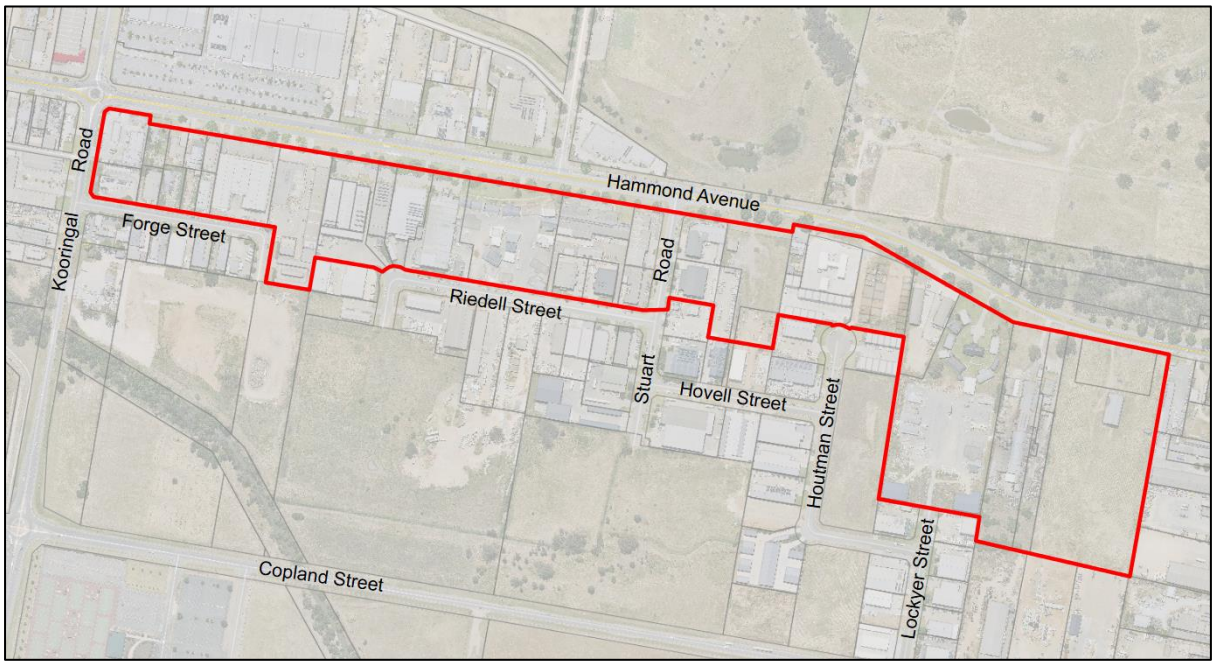
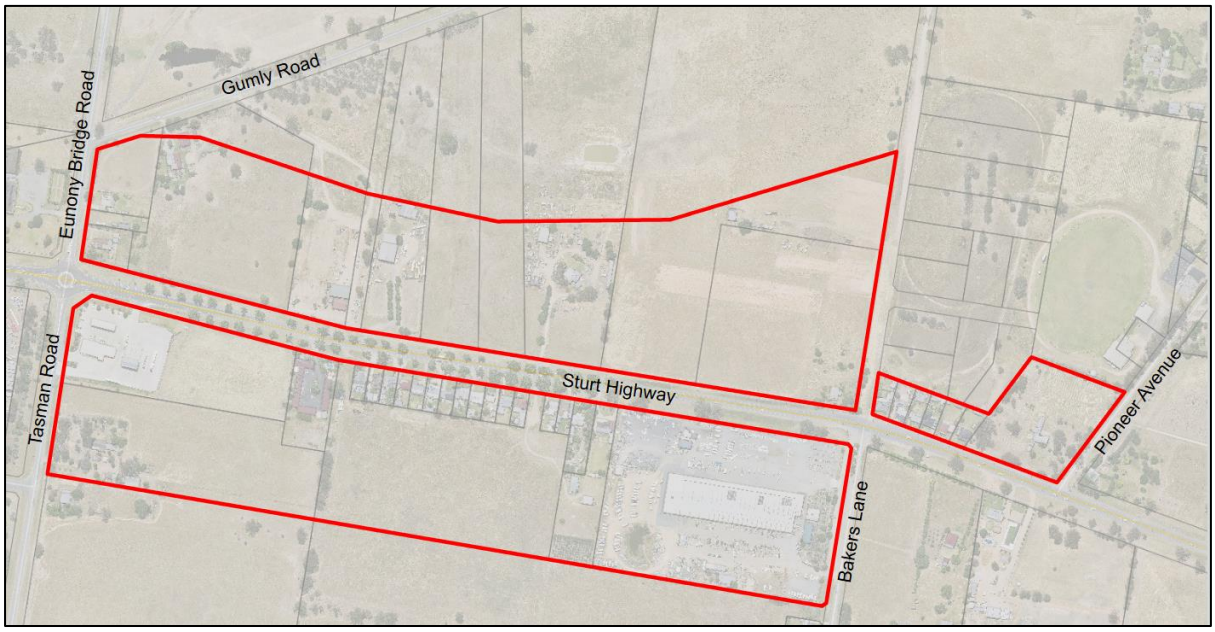


Figure 13.4-3 Productivity Support Precinct 3



13.4.3 Objectives

O13.4.3-1

Facilitate the orderly development of the Productivity Support Precinct as a key gateway to the city.

O13.4.3-2

Protect the safety, efficiency and traffic carrying function of the Sturt Highway.

O13.4.3-3

Provide for coordinated access arrangements that minimise traffic conflicts and support efficient freight and service vehicle movement.

O13.4.3-4

Ensure subdivision and development achieve a high-quality built form outcome that positively addresses the Sturt Highway corridor.

13.4.4 General Controls

C13.4.4-1
O13.4.3 - 1, 2, 3

Subdivision is to provide access arrangements in accordance with the adopted access points and service roads shown in Figures F1, F2 and F3 in Appendix F.

13.4.5 Productivity Support Precinct 3 - Specific Controls

C13.4.5-1
O13.4.3 - 1

Subdivision must create lots with a minimum area of 2,000m².

C13.4.5-2
O13.4.3 - 1, 2, 3

Subdivision of land within Precinct 3 on the northern side of the Sturt Highway, between Bakers Lane and Eunony Bridge Road, must ensure that all lots adjoining the highway frontage are serviced by a service road running parallel to the Sturt Highway.

C13.4.5-3
O13.4.3 - 1, 2, 3, 4

Lots created in Precinct 3 on the northern side of the Sturt Highway, between Bakers Lane and Eunony Bridge Road, must address the Sturt Highway while obtaining vehicle access from the parallel service road.

C13.4.5-4
O13.4.3 - 2, 3

Service and delivery vehicle access is to be provided from the rear of the site wherever practicable.

C13.4.5-5
O13.4.3 - 2, 3

Direct vehicular access to the Sturt Highway is not permitted.

C13.4.5-6

O13.4.3 - 4

Development within Precinct 3 on the northern side of the Sturt Highway, between Bakers Lane and Eunony Bridge Road, must be designed to address the Sturt Highway through building orientation, landscape treatment, architectural presentation and the location of parking and servicing areas.

13.5 Morgan, Murray and Forsyth Mixed Use Precinct

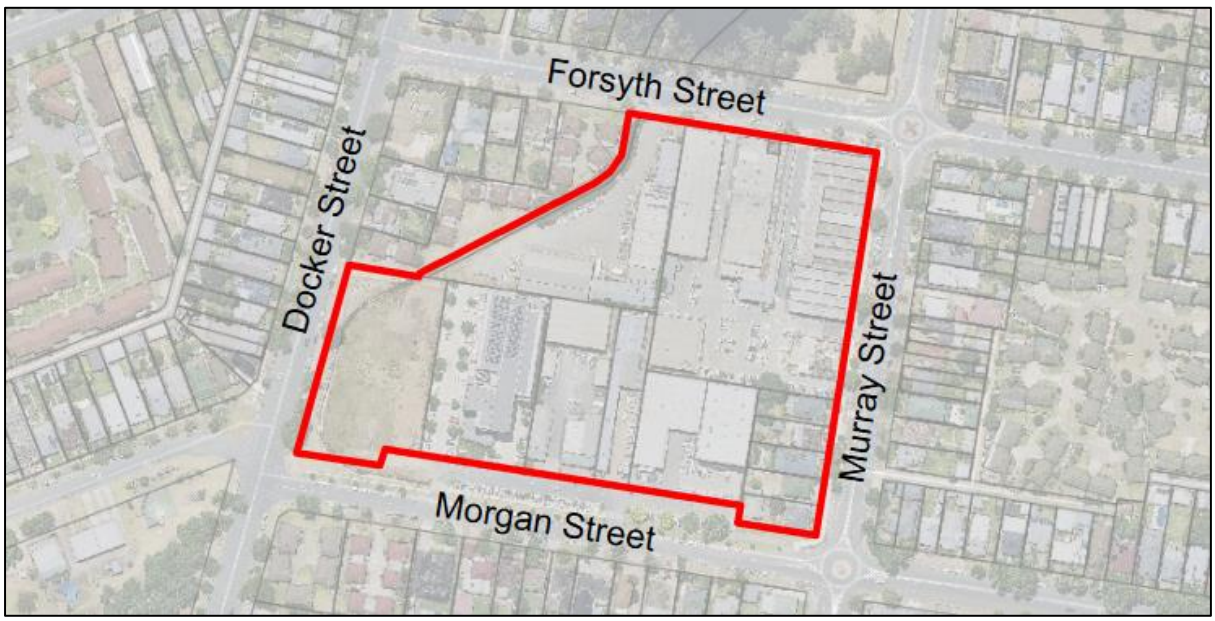
13.5.1 Introduction

The site is a key opportunity site within proximity to the Commercial Centre and emerging health precinct. The development controls seek to optimise the use of the land for a more intense mixed-use development on the site, relying on a high-quality design and a master plan approach.

13.5.2 Application

This section applies to any development on land identified as the Morgan, Murray and Forsyth streets mixed use precinct as depicted in figure 13.5-1 below. The provisions of Section 11.1 do not apply to development to which this section applies.

Figure 13.5-1 – Morgan, Murray and Forsyth Mixed Use Precinct



13.5.3 Objectives

O13.5.3-1

Buildings on the site achieve an appropriate relationship to the surrounding development and public domain, including streets, lanes, parks and community spaces.

O13.5.3-2

The design and layout of development on the site retains a high-level amenity for all users on and off the site.

O13.5.3-3

The design and layout of residential development provides improved liveability through enhanced internal and external apartment amenity in accordance with best design practices.

O13.5.3-4

Development on the site is supported with sustainability strategies through better traffic and transport solutions, building adaptability and robustness, improved energy efficiency and water sensitive urban design practices.

13.5.3 Controls

Design and orientation of development

C13.5.3-1
O13.5.3 - 1, 2, 3, 4

Development on the site occurs in accordance with an Urban Design-Based Master plan approved by Council.

C13.5.3-2
O13.5.3 - 1, 2

Development shall be located and orientated to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development.

C13.5.3-3
O13.5.3 - 2, 3

Development shall be located and orientated to maximise visual privacy between buildings on site and for neighbouring buildings.

C13.5.3-4
O13.5.3 - 1, 4

Development provides active street frontages. Minimise expanses of blank walls and use articulation and materials to create visually interesting street elevations.

C13.5.3-5
O13.5.3 - 1, 4

Development provides ground floor frontages that are compatible with the pattern, form, scale and character of adjoining developments.

C13.5.3-6
O13.5.3 - 2, 3

Residential components of the development not subject to Chapter 4 of SEPP (Housing) 2021 must comply with the relevant provisions of Chapter 9 relating to solar access, private open space and privacy.

Height of buildings

C13.5.3-7
O13.5.3 - 1, 2

Building height should minimise unreasonable impacts on adjoining properties

C13.5.3-8
O13.5.3 - 1, 2

The roof height of the tallest building on the site, shall not exceed 32m. The maximum roof height is not to be unilaterally applied across the site.

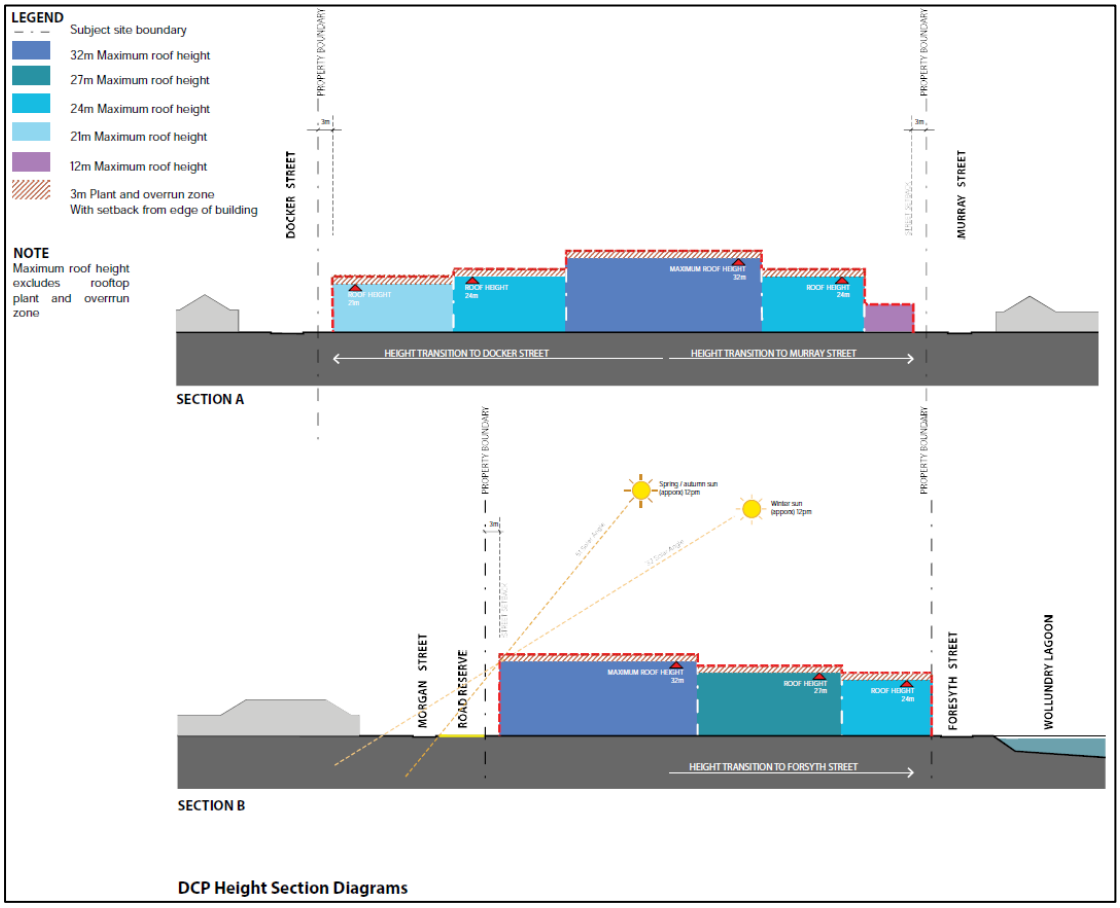
The height distribution strategy diagram(s) provided at figures 13.5-2 and 13.5-3 below indicate how height could be appropriately distributed across the site to ensure that the objectives and controls can be achieved. Development Applications will be required to demonstrate how the height of proposed buildings meet the intent of the height distribution diagrams to comply with the objectives.

Subject to consistency with the LEP 2010 for overall building height, the maximum roof height and plant overrun areas identified in the height distribution strategy do not include any vertical distance between ground level (existing), as defined by the LEP 2010, and the Finished Floor Level (FFL) of the ground floor of a building where that FFL is the minimum level required by Council for flood mitigation purposes. Any increase in FFL beyond that necessary for flood mitigation shall be included when calculating maximum roof height and plant overrun. Where no flood mitigation requirement applies, height shall be measured from ground level (existing).

Figure 13.5-2 – Height Distribution Strategy Diagram 1



Figure 13.5-3 – Height Distribution Strategy Diagram 2



C13.5.3-9

O13.5.3 - 1

Roof top plant shall be located in a manner that is setback from building edges and screened so as not to be visible from the immediate public domain.

C13.5.3-10

O13.5.3 - 1, 2

Where the site interfaces with adjoining zones, consideration shall be given to the following matters when determining appropriate building heights:

- Land use and zone
- Adjacent zone height
- Physical separation distance
- Orientation
- Appropriate setbacks that respect height impacts

Vehicle access and parking

C13.5.3-11
O13.5.3 - 4

In addition to the provisions provided under Section 2 2 of the DCP, the following site-specific controls apply to development on the site:

- A detailed Traffic Impact Assessment must be submitted with each stage of the development and must consider the full development potential of the site.
- The Traffic Impact Assessment must address all traffic including vehicular, pedestrian and cycling needs for the precinct including links to the Active Travel network.
- Parking must be provided in accordance with an approved access and Parking Strategy and Management Plan for the entire site. The plan may include a shared use parking strategy that demonstrates that the anticipated peak parking demand will be less than the sum of the off-street parking requirements for specific land uses.

C13.5.3-12
O13.5.3 - 4

End-of-trip facilities shall be provided to support active travel.

Open spaces and landscaping

C13.5.3-13
O13.5.3 - 1, 2, 4

Public open spaces and pedestrian linkages within the development shall be connected with the surrounding pedestrian and cycle networks.

C13.5.3-14
O13.5.3 - 2, 3

Opportunities for a range of recreational activities should be provided for people of all ages on the site and can be provided with a combination of hard and soft space with high amenity and urban design elements and features.

C13.5.3-15
O13.5.3 - 1, 2, 4

A detailed landscape plan shall be submitted to Council for approval in accordance with the landscaping requirements provided under Section 2.6 of the DCP and where appropriate in accordance with the *Apartment Design Guide.*

Services

C13.5.3-16
O13.5.3 - 1, 2

Garbage collection, loading and servicing areas shall be screened and/or located so they do not impact neighbouring properties with respect to access, noise and odours. Where necessary, a loading management plan shall demonstrate adequate arrangements for deliveries.

Stormwater management

C13.5.3-17
O13.5.3 - 4

A stormwater management plan is to be developed as part of any development application having regard to managing overland flow across and off the site. It must consider the full development potential of the site and existing stormwater infrastructure on the site as well as broader catchment area. The stormwater management plan shall indicate an appropriate discharge point(s) that will not adversely affect the surrounding properties and surrounding road infrastructure. The stormwater plan is to be prepared in accordance with Council's Engineering Guidelines.

13.6 Staunton Estate Precinct

13.6.1 Application

This section applies to land located at Spring Street Wagga Wagga and known as the Staunton Estate as shown below in Figure 13.6-1. Section 9 does not apply to development to which this section applies other than Section 9.4.3 (Fencing) and Section 9.4.12 (Changing the landform – cut and fill) and, for any lot proposed to be developed as an englobo lot Section 9.4.4 (Site area per dwelling).

13.6.2.1 Objectives

O13.6.2-1

Establish a coherent, contemporary medium-density neighbourhood with a clear internal character, supported by sustainable building design and consistent streetscape outcomes.

O13.6.2-2

Maintain and reinforce the existing Spring Street residential pattern, including direct house frontages, driveway access and conventional lot proportions.

O13.6.2-3

Provide attractive street frontages and a high-quality built form presentation to public roads and open spaces.

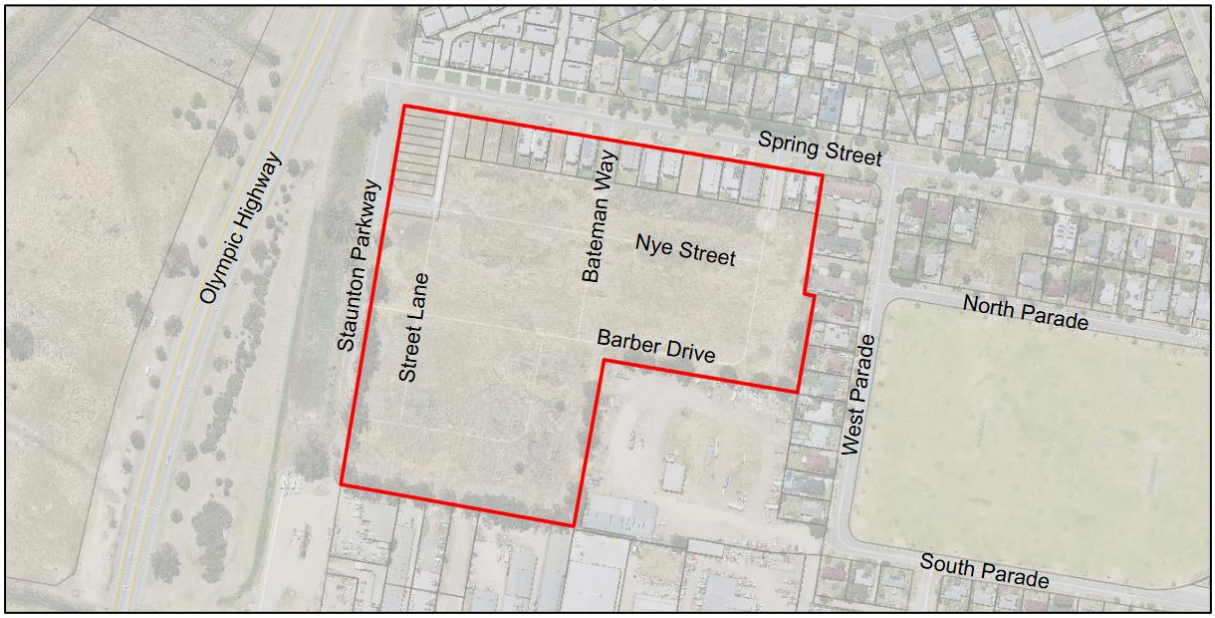
O13.6.2-4

Ensure high residential amenity through appropriate setbacks, privacy measures, usable private open space, landscaping, and adequate areas for access, parking and outdoor use.

O13.6.2-5

Deliver an efficient and legible urban structure with a rectangular street pattern, well-designed laneway interfaces, and controlled building bulk to minimise visual dominance of garages, outbuildings and ancillary structures.

Figure 13.6-1 – Staunton Estate Precinct



13.6.3 Controls

Site cover

C13.6.3-1
O13.6.2 - 1, 4

Maximum site cover is 65% of the lot.

Private open space

C13.6.3-2
O13.6.2 - 4

Minimum private open space provision must meet the minimum size provision in Table 13.6-1. These provisions must be read in conjunction with control C13.6.3-3.

Table 13.6-1 – Minimum Private Open Space

Lot width	Private open space (min)
Less than 10m	16m^2
10m or more	24m^2

C13.6.3-3
O13.6.2 - 4

The location and design of private open space must:

- Be directly accessible from a habitable room other than a bedroom;
- Have a minimum width of 3m;

Front and secondary setbacks for dwellings

C13.6.3-4
O13.6.2 - 1, 2, 4

Minimum front and secondary setbacks are to be in accordance with Tables 13.6-2 and 13.6-3.

Table 13.6-2 – Minimum Front Setback

Lots	Front setback (to primary street)
Fronting Spring Street and Staunton Parkway (between Spring Street and Nye Street)	2m
All other lots	3m

Table 13.6-3 – Minimum Secondary Setback

Lots	Secondary setback
	Corner lots to side street
Less than 9m in width	Nil
9m to 14m in width (inclusive)	1.5m
Greater than 14m in width	2m
	Corner lots to a laneway
	1m

Side boundary setbacks for dwellings

C13.6.3-5

O13.6.2 - 1, 4

The side boundary setbacks provisions are detailed in Table 13.6-4 below. These setback provisions must be read in conjunction with control 13.6.3-6.

Table 13.6-4 – Minimum Side Setback

Lot width	Setback
Less than 8m	Nil
8m or more and less than 12m	The building may be built to one side boundary if desired. In any other case, a minimum setback of 900mm must be provided.
12m or more	First storey: Minimum 900mm Second storey: Minimum 1500mm

***Note**:*

These provisions must be read in conjunction with the privacy controls C13.6.3-26 to C13.6.3-29 in this section.

Variations to the minimum 1500mm second storey side setback can be considered where solar access and privacy concerns are adequately managed. Shadow diagrams may need to be provided in these instances.

C13.6.3-6
O13.6.2 - 4, 5

The length of walls built to a side boundary must not be greater than 21m or 70% of the length of the boundary, whichever is the lesser.

Rear boundary setbacks for dwellings

C13.6.3-7
O13.6.2 - 4

Rear boundary setbacks for dwellings are to be in accordance with Table 13.6-5.

Table 13.6-5 - Minimum Rear Setback

Lots	Rear setback to dwelling (min)
Up to 200m^2 in area	10m
200m^2 and larger	3m to first storey 8m to second storey

Rear boundary setbacks to laneways for outbuildings

C13.6.3-8
O13.6.2 - 5

Rear boundary setbacks to laneways for outbuildings are to be a minimum of 1m

C13.6.3-9
O13.6.2 - 5

Access to laneways must demonstrate that the turning circle in compliant with the Australian Standards.

Street Presentation, Building Articulation and Garage Design

Lots less than 8 m

C13.6.3-10
O13.6.2 - 2, 3

Each dwelling must have a front door and a window to a habitable room in the building wall that faces a primary street.

C13.6.3-11
O13.6.2 - 2, 5

Vehicular access must be from the rear where an accessible laneway is available. For lots where both side and rear access is available, vehicular access can be provided from the side as an alternative to rear access provided it the maximum garage door opening is 5.4m.

Lots 8 m to 10 m (inclusive)

C13.6.3-12
O13.6.2 - 1, 3

Each dwelling must have a defined entry point using building elements or articulation in the elevation that faces a primary street.

C13.6.3-13
O13.6.2 - 2, 3

Where possible, windows to a habitable room should be provided along the front elevation.

C13.6.3-14
O13.6.2 - 1, 3, 5

The total width of the garage door opening to a primary or secondary frontage must not exceed 5.4m. A high level of visual articulation shall be provided to reduce the visual bulk of any primary road fronting garage.

Lots 10 m to 12 m (inclusive)

C13.6.3-15
O13.6.2 - 2, 3

Each dwelling must have a front door and a window to a habitable room in the building wall that faces a primary street.

C13.6.3-16
O13.6.2 - 1, 3, 5

The total width of the garage door opening to a primary or secondary frontage must not exceed 5.4m. A high level of visual articulation shall be provided to reduce the visual bulk of any primary road fronting garage.

Lots more than 12 m

C13.6.3-17
O13.6.2 - 2, 3

Each dwelling must have a front door and a window to a habitable room in the building wall that faces a primary street.

C13.6.3-18
O13.6.2 - 3, 5

The total width of the garage door opening to a primary or secondary frontage must not exceed 6m.

All lots

C13.6.3-19
O13.6.2 - 1, 3

Use articulation to avoid excessively long blank walls.

C13.6.3-20
O13.6.2 - 1, 2, 3, 5

Garages, carports, sheds and other similar ancillary buildings must not be located forward of the primary building line established by the forward most face of a wall of the dwelling enclosing habitable floor space that addresses the primary road frontage. Ancillary development shall not encroach into the required front setback. Except as permitted by Control C13.6.3-21.

C13.6.3-21
O13.6.2 - 1, 3

An articulation zone may extend up to 1.5 m forward of the front building setback. Building elements within the articulation zone must not exceed 35% of the zone's area. Permissible elements include:

(a) entry feature or portico

(b) balcony, deck, patio, pergola, terrace, verandah

(c) window box treatment

(d) bay window or similar

(e) awning or other feature over a window

(f) sun shading feature

Outbuildings

C13.6.3-22
O13.6.2 - 5

The maximum footprint for outbuildings in 45m².

C13.6.3-23
O13.6.2 - 1, 5

The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot must not be more than 4.8m above ground level (existing). The building shall be single storey construction with a maximum roof pitch of 27 degrees or steeper to match the roof pitch of the house.

C13.6.3-24
O13.6.2 - 3, 5

For lots 8m to 12m wide (inclusive) and where the detached garage opening is facing onto a secondary frontage, the total width of garage door openings must not exceed 5.4m.

C13.6.3-25
O13.6.2 - 2, 5

For lots less than 8m in width with an accessible rear lane, any vehicular access is to be from the rear. For lots where both side and rear access is available, vehicular access can be provided from the side as an alternative to rear access provided it is in accordance with C13.6.3-24.

Privacy

C13.6.3-26
O13.6.2 - 4

Visual privacy protection must be provided for any part of the window less than 1.5m above finished floor level, if;

(a) The window is to a habitable room with a finished floor level more than 1m above existing ground level, and the window has a sill height less than 1.5m above finished floor level, and the window faces a side boundary and is less than 3m from that boundary.

(b) The window is to a habitable room with a finished floor level more than 3m above existing ground level, and the window has a sill height less than 1.5m above finished floor level, and the window faces a side boundary and is between 3m and 6m from that boundary.

(c) Visual privacy protection is not required for a window less than $2m^2$ in size to a bedroom.

C13.6.3-27
O13.6.2 - 4

Visual privacy protection may be achieved by options including, but not limited to:

(a) Window location—primary windows to habitable rooms are located and designed to provide an outlook to the front and rear setbacks, not the side boundaries.

(b) Layout and separation—offsetting windows from the windows of the adjoining dwelling to limit views between the windows.

(c) Architectural design solutions and devices—redirecting and limiting sightlines using deep sills with planter boxes, fixed horizontal or vertical louvres, or other screening devices set off the windows internally or externally.

(d) Glazed opening windows—using windows with obscure glazing to a height of 1.5m above floor level and fitted with a winder mechanism to control the maximum angle of the opening to limit views.

(e) Glazed fixed windows or high sills—using fixed windows with obscure glazing in any part of the window below 1.5m above floor level, or window sill heights of 1.5m above floor level.

C13.6.3-28
O13.6.2 - 4

Windows to bathrooms and toilet areas are to have obscure glazing where these have a direct view to, and from, habitable rooms and private open space on adjoining and adjacent properties.

C13.6.3-29
O13.6.2 - 1, 3, 4

Architectural design solutions and screening devices referred to in C13.6.3-26 and C13.6.3.27 above are to be integrated with the overall design and contribute to the architectural merit of the building, having particular regard to the appearance of the building including:

(a) Impacts on visual bulk;

(b) Compliance with minimum boundary setback controls; and

(c) Appearance when viewed from adjoining properties and the public domain.

Cut and fill

C13.6.3-30
O13.6.2 - 1, 4

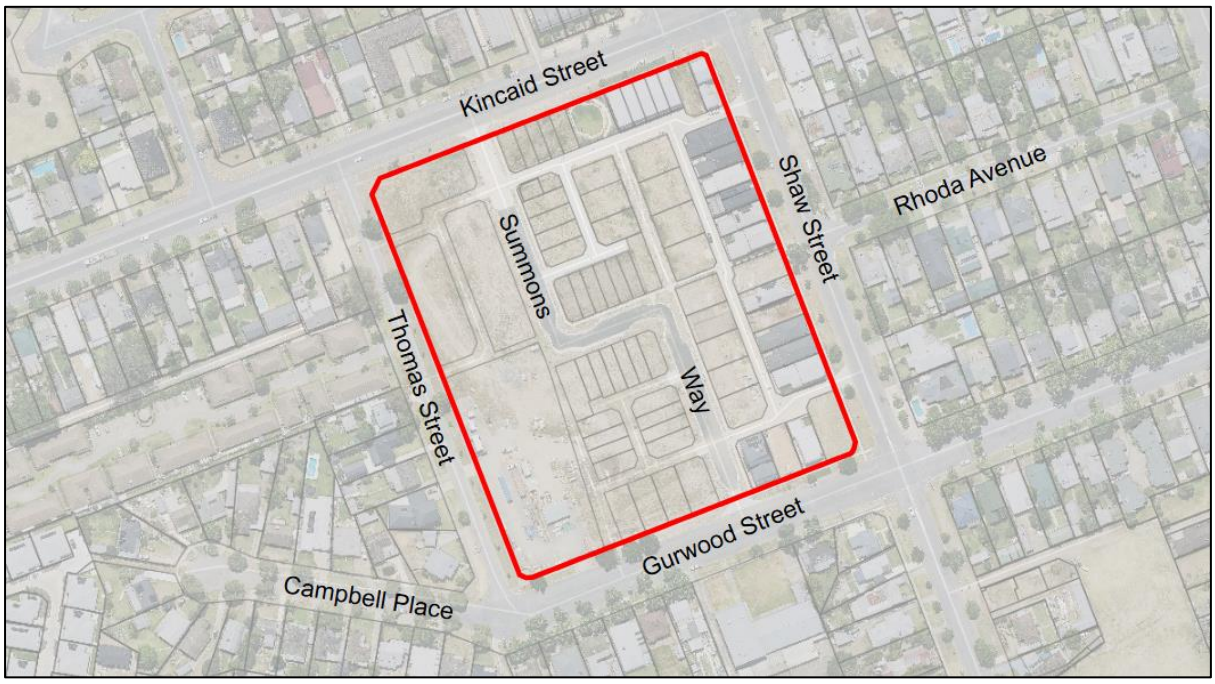
Cut and fill must comply with the provisions of Section 9.4.12 of the DCP.

13.7 Former Leagues Club Precinct - Gurwood Street

13.7.1 Application

This section applies to all development applications within the area identified on figure 13.7-1.

Figure 13.7-1 - Former Leagues Club Precinct - Gurwood Street



13.7.2 Objectives

O13.7.2-1

To ensure development in the identified area is consistent with the 'The Leagues Urban Design Report'.

13.7.3 Controls

C13.7.3-1
O13.7.2 - 1

Development must demonstrate compliance with the site-specific controls contained within the 'The Leagues Urban Design Report'.

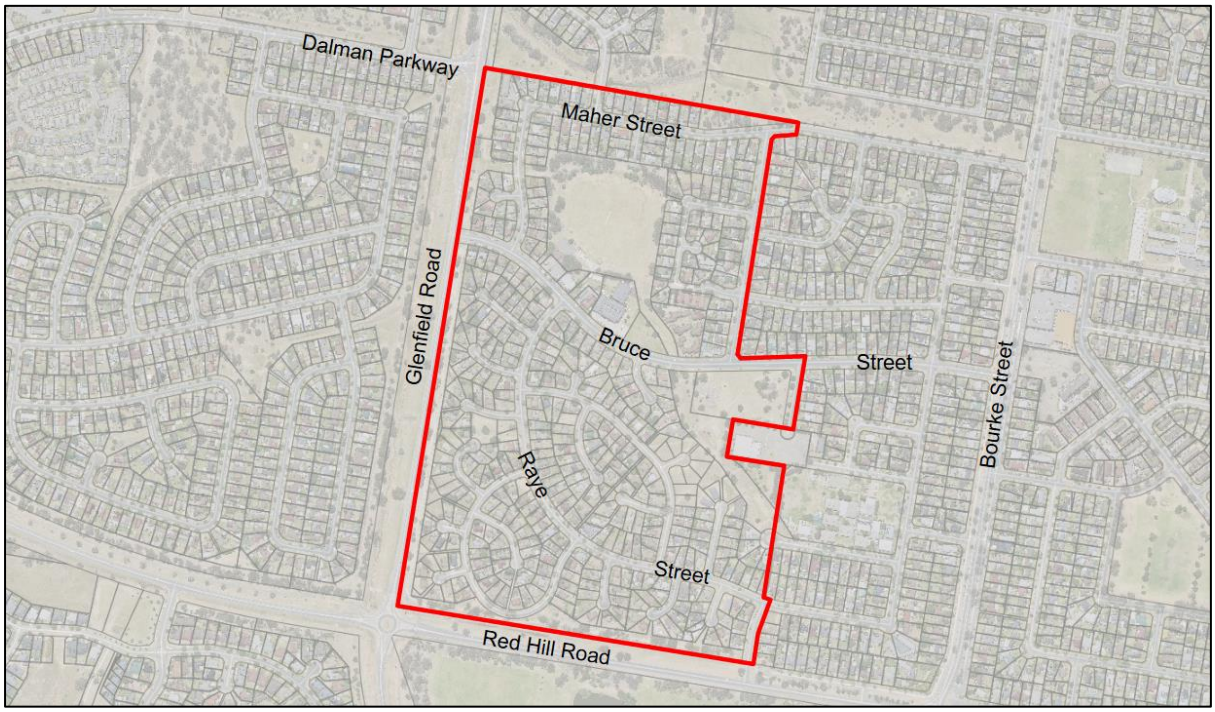
Note:
The 'The Leagues Urban Design Report' is available on Council's website.

13.8 Tolland Renewal Precinct

13.8.1 Application

This section applies to any development on land identified as the Tolland Renewal Precinct as depicted in Figure 13.8-1 below:

Figure 13.8-1 - Tolland Renewal Precinct



13.8.2 Objectives

O13.8.2-1

To ensure development in the Tolland Renewal Precinct is consistent with the Tolland Concept Masterplan.

O13.8.2-2

To ensure development does not jeopardise the implementation of the Tolland Concept Masterplan.

13.8.3 Controls

C13.8.3-1

O13.8.2 - 1, 2

Development within the Tolland Renewal Precinct shall be consistent with the 'Tolland Concept Masterplan' (as adopted by Council in May 2024).

Note:

The 'Tolland Concept Masterplan' is available on Council's website.

C13.8.3-2
O13.8.2 - 1, 2

Subdivision shall occur in a manner that is consistent with and complies with maximum area per dwelling requirements identified on the plan sheet titled 'Tolland Renewal Project Neighbourhood Master plan' as contained within the 'Tolland Concept Masterplan'.

C13.8.3-3
O13.8.2 - 1

The front setback of dwellings on lots between 200m^2 and 350m^2 shall be a minimum of 3m.

C13.8.3-4
O13.8.2 - 1

Fences along a boundary with open space must be no greater than 1.5m in height and be a minimum of 50% permeable construction.

C13.8.3-5
O13.8.2 - 1, 2

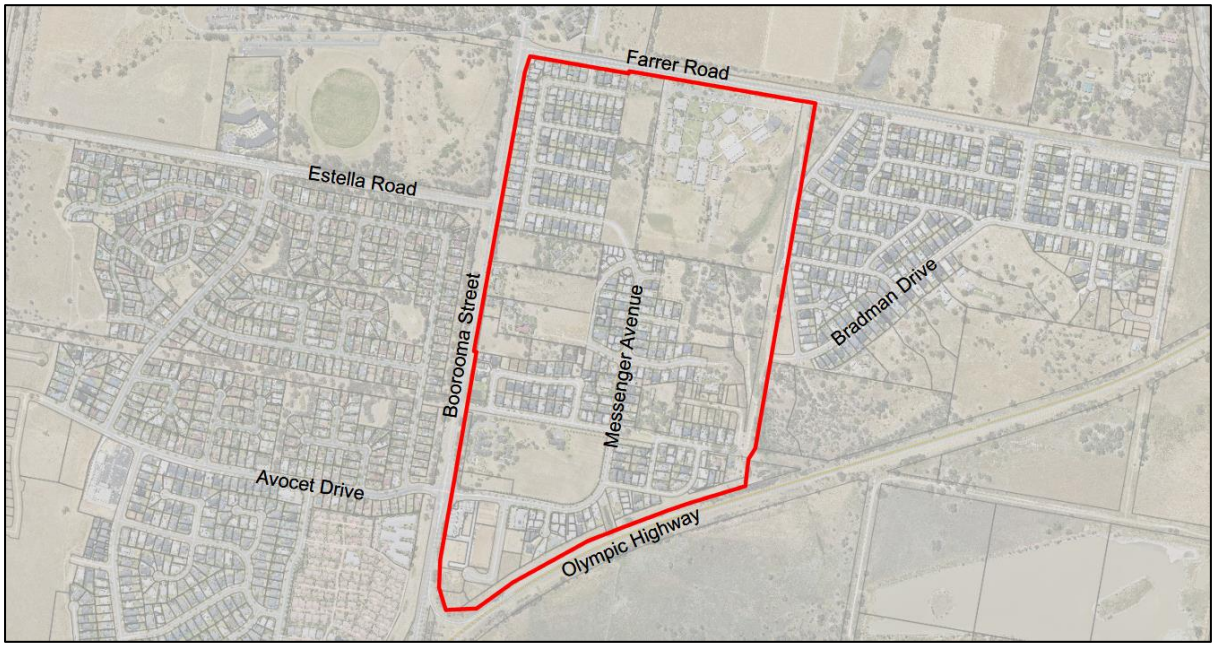
Lots identified as having 'Primary frontages' on the plan sheet titled 'Tolland Renewal Project Neighbourhood Master plan' as contained within the 'Tolland Concept Masterplan', shall address the defined frontage and where possible limit vehicle access to rear laneways.

13.9 Boorooma West Precinct

13.9.1 Application

This section applies to any development on land identified as Boorooma West as depicted in Figure 13.9-1.

Figure 13.9-1 - Boorooma West Precinct



13.9.2 Objectives

O13.9.2-1

To ensure development in Boorooma West occurs in an orderly manner, providing road and service linkages between developments.

13.9.3 Controls

C13.9.3-1

O13.9.2 - 1

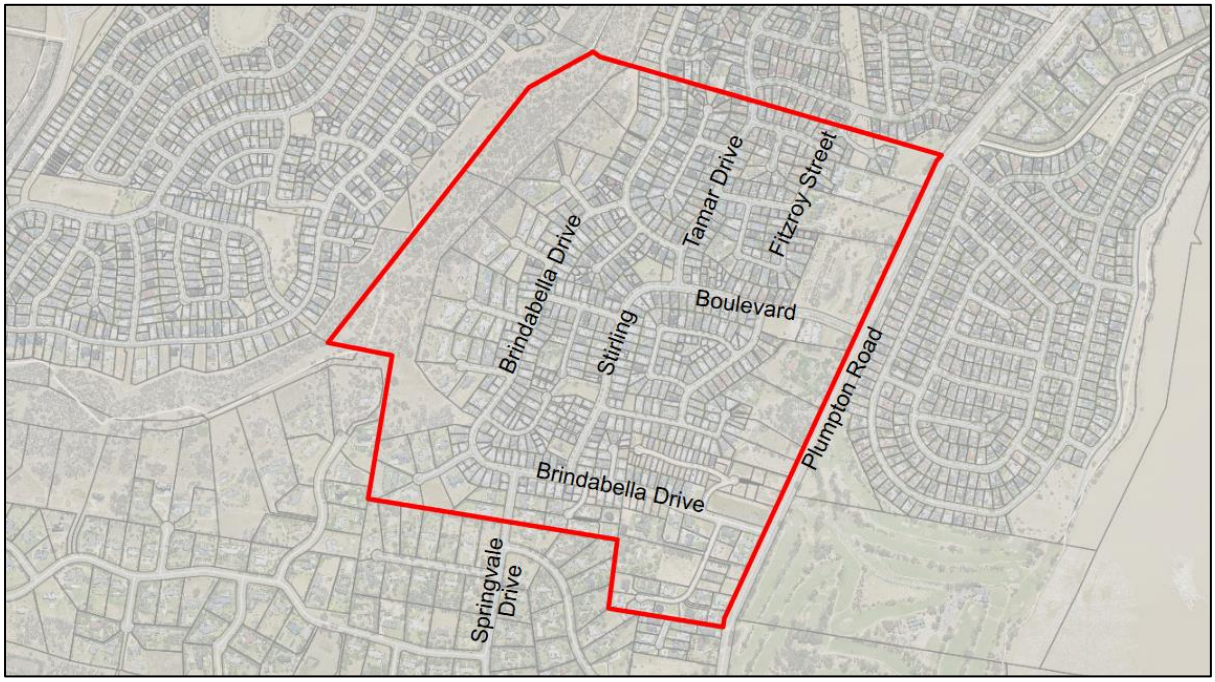
Subdivision of land to which the section applies shall be generally consistent Figure G1 - Boorooma Subdivision Neighbourhood Plan in Appendix G.

13.10 Tatton South Precinct

13.10.1 Application

This section applies to any development on land within the suburb of Tatton that is identified in Figure 13.10-1.

Figure 13.10-1 - Tatton South Precinct



13.10.2 Objectives

O13.10.2-1

To ensure access to developments in Tatton are minimised from Plumpton Road.

O13.10.2-2

Ensure lots are capable of being adequately serviced and accessed having regard to water supply and road network constraints.

13.10.3 Controls

C13.10.3-1
O13.10.2 - 1, 2

No private vehicular access shall be permitted directly to Plumpton Road. Existing vehicular access points along Plumpton Road shall be physically eliminated prior to the release of the subdivision certificate for the relevant stage of subdivision.

C13.10.3-2
O13.10.2 - 2

Reticulated water supply is restricted to below the 240 metre AHD contour. Garden taps can be positioned below the 245 metre AHD contour. Individual approval from the water supply authority will be required prior to the approval of any building envelope or floor level above the 240 metre contour.

13.11 Paroo Place Tatton Precinct

13.11.1 Application

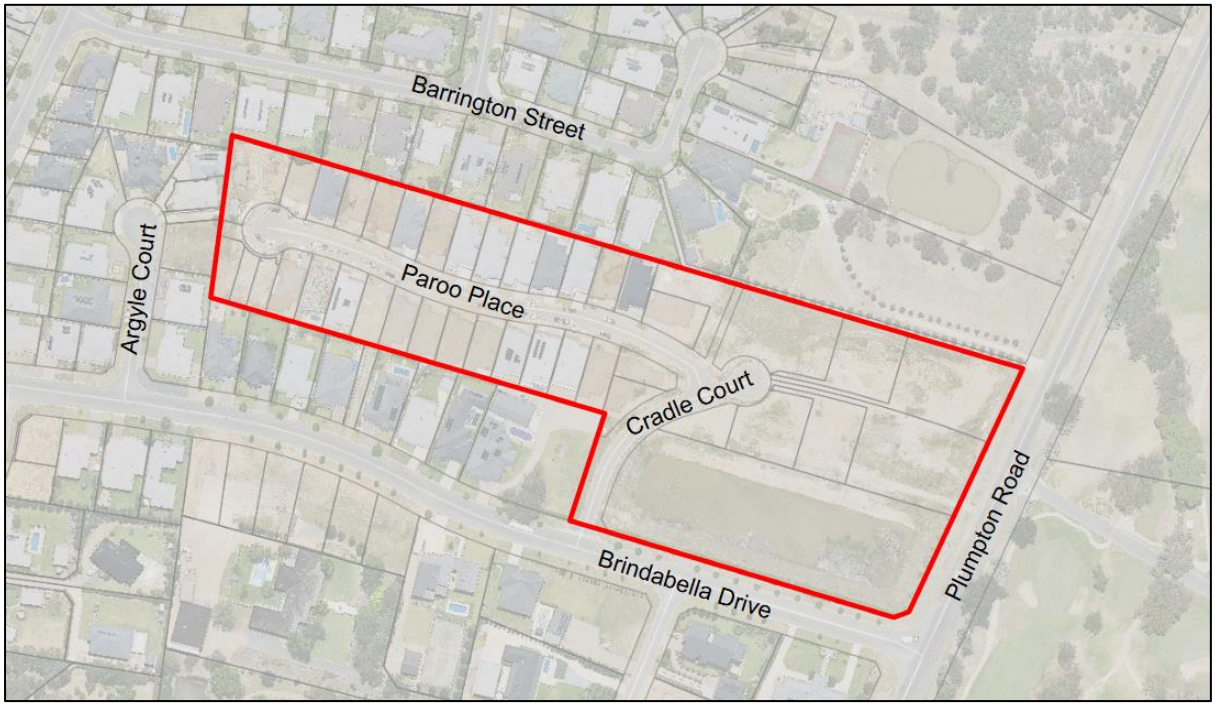
This section applies to all development applications within the area identified in Figure 13.11-1.

13.11.2 Objectives

O13.11.2-1

To ensure development in the identified area is consistent with the ‘‘Guidance Document Concept Development Application 52 Plumpton Road’.

Figure 13.11-1 Paroo Place Tatton Precinct



13.11.3 Controls

C13.11.3-1
O13.11.2 - 1

Development must demonstrate compliance with the site-specific controls contained within the 'Guidance Document Concept Development Application 52 Plumpton Road'.

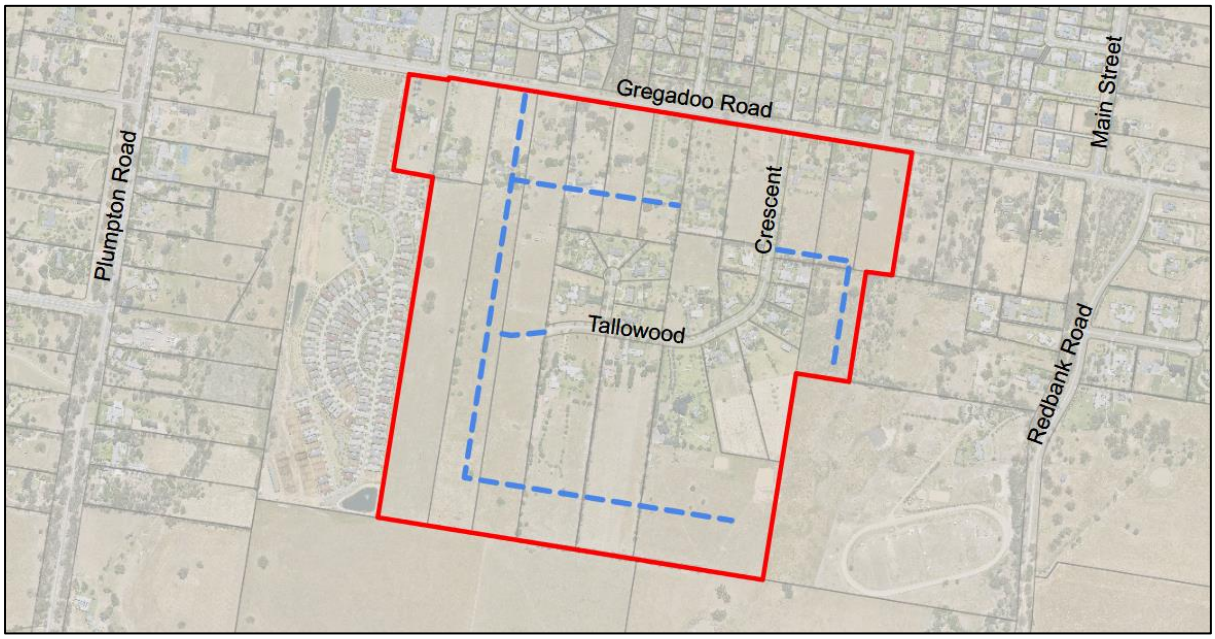
Note:
The 'Guidance Document Concept Development Application 52 Plumpton Road' is available on Council's website.

13.12 Gregadoo and Tallowood R5 Intensification Precinct

13.12.1 Application

This section applies to any development on land located on the southern side of Gregadoo Road as depicted in Figure 13.12-1.

Figure 13.12-1 - Gregadoo and Tallowood R5 Intensification Precinct



13.12.2 Objectives

O13.12.2-1

Facilitate the orderly subdivision of land with all necessary infrastructure and services.

O13.12.2-2

Minimise traffic impacts on Gregadoo Road and ensure the efficient operation of the surrounding road network.

13.12.3 Controls

C13.12.3-1
O13.12.2 - 1, 2

Applications for subdivision and development shall be in accordance with the desired connections identified in Figure 13.12-1.

C13.12.3-2
O13.12.2 - 1, 2

The subdivision of lots that have a frontage to Gregadoo Road must include details of alternate access via roads within the precinct to ensure that there are no additional access points onto Gregadoo Road.

C13.12.3-3

O13.12.2 - 1

Subdivision within the precinct will occur in stages commencing at Gregadoo Road and progressing south to ensure the orderly and economic provisions of services. Any subdivision that is inconsistent with this staging will be required and responsible for the satisfactory extension of sewer and stormwater infrastructure at full cost to the developer.

C13.12.3-4

O13.12.2 - 2

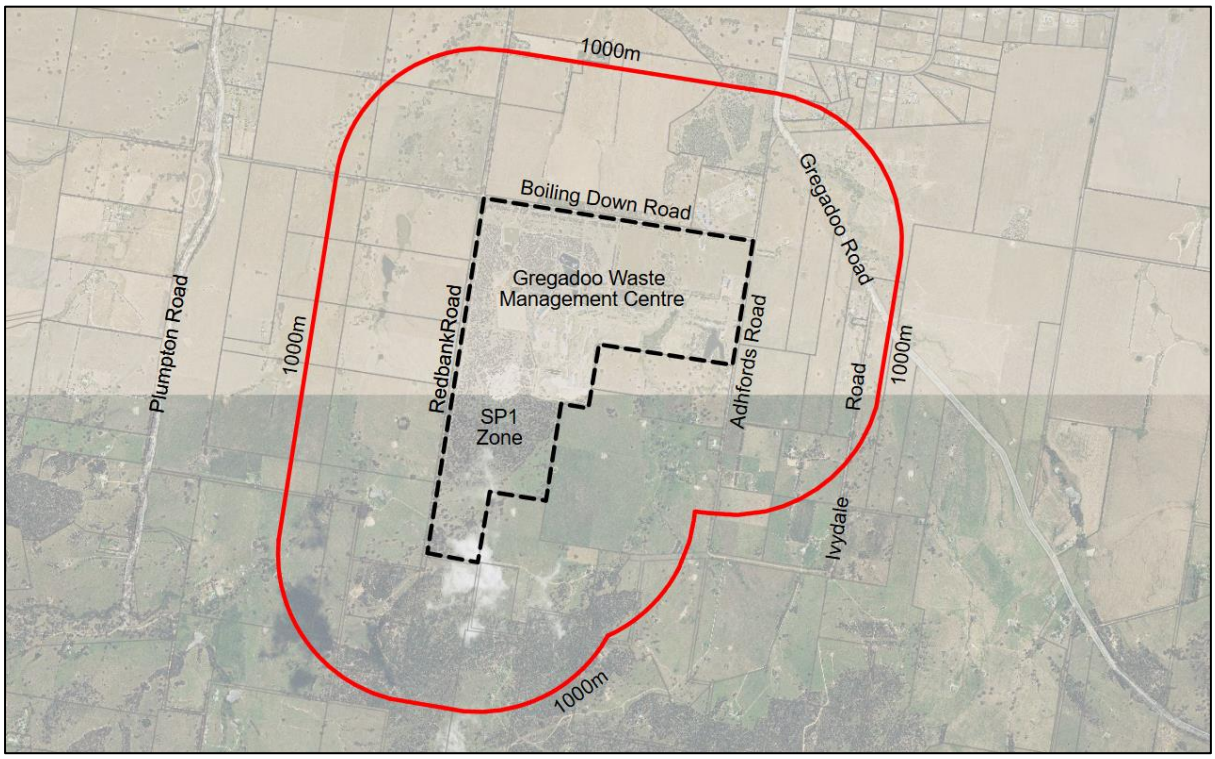
Development within the Precinct shall occur in accordance with a traffic impact assessment that identifies road and intersection improvements.

13.13 Gregadoo Waste Management Centre Precinct

13.13.1 Application

This section applies to any development on land within 1000m of Land Zoned SP1 forming part of the Gregadoo Waste Management Centre as depicted in Figure 13.13-1.

Figure 13.13-1 - Gregadoo Waste Management Centre Precinct



13.13.2 Objectives

O13.13.2-1

Protect the ongoing operation, expansion potential and long-term viability of the Gregadoo Waste Management Centre.

O13.13.2-2

Ensure development within 1000m of the Gregadoo Waste Management Centre is compatible with the operation of the facility and appropriately addresses potential amenity impacts.

13.13.3 Controls

C13.13.3-1
O13.13.2 - 1, 2

Development within 1000m of the Gregadoo Waste Management Centre must demonstrate that the proposal will not adversely impact the ongoing operation of the waste facility.

C13.13.3-2
O13.13.2 - 1, 2

Development within 1000m of the Gregadoo Waste Management Centre must provide an assessment, proportionate to the scale and nature of the development, that addresses:

a) potential land use conflicts;

b) impacts on the ongoing and future operation of the waste facility; and

c) measures to ensure an acceptable level of amenity for occupants.

Part F
Growth Areas

Chapter 14
Growth Areas
Gobbagombalin, Boorooma & Lloyd

14.1 Introduction
14.2 Application
14.3 Consistency with Master Plans and Staging
14.4 Subdivision – Subdivision Design
14.5 Subdivision – Infrastructure (Sewer and Stormwater)
14.6 Subdivision – Infrastructure (Roads, cycle lanes, bus routes, footpaths and share paths)
14.7 Subdivision – Open Space, parks and the public domain
14.8 Subdivision – Aboriginal Heritage
14.9 Environmental Conservation, Biodiversity and Natural Resource Management – Natural Resource Management
14.10 Environmental Conservation, Biodiversity and Natural Resource Management – Salinity
14.11 Built Form – All Development

14.1 Introduction

This chapter provides a set of targeted, area-specific controls that apply only within designated growth areas and operate alongside the broader requirements of the DCP. Its purpose is to capture the particular environmental, servicing, landscape and interface considerations that arise uniquely in these release areas, without restating the general subdivision, built form or infrastructure provisions already addressed elsewhere in the document. The chapter identifies where it applies, how it prevails in the event of inconsistency, and the limited circumstances in which only selected controls apply.

14.2 Application

This section applies to the land identified on the Figures 14.2-1 to 14.2-4 below. All other chapters of the DCP apply to land to which this chapter applies. However, where there is any inconsistency between this chapter and another chapter of the DCP, this chapter prevails.

In relation to the Senna Place precinct in Figure 14.2-4, only Controls C14.4.2-9 to C14.4.2-11 apply to the land identified.

Figure 14.2-1 - Gobbagombalin Growth Area

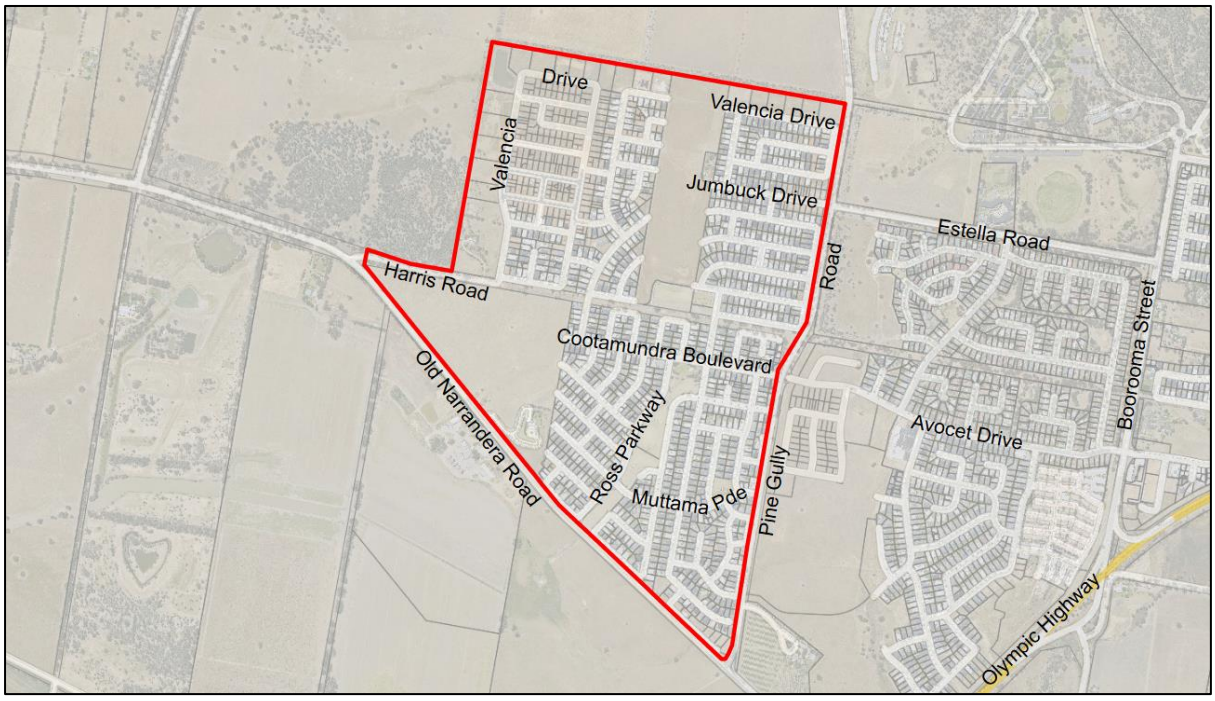


Figure 14.2-2 - Boorooma Growth Area

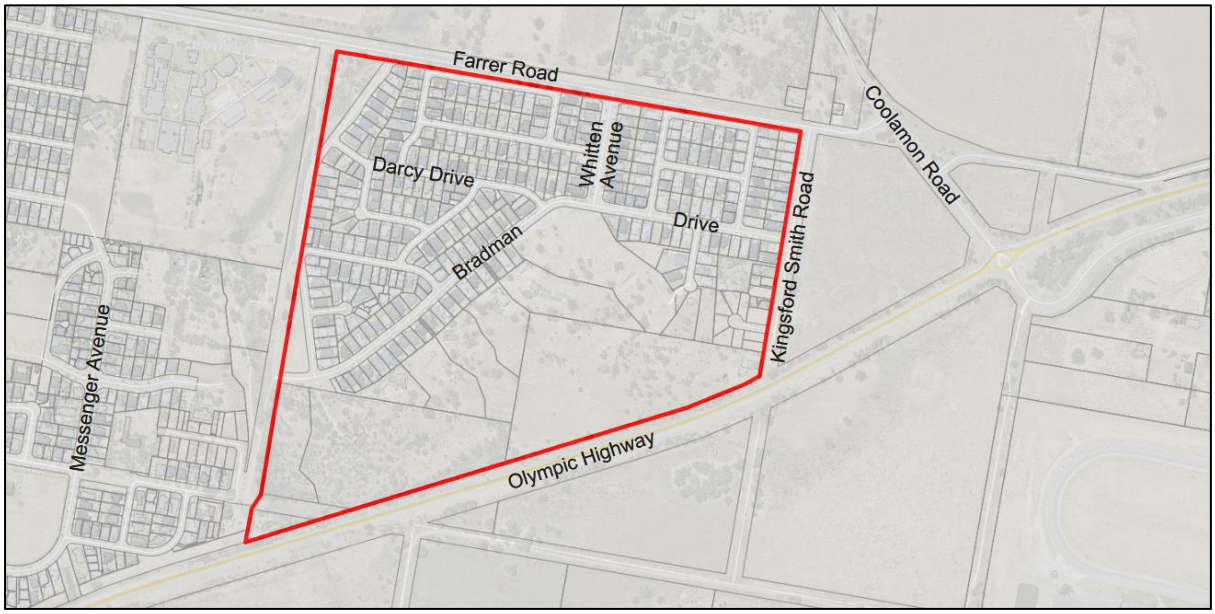


Figure 14.2-3 – Lloyd Growth Area

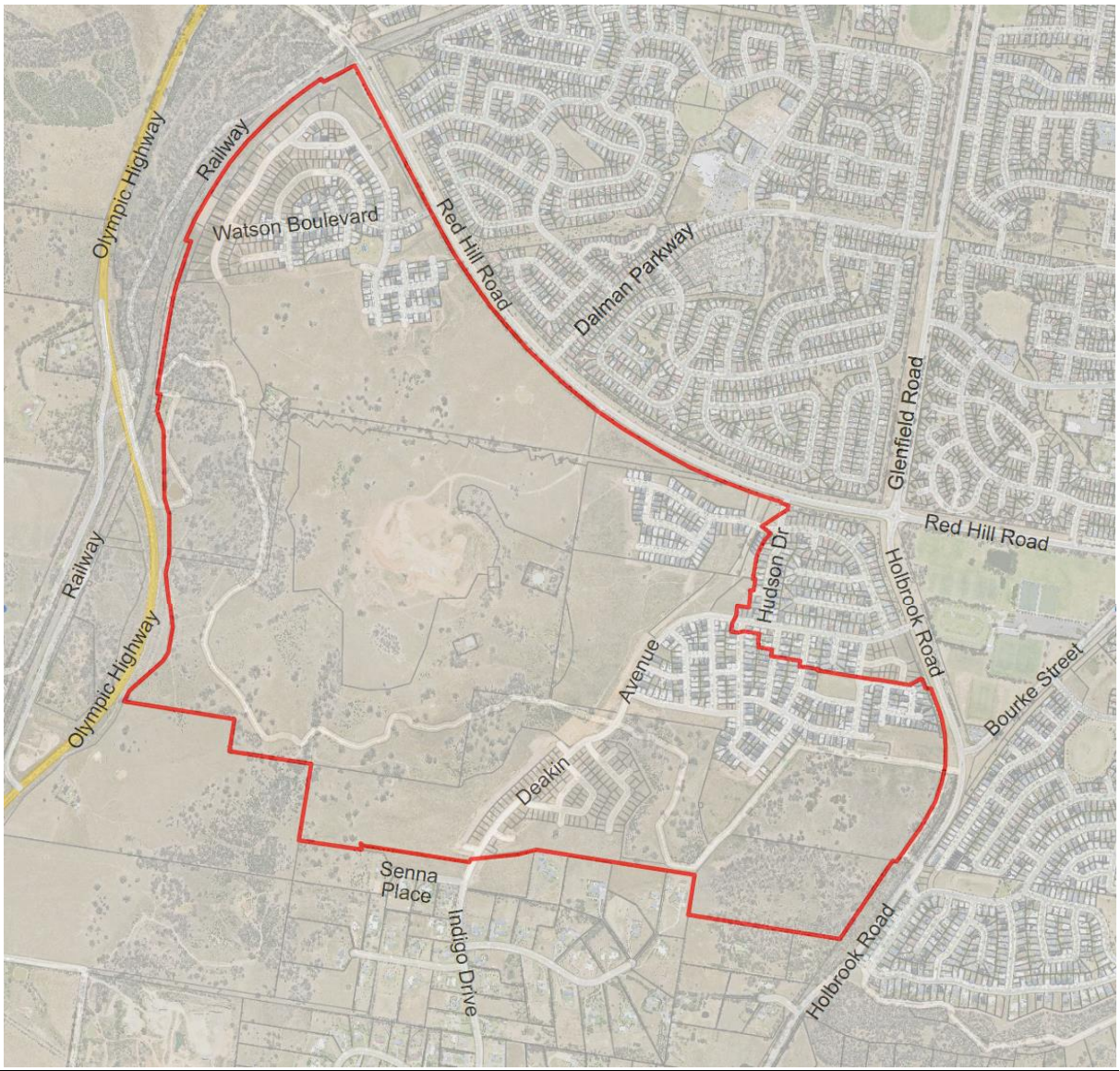
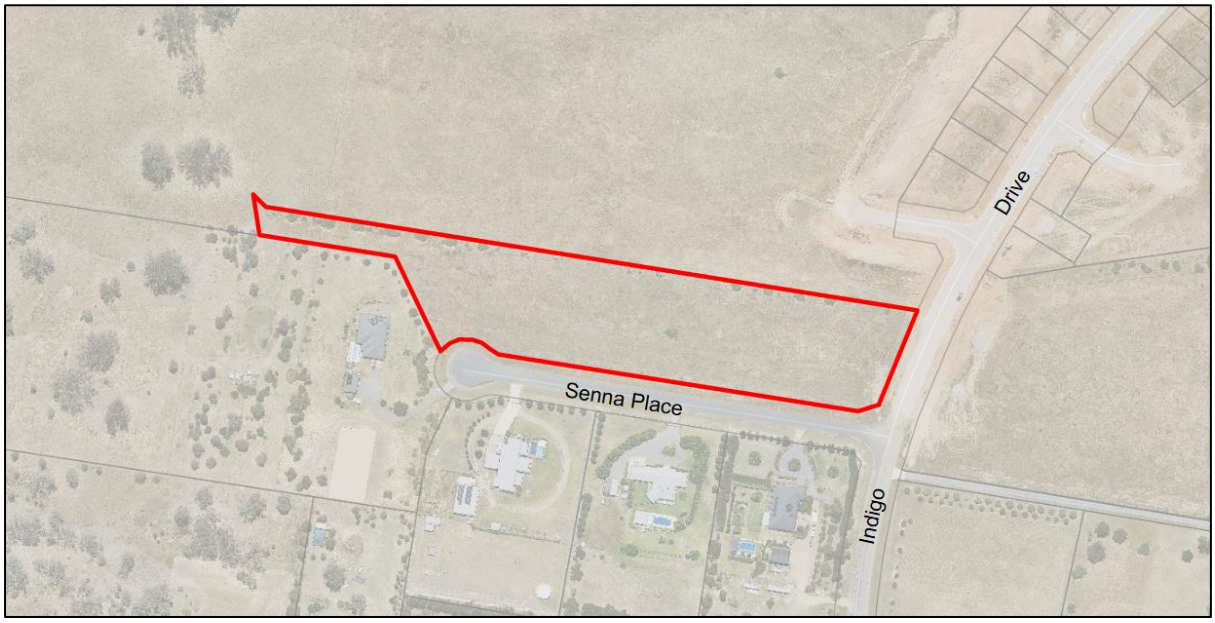


Figure 14.2-4 – Senna Place Precinct



14.3 Consistency with Master Plans and Staging

14.3.1 Objectives

O14.3.1-1

To locate new development in the most appropriate location within the growth area.

O14.3.1-2

To require subdivision development to occur in logical, efficient stages, generally as shown on the Staging Plan, to achieve the objectives of ecologically sustainable development and the orderly and economic provision of services.

O14.3.1-3

To enable development out of sequence, where the costs of infrastructure extension and temporary road access is borne by the benefitting party.

O14.3.1-4

The staging of development within Lloyd is ordered to manage potential salinity impacts.

14.3.2 Controls

General

C14.3.1-1
O14.3.1 - 1, 2
O6.3.0 - 1, 5, 7, 10

Applications for subdivision must be generally consistent with the adopted master plans included in Appendices H, I and J, including:

- Roads
- Footpaths, cycleways and shared paths
- Bus routes
- Servicing
- Connections and closure points
- Open space

C14.3.1-2
O14.3.1 - 2, 3
O6.3.0 - 1

Land release shall occur generally in accordance with the staging plans included in Appendices H, I and J.

Gobbagombalin Controls

Nil

Boorooma Controls

Nil

Lloyd Controls

C14.3.1-3
O14.3.1 - 2, 4
O6.3.0 - 1

Development at Lloyd has been designed to be considered/released in four stages as follows:

Stage One: Lower slopes excluding land directly adjacent to Red Hill Road and other sites predisposed to mounding and breakout of groundwater (50% of the 80:20 development area) (refer to Figure J1 in Appendix J).

Stage Two: Medium slopes excluding land predisposed to mounding and breakout of groundwater.

Stage Three: Medium to upper slopes to the extent predicted feasible by a re-assessment of actual water use values and groundwater recharge at the completion of Stage Two.

Stage Four: Lower, medium and upper slopes adjacent to Red Hill Road to the extent predicted feasible by a re-assessment of actual water use values and groundwater recharge at the completion of Stage Two.

C14.3.1-4
O14.3.1 - 2, 4
O6.3.0 - 1

All revegetation proposed for the Lloyd area is to commence prior to or on commencement of the first stage of development.

C14.3.1-5
O14.3.1 - 1, 2, 4
O6.3.0 - 1

Prior to rezoning of Stages Three and Four of the Lloyd growth area, the lot layout concept must be reviewed and amended in line with the results of ongoing groundwater monitoring.

However, the rezoning of Stages Three and Four of the Lloyd growth area will not occur until the 75% review of the development of Stages One and Two, confirms that such development can proceed without adverse salinity impact to downstream catchments. Figure J1 in Appendix J shows the R1 zoned land comprising Stages 1 and 2, with the Stages 3 and 4 land shown within the RU1 zoning.

14.4 Subdivision – Subdivision Design

14.4.1 Objectives

O14.4.1-1

Protect and enhance key environmental, landscape and topographic features, including drainage corridors, hillsides, ridgelines, rocky outcrops and vegetated buffer areas.

O14.4.1-2

Ensure subdivision layout and lot design provide appropriate transitions to adjoining rural or high-impact land uses through minimum lot sizes, controlled development envelopes, frontage requirements and other measures that mitigate visual, acoustic and amenity impacts.

O14.4.1-3

Maintain consistent, visually coherent and functional boundary treatments, including fencing standards, landscaped buffers, covenants and access restrictions.

O14.4.1-4

Ensure development presents positively to public roads and interfaces through appropriate siting, setbacks, entry features and building elements including setbacks that avoid future pressure for tree removal arising from dwelling proximity to existing vegetation.

14.4.2 Controls

General

Nil

Gobbagombalin Controls

C14.4.2-1
O14.4.1 - 1
O6.3.0 - 8, 11

Protect the main north south drainage line below Harris Road and promote its corridor as a feature of the release area.

C14.4.2-2
O14.4.1 - 2

Any future development fronting from Old Narrandera Road must comprise lots of at least 1,000m^2 with a 23m frontage to indicate a transition to the rural land opposite.

C14.4.2-3
O14.4.1 - 3, 4

Lots adjoining Harris Road shall be at least ,1000sqm in size and have the following restrictions enforced by a s88B instrument:

(i) Erect a fence along the boundary shared with Harris Road having:

a. a height not greater than 1.5m;

b. not less than 50% of open/see through construction

(ii) No dwelling shall be located within 10m of the Harris Road boundary.

(iii) All dwellings must have a ground floor verandah, porch, patio, pergola or deck on the side facing Harris Road.

Boorooma Controls

C14.4.2-4
O14.4.1 - 1
O6.3.0 - 6

Protect sloping land and rocky outcrops as visual features of Boorooma.

C14.4.2-5
O14.4.1 - 4

Entry features shall be provided consistent with the indicate details in Figure I7 in Appendix I.

Lloyd Controls

C14.4.2-6
O14.4.1 - 1
O6.3.0 - 6

Ensure through the Neighbourhood Plan process that development does not intrude into exposed upper hillsides and ridgeline areas.

C14.4.2-7
O14.4.1 - 3

Ensure consistent fencing along the boundary of C2 land, and the placement of fencing ensures access to the C2 zoned land is restricted to the Wiradjuri Walking Track only.

C14.4.2-8
O14.4.1 - 1, 2

The large R1 zoned buffer lots in the western edge of the release area (adjoining Red Hill Road and the Great Southern Rail Line) and at the south western abutment of the Lloyd Growth Area with the R5 zoned land of Springvale, are to have a maximum 1,000m^2 development envelope nominated which will be required to meet the 80:20 calculation. The remaining land, provided it is planted to 100% with native vegetation, will not be included in the 80:20 calculation as its infiltration rate will be the same or lower than the pre-development land.

C14.4.2-9
O14.4.1 - 2, 3

A 5m wide landscaped buffer strip shall be established in accordance with the Deed of Agreement as part of Stage 15 of the subdivision (as indicated in Figure 14.4-1). The completion of these works will be required prior to release of the subdivision certificate.

C14.4.2-10
O14.4.1 - 2, 3

The landscaped buffer strip established as part of the Deed of Agreement, shall be replenished by the owner of the affected allotment, to replace any identified lost plantings on affected allotments to the south of stages 14 and 15. The works shall be completed prior to the release of the subdivision certificate.

C14.4.2-11
O14.4.1 - 2, 3

A covenant shall be created over all allotments containing the landscaped buffer strip as required under the terms of the Deed of Agreement including all the lots west of Indigo Drive and the area immediately north of Senna Place, (shown shaded in Figure 14.4-1). The covenants shall be created over the subject allotments requiring the ongoing maintenance of the landscaped buffer by the landowner.

Note:
The Deed of Agreement between the Catholic Church of the Diocese of Wagga Wagga and Wagga Wagga City Council relating to the creation of a vegetated buffer strip at the boundary between the Lloyd Urban Release Area and Springvale can be viewed on Council's website.

Figure 14.4-1 and the Deed of Agreement, refer to the landscape buffer requirements relating to the boundary between the Lloyd Urban Release Area and Springvale.

All proposed Lloyd Urban Release Area lots forming part of the development Stage 15 (and part Stage 14) west of indigo Drive and identified as abutting the heavy line at the southern edge of the proposed Stages15 and part 14 extending west of Indigo Drive, shall include as indicated on Figure 14.4-1, a vegetated buffer strip of 10m north-south depth. The buffer strip shall include two separate planting strips of 5m depth each, either side of the heavy line on the diagram.

An additional 10m deep vegetated buffer strip shall be provided east of indigo Drive, to the eastern extent indicated on the diagram.

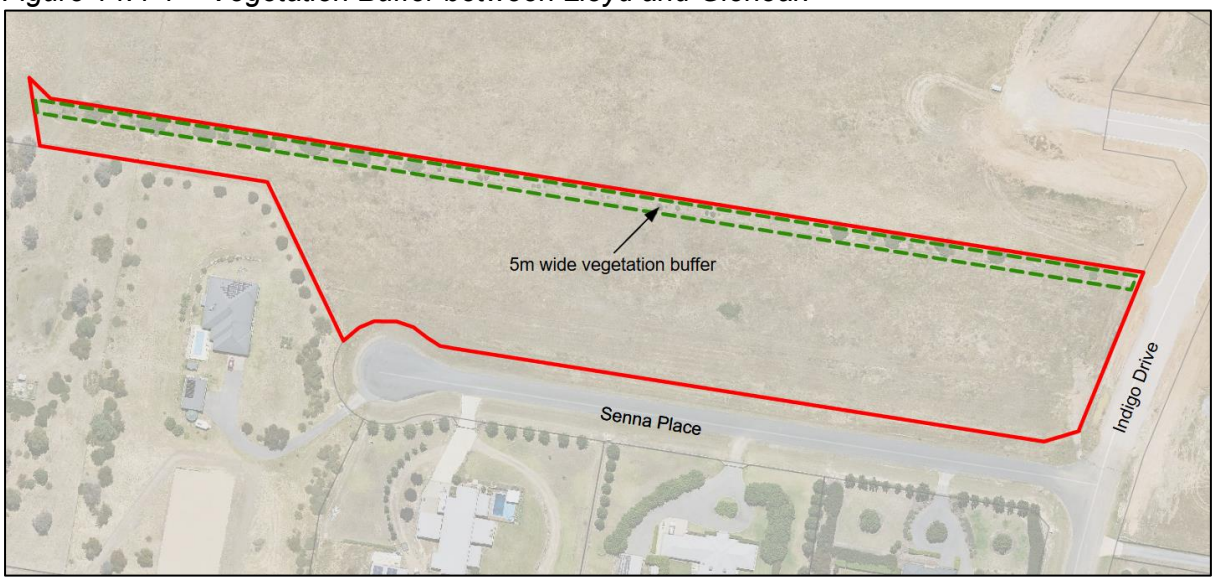
Planting of this buffer strip is to be undertaken by the Roman Catholic Church of the Diocese of Wagga Wagga during the Autumn 2013 planting season. All plant types are to be to the approval of the Director Planning.

Planting of the vegetated buffer strip to the west of Indigo Drive, is to be undertaken in two stages, by the Roman Catholic Church of the Diocese of Wagga Wagga. Planting of the southern indicated 5m deep buffer strip, is to be completed in the Autumn 2013 planting season.

Planting of the remaining northern 5m deep buffer strip, is required to be completed immediately following completion of subdivision works associated with the indicated proposed lots.

For all lots located immediately north of Senna Place and immediately south of the boundary of the Lloyd Urban Releases Area, in addition to the provision of the Deed of Agreement referred to in Control 14.4.2-9, all provisions elsewhere in the DCP applying to land zoned R5 Large Lot Residential apply.

Figure 14.4-1 – Vegetation Buffer between Lloyd and Glenoak



14.5 Subdivision – Infrastructure (Sewer and Stormwater)

14.5.1 Objectives

O14.5.1-1

Protect groundwater conditions and manage salinity risk by minimising infiltration, preventing deep drainage, and ensuring stormwater and subsoil systems avoid recharge impacts on both the Lloyd Growth Area and adjoining neighbourhoods.

O14.5.1-2

Ensure stormwater systems for the Lloyd Growth Area are designed, sized and managed at the catchment level to safely convey, detain and discharge stormwater without causing groundwater impacts, including through impermeable basins, controlled flow paths and appropriate treatment of run-on from undeveloped land.

O14.5.1-3

Ensure development within growth areas is supported by appropriate infrastructure planning and funding mechanisms by applying relevant Development Servicing Plan provisions.

14.5.2 Controls

General

C14.5.2-1
O14.5.1 - 2
O6.3.0 - 8, 11

Concept stormwater plans must show approximate locations of gross pollutant traps.

Gobbagombalin Controls

C14.5.2-2
O14.5.1 - 3

The provisions of a Development Servicing Plan prepared by Council, apply to this growth area. Contributions will be levied at Subdivision stage for each lot.

C14.5.2-3
O14.5.1 - 3

The map at Appendix C included in Part 2 “Areas of land to which this Policy applies”, of the City of Wagga Wagga Development Servicing Plan (DSP) for Drainage 2007, covers the Gobbagombalin Growth Area.

Boorooma Controls

C14.5.2-4
O14.5.1 - 3

The provisions of a Development Servicing Plan prepared by Council, apply to this growth area.

Lloyd Controls

C14.5.2-5
O6.3.0 - 1

Development is not permitted over the utility corridor that accommodates the water supply main.

C14.5.2-6
O6.3.0 - 1

Reticulated water supply is restricted to below the 280 metre AHD contour.

C14.5.2-7
O6.3.0 - 1

The developer will be responsible for extending water supply trunk mains to enable service of areas between the 235 and 280 metre AHD contours.

C14.5.2-8
O14.5.1 - 2
O6.3.0 - 11

Detailed calculations on stormwater management will be required at the subdivision application stage by sub-catchment. Overall drainage catchments are shown within figures J12 and J22 of Appendix J of the DCP. A total Stormwater Catchment Management Plan for the site is to be submitted with the development application for the first stage of subdivision. The Management Plan must detail stormwater drainage routes and infrastructure that will be required for the development of precincts 1 and 2. The Stormwater Catchment Management Plan is to be approved by Council, after consultation with NSW Department of Lands, prior to approval for any subdivision.

C14.5.2-9
O14.5.1 - 1, 2
O6.3.0 - 11

Drainage lines and stormwater event areas will be managed through piped drainage, drainage reserves and retention basins, to ensure avoidance of groundwater recharge. Drainage should be incorporated into all infrastructure design including:

- Roads;
- Pathways; and
- Retaining walls.

C14.5.2-9
O14.5.1 - 2
O6.3.0 - 11

Develop and submit a drainage strategy for each sub- catchment within the Lloyd Growth Area which will include but not be limited to:

- Overload flow paths;
- Possible application for trickle flow;
- Identify sites for stormwater retention;
- Limit developed discharge from each catchment for storm events up to and including the 1:100 event;
- Stormwater systems associated with Lloyd Growth Area should be assessed with regard to their capacity to handle such discharge and the Lloyd stormwater system should be designed accordingly; and
- All stormwater systems are to be designed to accommodate a minimum 80:20 impervious to pervious ratio across the entire developed area. Ample buffer capacity should be provided for appropriate storm intensities.

C14.5.2-10
O14.5.1 - 1, 2
O6.3.0 - 11

All drainage channels and detention basins must be suitably impermeable to prevent recharge to ground water.

C14.5.2-11
O14.5.1 - 1
O6.3.0 - 11

Subsoil drainage installed in road reserves must intercept shallow ground water as per salinity guidelines.

C14.5.2-12
O14.5.1 - 1
O6.3.0 - 11

The road verge is to be impervious to minimise infiltration.

C14.5.2-13
O14.5.1 - 1, 2
O6.3.0 - 11

Detention basins shall be engineered to ensure there is no infiltration to the ground water.

C14.5.2-14
O14.5.1 - 1, 2
O6.3.0 - 11

The stormwater system(s) are to be:

a) impervious to a permeability no greater than $1x10^{-7}$ m/s.

b) designed and constructed so as not to be degraded as a result of peak flow events and have sufficient capacity for peak storm intensities and durations.

C14.5.2-15
O14.5.1 - 1, 2
O6.3.0 - 11

Stormwater drainage plans must demonstrate how run-on water from the undeveloped areas will be dealt with to prevent impacts upon the new urban areas and minimise infiltration into the ground water.

C14.5.2-16
O14.5.1 - 1
O6.3.0 - 11

Construction of contour banks on undeveloped land, which will hold water, will not be permitted.

C14.5.2-17
O14.5.1 - 1, 2
O6.3.0 - 11

Surface water drainage from watercourses on undeveloped land should be captured by the constructed drainage system within the relevant subdivision stage.

14.6 Subdivision – Infrastructure (Roads, cycle lanes, bus routes, footpaths and share paths)

14.6.1 Objectives

O14.6.1-1

To provide an adequate planting buffer along Old Narrandera Road to recognise the transition from residential to rural land use.

14.6.2 Controls

General

Nil

Gobbagombalin Controls

C14.6.2-1
O14.6.1 - 1
O6.3.0 - 5, 6, 7

The carriageways for local roads parallel to Old Narrandera Road should be reduced to reflect their low traffic use and No-Through-Road status, with services only provided within the northern road reserve area. The remaining southern road reserve is to be planted with trees and shrubs suitable to the local Box-Gum woodland. The planting will be at the developer's expense, to be carried out with the construction of the adjoining detention basin, with details shown on the relevant subdivision application plan stage.

Boorooma Controls

C14.6.2-2
O6.3.0 - 1, 5, 10

Maintain capacity and level of service provided by existing intersections with the Olympic Highway and with Coolamon Road, and the operation of Farrer Road. Any upgrade works are to be funded by the development of the residential neighbourhood.

Lloyd Controls

Nil

14.7 Subdivision – Open Space, parks and the public domain

14.7.1 Objectives

O14.7.1-1

To develop an open space network that facilitates the protection of key environmental and cultural qualities contained within the site and to ensure connectivity by way of linkage of the open space network that provides useable and aesthetically pleasing areas for the community's needs.

14.7.2 Controls

General

Nil

Gobbagombalin Controls

C14.7.2-1
O14.7.1 - 1
O6.3.0 - 7, 11

Active recreation equipment (such as play equipment) should not be located within the Harris Road public open space or within the canopy of any large hollow bearing trees.

Boorooma Controls

Nil

Lloyd Controls

Nil

14.8 Subdivision – Aboriginal Heritage

14.8.1 Objectives

O14.8.1-1

To respond to the archaeological sensitivity of any site, which is identified as having low to high sensitivity.

14.8.2 Controls

General

Nil

Gobbagombalin Controls

Nil

Boorooma Controls

C14.8.2-1
O14.8.1 - 1
O6.3.0 - 12

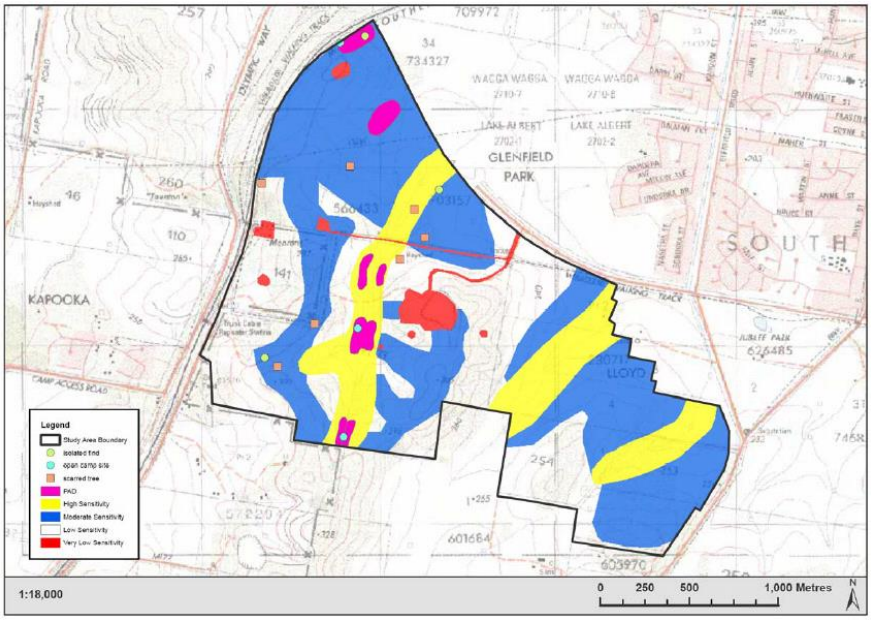
Prior to the commencement of development within the Boorooma Growth Area further investigations of PADS and areas of high or moderate sensitivity as shown on the Heritage Plan, are required at the development assessment stage, to identify whether or not Aboriginal objects are present. Such investigations must comply with the provisions of the *National Parks and Wildlife Act* 1974.

Lloyd Controls

C14.8.2-2
O14.8.1 - 1
O6.3.0 - 12

Sites of Potential Aboriginal Deposits (refer to Figure 14.8-1), are to be protected through open space and management practices which will be required to ensure the conservation of objects and sites.

Figure 14.8-1 – Location of recorded Aboriginal sites, PADs and areas of archaeological sensitivity



14.9 Environmental Conservation, Biodiversity and Natural Resource Management – Natural Resource Management

14.9.1 Objectives

O14.9.1-1

Support long-term landscape and ecological outcomes by requiring compensatory planting, revegetation and enhancement works, using locally native species of local provenance, where removal of native vegetation is unavoidable.

O14.9.1-2

Minimise impacts of domestic animals on native fauna by ensuring subdivision outcomes incorporate appropriate measures to manage pet behaviour and protect sensitive ecological values.

14.9.2 Controls

General

C14.9.2-1
O14.9.1 - 1
O6.3.0 - 6, 7, 11

White Box, Yellow Box, Blakely's Red Gum Woodland, Swift Parrot, Superb Parrot or Squirrel Glider habitat (as relevant to the growth area) is retained within areas zoned RE1 Public Recreation, C4 Environmental Living or identified in the Environmentally Sensitive Land Map (attached to clause 7.3 of the LEP 2010), and generally not within residential zones.

A plan is to be submitted with the development application for each stage of subdivision indicating which trees on the subject land are to remain and which trees it is proposed to remove.

Gobbagombalin Controls

C14.9.2-2
O14.9.1 - 1
O6.3.0 - 11

Compensatory tree plantings must use a minimum 10:1 ratio of trees planted for each native tree to be removed (excluding paddock trees), and revegetation and landscaping should use locally native species from seed of local provenance.

C14.9.2-3
O14.9.1 - 1
O6.3.0 - 6, 7, 11

The existing vegetation along Harris Road is to be retained and enhanced by Council as a linear park.

C14.9.2-4
O14.9.1 - 1
O6.3.0 - 6, 7, 11

A vegetation reserve 10 metres in width is to be created along part of the western boundary of Pine Gully Road.

C14.9.2-5
O14.9.1 - 1
O6.3.0 - 6, 7, 11

All native trees within open space areas with a diameter 40cm and above (measured at 140cm from ground level) must be retained.

Boorooma Controls

C14.9.2-6
O14.9.1 - 1
O6.3.0 - 11

Compensatory tree plantings must use a minimum 10:1 ratio of trees planted to trees removed for each native tree to be removed, and revegetation and landscaping should use locally native species from seed of local provenance.

C14.9.2-7
O14.9.1 - 1
O6.3.0 - 6, 11

Within the C4 Zone, building envelopes must include a 20 metre wide Asset Protection Zone and must be located to avoid mature trees with a diameter greater than or equal to 60cm (measured at 140cm from ground level). Such trees must be retained within the C4 Zone.

C14.9.2-8
O14.9.1 - 1
O6.3.0 - 6, 7, 11

The existing reserve along Amundsen Street is to be retained and enhanced by Council as a lineal park and extended to include passive recreation and neighbourhood parkland. Existing Box Gum woodland along Farrer Road shall be preserved.

C14.9.2-9
O14.9.1 - 1
O6.3.0 - 6, 7, 11

A vegetation reserve five metres in width, parallel to Farrer Road shall be included as part of the subdivision plan.

Lloyd Controls

C14.9.2-10
O14.9.1 - 1, 2
O6.3.0 - 6, 7, 11

All development requiring development consent is to be in accordance with the Lloyd Urban Release Area Conservation Management Plan.

C14.9.2-11
O14.9.1 - 1
O6.3.0 - 11

Development applications in the area zoned R1 General Residential are to identify and set aside for protection and management the trees in the area of identified Squirrel Glider habitat falling outside the C2 zone at Lloyd (shown in Figure 14.9-1 and 14.9-2).

Figure 14.9-1 – Squirrel Glider habitat not included in C2 zone.

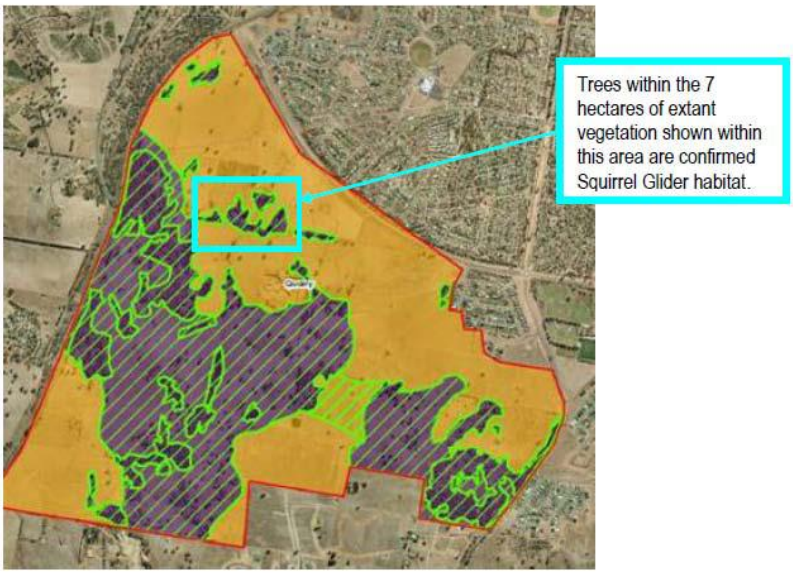
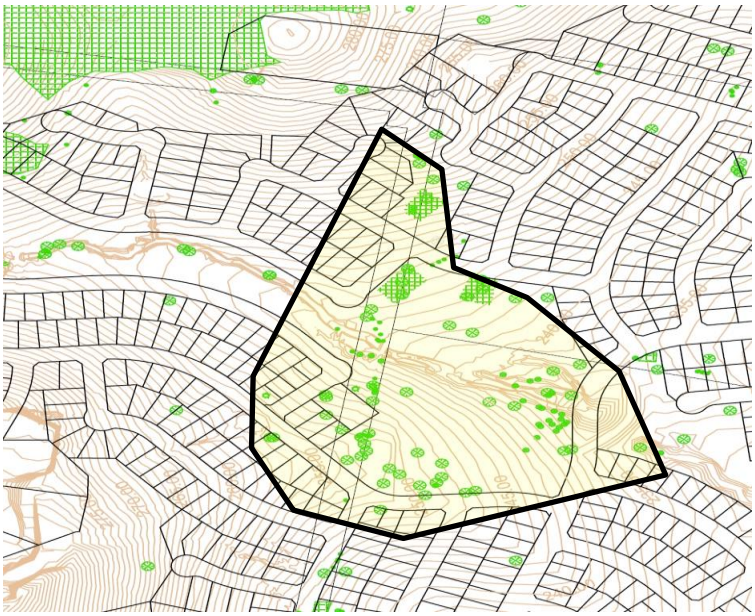


Figure 14.9-2 - Squirrel Glider habitat not included in the C2 zone



C14.9.2-12

O14.9.1 - 2

O6.3.0 - 11

In addition to complying with the requirements of the Companion Animals Act 1998, owners of domestic cats resident in the Lloyd growth area to manage their cats so that they are not to roam freely outdoors between sunset and sunrise. In this regard Council will, as a condition of development consent, require the imposition of a Section 88B Restriction On Use for all residential subdivisions within the Lloyd growth area.

14.10 Environmental Conservation, Biodiversity and Natural Resource Management – Salinity

14.10.1 Objectives

O14.10.1-1

To provide information on groundwater levels within the site to ensure new development does not adversely impact upon the existing water table.

O14.10.1-2

To ensure that mitigation of any groundwater management issues is the responsibility of the developer.

O14.10.1-3

To improve Council's knowledge of groundwater and salinity information for this area.

O14.10.1-4

Encourage Salinity Sensitive Urban Design.

O14.10.1-5

Minimise the volume of surface water subject to infiltration and subsequent deep drainage by maximising surface water drainage across the entire Lloyd area.

14.10.2 Controls

General

C14.10.2-1
O14.9.1 - 1, 2, 3
O6.3.0 - 11

Council will require a preliminary investigation of the area, by way of installing monitoring bores, to identify if there is a reasonable buffer between the shallow aquifer and the height at which development will occur, or the potential for a perched aquifer to establish beneath the site.

The piezometer installation will be by the developer within the first development stage of that respective land area.

C14.10.2-2
O14.9.1 - 1, 2, 3
O6.3.0 - 11

If a shallow aquifer is identified, appropriate mitigation measures shall be identified, and monitoring of the aquifer shall commence on commencement of the use, to ensure any impacts from development are identified as early as practical and controlled.

C14.10.2-3
O14.9.1 - 3
O6.3.0 - 11

Any monitoring bore installed on the site be incorporated into Council's urban salinity monitoring network.

Gobbagombalin Controls

Nil

Boorooma Controls

Nil

Lloyd Controls

Note:
A reference to the "study" in this section is a reference to Salinity Risk and Mitigation Assessment, Lloyd Subdivision, July 2009.

C14.10.2-4
O14.9.1 - 4, 5
O6.3.0 - 11

Development on land zoned R1 General Residential within the Lloyd Urban Release Area must conform with the 80:20 impervious to pervious development ratio (see Appendix J). In this regard Council will, as a condition of development consent, require the imposition of a Section 88B Restriction On Use for all residential subdivisions within the Lloyd Urban Release Area.

C14.10.2-5
O14.9.1 - 1, 4, 5
O6.3.0 - 11

Permit development in stages that is in accordance with identified salinity constraints and management recommendations.

Recharge calculation verification for sub-catchments

C14.10.2-6
O14.9.1 - 1, 4, 5
O6.3.0 - 11

Predicted recharge/infiltration must be assessed at the Neighbourhood plan stage at the sub-catchment level, to achieve compliance with the 80:20 impervious to pervious requirement. The infiltration rate for each developed sub-catchment should be equal to or less than the existing sub-catchment infiltration.

C14.10.2-7
O14.9.1 - 1, 3
O6.3.0 - 11

Recharge calculations are to be based on the spread sheet developed by EnviroAg Australia (copy in the Council offices) and are to be verified as correct by a suitably qualified person prior to lodgement with the Council.

Siting of vegetation areas for interception of shallow groundwater

C14.10.2-8
O14.9.1 - 4, 5
O6.3.0 - 11

Applications for subdivision are to provide details of optimum siting of vegetation for interception of recharge by a suitably qualified person, and will be assessed for such by the Council.

C14.10.2-9
O14.9.1 - 4, 5
O6.3.0 - 11

To double as a mitigation measure against localised groundwater outbreak, native vegetation areas are to be located where shallow groundwater could potentially be intercepted. Effective siting of these areas of vegetation would maximise the bonus reduction in groundwater, recharge achieved through direct groundwater extraction.

Ground Water monitoring

C14.10.2-10
O14.9.1 - 1, 3
O6.3.0 - 11

Monitoring and reassessment must continue during the course of the development of the Lloyd growth area. All assessment to be undertaken by qualified persons using the model and values developed in the study.

Management of transitional areas in Stages 1 and 2

C14.10.2-11
O14.9.1 - 4, 5
O6.3.0 - 11

Perennial pasture is to be established in all offset areas (as per the Voluntary Planning Agreements for Lloyd) to minimise groundwater recharge if stages 3 and 4 do not proceed. Following reassessment, the revised offset area should be established to grassy woodland.

Management of transitional areas in Stages 1 and 2

C14.10.2-12
O14.9.1 - 4, 5

Perennial pasture is to be established in all offset areas to minimise groundwater recharge in the interim period. Following reassessment, the revised offset area should be established to grassy woodland.

14.11 Built Form – All Development

14.11.1 Objectives

O14.11.1-1

Protect the visual amenity of the natural ridgelines and historical landscapes.

O14.11.1-2

Encourage Salinity Sensitive Urban Design.

O14.11.1-3

Minimise the volume of surface water subject to infiltration and subsequent deep drainage by maximising surface water drainage across the entire Lloyd area.

O14.11.1-4

Within the Lloyd Urban Release Area, achieve a site cover of 80:20 impermeable to permeable ratio required to minimise infiltration of water to groundwater and thereby reduce salinity impacts.

14.11.2 Controls

General

Nil

Gobbagombalin Controls

C14.11.2-1
O9.3.0 - 1, 5, 7

Dwellings adjoining an open space (other than those next to Harris Road) must front the open space and shall have the following restrictions enforced by a s88B instrument:

(i) Erect a fence along the boundary shared with the open space having:

(a) a height of not greater than 1.5m;

(b) not less than 50% of open/see through construction

C14.11.2-2

O9.3.0 - 1, 5, 7

Dwellings adjoining Harris Road must have a secondary frontage that:

(i) Includes a verandah, porch, patio, pergola or deck no closer than 3m of the Harris Road boundary.

(ii) Sheds and garages must not be located in the 10m dwelling setback

Boorooma Controls

C14.11.2-3

O9.3.0 - 1, 5

Any future development visible from the Olympic Highway must maintain a rural representation to the highway and preserve natural areas.

C14.11.2-4

O9.3.0 - 1, 5

Lots that have secondary frontage to Farrer Road require screen landscaping of their side boundary to ensure suitable visual presentation to and privacy from Farrer Road.

Lloyd Controls

C14.11.2-5

O14.11.1 - 2, 3, 4

Development on land zoned R1 General Residential within the Lloyd Urban Release Area must conform with the 80:20 impervious to pervious development ratio (see Appendix J). All impervious areas included in the 80:20 ratio (impervious:pervious), including built features, on individual house lots must be drained into the internal stormwater system rather than to lawn or other pervious areas.

C14.11.2-6

O14.11.1 - 2, 3, 4

Gardens calculated towards impervious surface in the release area must have an impervious liner and be drained to Council's storm water system.

C14.11.2-7

O14.11.1 - 2, 3

Residential development within the release area must feature predominantly native or 'water wise' gardens to help reduce urban recharge significantly or the use of rock style gardens utilising low water use plant varieties as an alternative 'water wise' option where the garden is calculated towards pervious surface.

C14.11.2-8

O14.11.1 - 2, 3, 4

Rock gardens and similar decorative gardens are to have impervious liners drained to the storm water system.

C14.11.2-9

O14.11.1 - 2, 3, 4

All gardens and landscaping should be constructed and maintained using the landscaping and garden design guidelines available from the Council and approved for the Lloyd Urban Release Area. The guidelines demonstrate how the 80:20 rule can be maintained for the minimising of infiltration of water to the groundwater table.

C14.11.2-10

O14.11.1 - 2, 3, 4

Fixed irrigation systems between the front property boundary and the road reserve are not permitted. This area is to be impervious and will not require watering.

C14.11.2-11

O14.11.1 - 2, 3

Grey water reuse systems are not appropriate within the Lloyd urban release area.

C14.11.2-12

O9.3.0 - 1, 3

Dwellings must be set back at least 60m from the centre line of the Great Southern Railway line, and must be set back at least 40m from the centre line of Red Hill Road, as shown in Figure J8 in Appendix J.

Part G
Appendices

Appendix A	**Waste Management and Resource Recovery Requirements**
Appendix B	**Register of Significant, Heritage and Locally Significant Vegetation**
Appendix C	**Undesirable Plant Species**
Appendix D	**Native Vegetation Establishment and Management Requirements**
Appendix E	**Village Character Statements and Plans**
Appendix F	**E3 precinct plans or referenced plans etc.**
Appendix G	**Boorooma West Precinct Plan**
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APPENDIX A
Waste Management Requirements

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1. PURPOSE OF THIS GUIDELINE

1.1 Purpose

This document supports the Waste Management provisions of the DCP and provides detailed guidance for the design, assessment and operation of waste management systems associated with development.

All development generates waste during demolition, construction and ongoing occupation. Waste management must be considered across the full lifecycle of development.

Waste collection services within the Local Government Area may be provided by Council or private waste contractors, depending on the scale, nature and operational requirements of the development.

Waste management systems must consider amenity and safety at all stages of the waste management process, including storage, handling, transfer and collection.

It is essential that development provides a waste management system that is:

- Responsive to the scale and nature of the development;
- Capable of integration with available waste servicing arrangements; and
- Designed to accommodate the operational requirements of waste service providers, where applicable.

This document establishes the minimum requirements for waste management associated with development, including the preparation of a *Site Waste Minimisation and Management Plan (SWMMP).*

Development is to be designed to accommodate Council's standard waste collection service wherever practicable. Where this is not achievable, alternative waste servicing arrangements may be considered in accordance with this document.

1.2 Definitions

The following definitions apply for the purposes of applying the requirements of this document.

Basic Waste Storage Area

A waste storage area provided for a single dwelling, dual occupancy, secondary dwelling or small-scale development that is designed to accommodate Council's standard kerbside waste collection service.

Bin Movement Path

The route along which waste bins are moved between a waste storage area, a *Bin Presentation Area* and/or the waste collection point, depending on the nominated *Waste Servicing System*.

Bin Presentation Area

A designated area located within the site where bins are positioned for collection by a waste collection service. A bin presentation area may be separate from, or combined with, a waste storage area where the requirements of this Guideline are satisfied.

Collect-and-Return Service

A waste collection service where the collection vehicle remains at or near the site frontage and the collection operator enters the site to retrieve and return bins from a designated *Bin Presentation Area*.

Construction and Demolition Waste

Waste generated by demolition, construction, alteration, refurbishment, excavation, subdivision and associated development activities prior to the occupation and ongoing use of a development. This includes surplus materials, packaging, excavated material, vegetation, hazardous materials and other waste arising prior to the occupation and ongoing use of a development.

General Waste Storage Area

A waste storage area designed to accommodate the waste streams, bins and waste servicing requirements associated with residential, mixed-use, commercial or industrial development. A General Waste Storage Area may be provided for the exclusive use of a single premises or as a communal facility serving multiple dwellings or tenancies.

On-Site Collection Service

A waste collection service where the waste collection vehicle enters the development site and collects waste from a designated waste collection area, loading bay or *Bin Presentation Area* located within the site.

Operational Waste

Waste generated through the ongoing occupation and use of land, buildings or premises following completion of development.

Site Waste Minimisation and Management Plan (SWMMP)

A document submitted with the Development Application that demonstrates how waste generated during demolition, construction and the ongoing operation of a development will be minimised, stored, handled, collected, reused, recycled and lawfully disposed of.

Waste Collection or Loading Bay

An area within a development specifically designed to accommodate waste collection vehicles and associated waste collection activities.

Waste Servicing System

The method by which *Operational Waste* is managed and collected from a development, including Council kerbside collection, *On-Site Collection Service* and *Collect-and-Return Service*.

2. OPERATIONAL WASTE

2.1 System Types

The following operational waste servicing systems are typically used within the Local Government Area.

- Kerbside Collection - See Section 2.5.1
- On-Site Collection - See Section 2.5.2
- Collect-and-Return - See Section 2.5.3

Development proposals must justify the selected service within a *Site Waste Minimisation and Management Plan SWMMP* having regard to this Waste Management Guideline.

Where a development proposes to retain an existing *Waste Servicing System*, the *SWMMP* must demonstrate that the system remains suitable for the scale, nature and operational requirements of the development.

Note:

Lower density residential development types including:

- *Single Dwelling houses;*
- *Dual occupancies; and*
- *Small multi-unit developments (less than 4 dwellings);*

  are not required to justify their selected service type where they propose to utilise the Council kerbside collection service.

2.2 General Requirement

All development must be designed to accommodate Council's standard kerbside waste collection service wherever practicable.

Where this is not achievable due to the scale, configuration, or operational requirements of the development, an alternative *Waste Servicing System* may be proposed (On-Site Collection or Collect-and-Return).

The alternate operational *Waste Servicing System* must:

- Be justified through a *SWMMP* (See Section 4) submitted with the Development Application.
- Demonstrate safe, efficient and practical waste management outcomes.
- Be appropriate to the scale and nature of the development.

2.3 Residential Systems

2.3.1 Expected Servicing Approach

Lower density residential development types including:

- Single Dwelling houses;
- Dual occupancies; and
- Small multi-unit developments (less than 4 dwellings);

are expected to utilise Council's kerbside collection service (see system description and requirements under Part 2.5.1).

Larger multi-dwelling developments may also be capable of being serviced through Council's kerbside collection service where larger bin types (660L, 1100L) are proposed and it can be demonstrated that sufficient space is available for bin presentation and collection. The suitability of the proposed arrangement must be demonstrated through the SWMMP having regard to the scale of the development and the operational requirements of the collection service.

2.3.2 Alternative Residential Waste Systems

Alternative servicing such as *On-Site Collection Service* and *Collect-and-Return Service* (see system description and requirements Part 2.5.2 and 2.5.3) may be supported where:

- Development scale results in excessive bin numbers, and
- Kerbside collection is constrained and is not feasible.

Examples:

- Medium to large multi-unit developments
- Developments with basement/bin rooms
- Sites with limited street frontage

All alternative systems must be justified in a *SWMMP* (See Section 4).

2.3.3 Waste Storage Areas

Low Density Residential Development
(Single dwellings, dual occupancies and secondary dwellings)

Each dwelling must provide a *Basic Waste Storage Area* that complies with the specification outlined in this Guideline (Section 5).

Other Residential Development
(Multi-dwelling housing, residential flat buildings and similar)

The development must provide a *General Waste Storage Area* that complies with the specification outlined in this Guideline (Section 5).

2.4 Non-residential Systems

2.4.1 Expected Servicing Approach

Non-residential development may utilise:

- Council kerbside collection where available and practical, or
- Alternative contracted waste service systems, or
- A combination of both.

(see system description and requirements Part 2.5)

2.4.2 Small-Scale Non-Residential Development

Kerbside collection may be suitable where:

- Waste volumes are low
- Standard bins are sufficient
- A suitable presentation area exists to the street

The development must provide a *Basic Waste Storage Area* that complies with the specification outlined in this Guideline (Section 5).

2.4.3 Medium to Large-Scale Development

Larger developments typically require alternative contracted waste service systems due to:

- Higher waste volumes
- Larger skip style bins or compactors
- Frequent collection

These developments are generally unsuitable for kerbside servicing.

In certain circumstances, a combination of Council kerbside collection services and private contracted waste services may be appropriate. This may include larger commercial or industrial developments where domestic-type waste generated by office or staff facilities can be serviced through Council's kerbside collection service, while operational or industry-specific waste streams are managed by a private contractor.

The development must provide a *General Waste Storage Area* that complies with the specification outlined in this document (Section 5).

2.5 System descriptions and requirements

The following 3 tables outline the waste servicing systems available within the Wagga Wagga Local Government Area, including a description of each system, the types of development for which it is generally suitable and the requirements that apply.

2.5.1 Kerbside Collection

Table A1 - Kerbside Collection

Kerbside Collection (Council Service)	

Description	• This is the standard Council-provided waste collection service and is the preferred servicing method wherever practicable.
	• Collection is undertaken by a waste collection vehicle operating from the public street.
	• The service may utilise:
	  ○ standard mobile garbage bins (140L and 240L); or
	  ○ larger bins (e.g. 660L and 1100L) where supported by Council's collection service.
	• It is the responsibility of the resident, business owner, strata manager or site manager to move bins between the waste storage area and the kerbside presentation area for collection.

Generally suitable for	• Dwelling houses and dual occupancies.
	• Small multi-unit residential developments.
	• Certain small-scale non-residential developments.
	• Larger multi-dwelling developments where:
	  ○ larger bins are utilised; and/or
	  ○ communal waste storage is proposed; and
	  ○ adequate space is available for kerbside presentation and collection.

Requirements	1. Development site is located within an area covered by Council's kerbside collection service. 2. Adequate kerbside space is available for the presentation of all required bins at the kerbside. 3. Bin presentation must not adversely impact pedestrian access, traffic movements or public safety. 4. A *Basic Waste Storage Area* that meets the specifications as detailed in this guideline is required where individual storage is proposed for each dwelling or business. 5. A *General Waste Storage Area* that meets the requirements of this Guideline must be provided where communal storage, larger bins or non-standard servicing arrangements are proposed. 6. The waste storage area must be accessible to street frontage via an appropriate path that meets the specifications for a *Bin Movement Path* as detailed in this guideline. 7. The system and all components must be justified to the satisfaction of Council in the submitted *SWMMP* (see Section 4).

2.5.2 On-Site Collection

Table A2 - On-Site Collection

On-Site Collection (Contracted Service)	
Description	• Generally operated via a private contract service. • Typically involves bulk bins, compactors, or large-scale waste storage systems. • The collection vehicle enters the development site to collect waste directly from a storage area or a *Bin Presentation Area.* • Where there is a separate presentation point, the business owner or site manager move bins between the storage area and the presentation point before and after collection. • On-site collection is the preferred approach for developments requiring contractor servicing, as it allows collection vehicles to operate safely within the site and reduces conflicts with the public domain.
Generally suitable for	Larger residential and non-residential developments that generate high volumes of waste and are capable of accommodating safe and efficient collection within the site.
Requirements	1. A *General Waste Storage Area* that meets the specifications as detailed in this guideline. 2. Waste collection occurs within an appropriate *Waste Collection or Loading Bay* located within the site. 3. On-Site Collection Vehicle Access meets the specifications for this access as detailed in this guideline. 4. Bins must be positioned for collection within a *Bin Presentation Area* that is located adjacent to the *Waste Collection* or *Loading Bay* and that meets the specification as detailed in this guideline for a presentation area. The *General Waste Storage Area* may act as the presentation area if it satisfies this requirement and is accessible to the collection vehicle operator. 5. The *Bin Presentation Area* must be accessible to and from both the *General Waste Storage Area* and the *Waste Collection or Loading Bay* via an appropriate path that meets the specifications for a *Bin Movement Path* as detailed in this guideline. 6. The system and all components must be justified to the satisfaction of Council in the submitted *SWMMP* (see Section 4).

2.5.3 Collect-and-Return

Table A3 - Collect-and-Return

Collect-and-Return (Council Infirm Service or Contracted Service)	
Description	• Generally operated via a private contract service or by arrangement through Council's Kerbside Collection service. • The collection vehicle parks at the property frontage. • The collection vehicle operator enters the site to retrieve bins from a presentation area. • The presentation area is typically located near the site entry and may be separate from the main waste storage area. • Where there is a separate presentation point, the resident, business owner or site manager move bins between the storage area and the presentation point before and after collection. • Bins are collected from and returned to either the waste storage area or the presentation area by the collection operator.
Generally suitable for	Larger residential and non-residential developments, where it is demonstrated that: • Site constraints prevent safe vehicle access onto the site, or • On-site manoeuvring cannot be achieved without excessive reversing or safety risk, or • Other site-specific constraints make on-site collection impractical
Requirements	1. A *General Waste Storage Area* that meets the specifications as detailed in this guideline. 2. Bins are not presented for collection on the public street. 3. A *Bin Presentation Area* is provided on site and within 10 metres of the street boundary and that meets the specification as detailed in this guideline. The *General Waste Storage Area* may act as the presentation area if it satisfies this requirement and is accessible to the collection vehicle operator. 4. The *Bin Presentation Area* must be accessible to and from the waste storage area and the street frontage via an appropriate path that meets the specifications for a *Bin Movement Path* as detailed in this guideline. 5. The system and all components must be justified to the satisfaction of Council in the submitted *SWMMP* (see Section 4).

3. CONSTRUCTION DEMOLITION WASTE

3.1 Purpose

This section applies to development involving:

- Demolition of buildings or structures
- Construction or alteration of buildings
- Subdivision and associated earthworks

It aims to ensure that waste generated during demolition and construction:

- Is minimised wherever practicable
- Maximises reuse and recycling of materials
- Is safely managed and lawfully disposed
- Minimises environmental and amenity impacts

3.2 General Requirements

Detailed waste management measures must be provided in a *SWMMP* prepared in accordance with Section 4 of this Guideline. These measures must identify:

- How waste management has been considered at the design stage
- Identify all major waste streams likely to be generated
- Demonstrate how waste will be minimised and recovered
- Provide for the separation and recovery of materials
- Provide details of storage, handling and disposal arrangements
- Ensure waste is managed in accordance with relevant legislation and best practice
- Ensure waste is transported to appropriately licensed facilities

4. SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP)

4.1 Purpose

A *Site Waste Minimisation and Management Plan (SWMMP)* is required to demonstrate how waste and resource recovery will be managed throughout the lifecycle of a development.

The *SWMMP* must address:

- Demolition and construction waste (where applicable); and
- Operational waste management associated with the ongoing use of the development.

The level of detail provided must be proportionate to the scale and complexity of the development.

4.2 General Requirements

The *SWMMP* must:

- Be submitted with the Development Application;
- Address the relevant requirements of:
    - Section 2 – Operational Waste and Servicing; and
    - Section 3 – Demolition and Construction Waste;
- Be supported by plans and drawings showing:
    - waste storage areas;
    - bin layouts;
    - collection and presentation areas;
    - bin movement paths (where applicable); and
    - vehicle access and servicing arrangements.

4.3 Assessment

Council will assess the *SWMMP* to determine whether:

- waste is appropriately managed throughout the demolition, construction and operational stages of the development;
- waste generation is minimised and opportunities for reuse, recycling and resource recovery have been maximised;
- adequate waste storage, handling, collection and servicing infrastructure has been provided;
- the proposed *Waste Servicing System* is suitable for the scale, nature and operational requirements of the development; and
- waste can be managed safely, efficiently and in a manner that protects environmental quality and community amenity.

4.4 SWMMP Exemptions

A SWMMP is not required for development that:

- will utilise Council's standard kerbside waste collection service;
- requires only a Basic Waste Storage Area;
- does not propose an alternative Waste Servicing System;
- will result in negligible demolition and construction waste generation; and
- will not result in a material increase in operational waste generation.

Examples may include:

- minor alterations and additions;
- small sheds and outbuildings;
- swimming pools; and
- change of use applications where the existing Waste Servicing System remains suitable for the proposed use.

Where a SWMMP is not required, Council may still require plans or information demonstrating compliance with the applicable requirements of this Guideline.

4.5 Simplified SWMMP Requirements

A simplified SWMMP may be accepted for development that:

- generates limited quantities of demolition and construction waste;
- will utilise Council's standard kerbside waste collection service;
- requires only a Basic Waste Storage Area; and
- does not propose an alternative Waste Servicing System.

Examples include:

- single dwelling houses;
- secondary dwellings; and
- dual occupancies.

For these developments:

- demolition and construction waste may be addressed using a simplified version of Part A; and
- operational waste management information may be limited to demonstrating:
    - compliance with Council's standard kerbside collection service; and
    - provision of a compliant Basic Waste Storage Area.

Council may require additional information where:

- site constraints exist;
- waste volumes are greater than would normally be expected for the development type;
- operational waste servicing arrangements are not straightforward; or
- other circumstances warrant further assessment.

4.6 Full SWMMP Requirements

Development not meeting the criteria for a simplified *SWMMP* must provide a *SWMMP* addressing all relevant requirements of Parts A and B under Section 4.6 below.

Council may require additional supporting information or a *SWMMP* prepared by a suitably qualified waste consultant where:

- the capital investment value of the development generally exceeds $5 million;
- significant demolition works are proposed;
- large volumes of demolition, construction or operational waste are likely to be generated;
- complex waste servicing arrangements are proposed;
- extensive waste storage, handling or collection infrastructure is required; or
- the scale, nature or operational characteristics of the development warrant specialist waste management assessment.

4.7 SWMMP Content

Part A – Demolition and Construction Waste
(To be completed for all development involving demolition, construction, alteration, earthworks, subdivision works)

Table A4 - SWMMP content for demolition and construction waste

Section	Requirement	Details to be Provided
a. Waste Types and Quantities	Identification of waste streams	• Concrete, masonry, bricks and tiles • Steel and metals • Timber and wood products • Plasterboard and insulation materials • Glass • Plastics and packaging materials • Excavated material and soils (including classification where required) • Green waste and vegetation • Any other waste streams likely to be generated
	Estimated quantities	• Estimated volume, tonnage or quantity of each waste stream • Basis of estimation where applicable
b. Waste Minimisation Measures	Design-stage waste minimisation	• Measures incorporated into the design to minimise waste generation • Use of standardised dimensions, prefabricated or modular construction where applicable • Opportunities for adaptive reuse, deconstruction or material recovery
	Waste reduction and resource recovery strategies	• Measures to minimise waste generation during demolition and construction • Opportunities for on-site reuse of materials • Source separation of recyclable materials • Measures to maximise reuse and recycling outcomes
c. Storage and Handling	Temporary waste storage	• Location of waste storage areas during demolition and construction • Type, size and number of bins, skips, containers or stockpile areas • Arrangements for segregating waste streams • Waste receptacles to comply with the specification in Section 5.6 of this Guideline.

Section	Requirement	Details to be Provided
	Handling procedures	• Procedures for handling waste during demolition works • Procedures for handling waste during construction works • Measures to prevent contamination of recyclable materials
d. Disposal and Resource Recovery	Off-site facilities	• Nominated appropriately licensed recycling facilities • Nominated reuse or resource recovery facilities • Nominated appropriately licensed disposal facilities
	Transport arrangements	• Details of waste transport arrangements • Confirmation that contractors transporting waste are appropriately licensed where required
	Landfill diversion	• Strategies to maximise diversion of waste from landfill • Estimated recovery, recycling or reuse rates where applicable
e. Hazardous Materials	Identification	• Identification of hazardous materials including asbestos, contaminated soils, lead-based products, hazardous chemicals or other regulated wastes
	Management details	• Safe handling and removal procedures • Licensed contractors engaged where required • Nominated appropriately licensed treatment or disposal facilities • Measures to protect workers, the public and the environment
f. Site Management Measures	Environmental controls	• Measures to prevent litter, waste and debris escaping the site • Dust suppression and control measures • Stormwater protection measures • Sediment and erosion control measures where applicable
	Access arrangements	• Access arrangements for waste collection and removal vehicles during demolition and construction • Measures to ensure safe vehicle movements on site

Section	Requirement	Details to be Provided
	Legislative compliance	• Confirmation that waste will be managed in accordance with relevant legislation, approvals, Council requirements and industry best practice • Confirmation that waste will be transported to appropriately licensed facilities and managed lawfully

Part B – Operational Waste
(To be completed for all development except minor residential development where standard Council kerbside servicing applies and no variation is proposed)

Table A5 - SWMMP content for operational waste

Section	Requirement	Details to be Provided
a. Waste Servicing Strategy	Proposed servicing method	• Council kerbside collection • Contracted On-Site Collection service • Contracted Collect-and-Return service • Combination servicing arrangements where applicable
	Justification	• Explanation of why the selected servicing method is appropriate for the scale and nature of the development • Where kerbside servicing is not proposed, demonstrate why kerbside collection is not feasible or practical • Demonstrate how the proposed system provides safe, efficient and practical waste servicing outcomes
b. Waste Streams and Volumes	Waste streams	• General waste • Recycling • Food and Garden Organics (FOGO), where applicable • Commercial waste streams where applicable
	Waste generation rates	• Estimated waste volumes of waste generation for each stream • Assumptions and methodology used to determine waste volumes • Waste generation calculations prepared having regard to Section 5.8 – Waste Generation Guide
	Estimated volumes and bin requirements	• Number, size and type of bins or waste receptacles proposed • Capacity calculations demonstrating adequacy of the proposed system • Bin selection prepared having regard to Section 5.7 – Bin Specifications

Section	Requirement	Details to be Provided
c. Storage and Infrastructure	Waste storage areas	• Location of waste storage areas • Dimensions and storage capacity • Demonstration of compliance with applicable waste storage area specifications • Whether storage is internal, external or enclosed
	Waste storage design	• Drainage arrangements where applicable • Cleaning and maintenance provisions • Screening, enclosure and weather protection measures • Lighting and ventilation for enclosed waste rooms
	Waste separation	• Provision for separation of waste streams • Measures to avoid contamination • Provision for bulky waste where applicable
	Mixed-use development	• Separation of residential and non-residential waste streams • Measures to avoid operational conflicts and contamination
d. Collection and Presentation Arrangements	Collection point or presentation area	• Location of collection points and/or presentation areas • Demonstration of compliance with presentation area specifications where applicable
	Servicing details	• Collection frequency for each waste stream • Collection contractor details (where known) • Operational arrangements for bin presentation and return
	Servicing methodology	• Description of waste collection procedures • Responsibilities for moving bins where required
e. Bin Movement and Vehicle Access	Bin movement path	• Location and dimensions of bin movement paths • Compliance with applicable path width and gradient requirements • Demonstration that the path is direct, unobstructed and suitable for the proposed bins

Section	Requirement	Details to be Provided
	Vehicle access arrangements	• Vehicle access and manoeuvring arrangements • Entry and exit movements • Waste collection/loading bay details where applicable
	Swept path assessment	• Swept path analysis where complex manoeuvring is required • Demonstration that the nominated collection vehicle can safely access and service the development
	Safety and operational performance	• Measures to minimise reversing movements • Safe interaction between collection vehicles, pedestrians and other vehicles
f. Operational Management	Responsibilities	• Details of the party responsible for ongoing waste management (owner, strata manager, building manager, business operator or similar)
	Operational procedures	• Bin movement procedures • Cleaning and maintenance arrangements for waste storage areas and equipment
	Amenity management	• Measures to minimise noise, odour, pest and visual impacts • Measures to address waste overflow and illegal dumping
	Legislative compliance	• Confirmation that waste will be managed in accordance with relevant legislation, Council requirements and approved servicing arrangements
g. Supporting Plans and Documentation	Required drawings	Scaled plans showing: • Waste storage areas • Bin layouts and dimensions • Collection points and presentation areas • Bin movement paths • Waste collection/loading bays (where applicable) • Vehicle access routes
	Supporting assessments	• Swept path analysis where required • Waste generation calculations • Any additional information demonstrating compliance with this Guideline

5. SPECIFICATIONS

5.1 Basic Waste Storage Area

Table A5 - Basic waste storage area design requirements

Description	Requirements

Capacity and Dimensions	The waste bin storage area must:
	• Be of sufficient size to accommodate:
	  ○ all required waste streams
	  ○ a minimum of three (3) × 240 litre Mobile Garbage Bins (MGBs) per dwelling
	• Provide adequate clearance to allow for:
	  ○ bin movement
	  ○ lid opening
	  ○ user access
	• Include additional space beyond the bin footprint to allow for:
	  ○ safe and practical manoeuvring of bins

Location and Positioning	The waste bin storage area must: • Be located behind the building line • Be positioned to enable a direct and functional path of travel between the storage area and the street with a minimum aisle width of 900mm.

5.2 General Waste Storage Area

Table A6 – General waste storage area design requirements

Description	Requirements
Accessibility and Location	The waste storage area must: • Be located behind the building line where external, or within the building • Be easily accessible to users

Capacity and Sizing	Waste storage areas must:
	• Be of sufficient size to:
	  ○ accommodate the total number of required bins, including all waste streams,
	  ○ accommodate alternative waste receptacles where required (e.g. bulk bins, compactors),
	  ○ provide for bulky waste where generated by the development
	• Provide sufficient space to allow for:
	  ○ bin movement and operational use
	  ○ lid opening
	  ○ user access

Description	Requirements

Design and Environmental Performance	Waste storage areas must be designed to:
	• prevent odour and leakage
	• allow for cleaning and maintenance
	• provide appropriate drainage (where applicable)
	
	Waste storage areas must be:
	• appropriately screened to minimise visual impacts
	• roofed or enclosed where required to:
	  ○ protect waste from weather
	  ○ minimise environmental impacts

Mixed-Use Development	For mixed-use development:
	• Residential and non-residential waste streams must be:
	  ○ physically separated, or
	  ○ otherwise designed to avoid:
	  ▪ contamination, and
	  ▪ operational conflict

Enclosed Waste Storage Area (Room)	Where a waste storage area is enclosed: Floors • Concrete finished with a smooth surface • Graded and drained to an approved drainage point Walls and Ceilings • Constructed of impervious, durable materials • Smooth, cleanable surfaces • Finished in light colours Water Supply • Provide hot and cold water via a centralised mixing valve • Include hose tap connection Doors • Close-fitting and self-closing • Openable from within Vermin Control • Designed to prevent entry of vermin Lighting and Ventilation • Adequate lighting and ventilation must be provided

5.3 Bin Presentation Area

Table A7 – Bin presentation area design requirements

Description	Requirements

Purpose and Location	The bin presentation area may be:
	• a dedicated area separate from the waste storage area; or
	• the waste storage area itself, where it is suitably located and designed to facilitate collection.
	
	The bin presentation area must:
	• be located to support the nominated waste servicing method;
	• be positioned to allow safe and efficient access by collection personnel;
	• be located:
	  • adjacent to the designated loading or collection area where **on-site collection** is proposed; or
	  • within 10 metres of the street boundary where **collect-and-return servicing** is proposed.

Size and Construction	The bin presentation area must: • be of sufficient size to accommodate all bins required to be presented for collection including movement of bins without obstruction; • be constructed on a level and stable surface suitable for the bin types being used.
Combined Presentation and Storage Areas	Where the bin presentation area is combined with a waste storage area, the area must: • comply with the relevant waste storage area specifications in this Guideline; • be directly accessible to collection personnel; • where located within an enclosed waste storage area (or room), provide safe and unobstructed access for collection personnel during servicing operations.

5.4 Bin Movement Path

The bin movement path is the route along which waste bins are moved between the waste storage area, and the collection point or presentation point, depending on the servicing method. This includes:

- movement from the storage area to a presentation point (if applicable), and
- movement from the presentation point to:
  - the waste collection vehicle within the site (for on-site collection), or
  - the kerbside collection point (for Council kerbside collection), or
  - the collection location at the site frontage (for collect-and-return servicing)

Table A8 – Bin movement path requirements

Description	Requirements

General Requirements	The bin movement path must:
	• be direct and as short as possible;
	• be continuous, smooth, solid and non-slip;
	• be constructed of paved or concrete surfaces;
	• be free from obstructions; and
	• not require bins to be moved over:
	  ○ steps;
	  ○ landscape edging; or
	  ○ kerbs or gutters.

Small Bin Requirements	For smaller bins (e.g. 140L, 240L, 360L): • Minimum width: 1.2 metres; • Maximum path and service gradient: 7%.
Large Bin Requirements	For larger bins (e.g. 660L and 1100L): • Minimum width: 1.8 metres; • Maximum path gradient: 5%; • Flat service gradient.

5.5 On-Site Collection Vehicle Access

Where on-site waste collection is proposed, access must be provided for waste collection vehicles in accordance with the following:

Description	Requirements
Waste Collection or Loading Bay	A dedicated *Waste Collection or Loading Bay* must be provided within a basement, or at ground level.
Vehicle Access and Design	The *Waste Collection or Loading Bay* must be capable of being serviced by a heavy rigid vehicle in accordance with AS 2890.2, including: • access; • manoeuvring; • clearances; and • grades.
Vehicle Manoeuvring Requirements	The vehicle access route must allow vehicles to: • enter and exit in a forward direction where practicable; • minimise reversing movements; and • provide a turning path (swept path) analysis where complex manoeuvring is required.
Pavement Requirements	The vehicle access route must be adequately paved and designed to support the load of waste collection vehicles.

5.5.1 Vehicle Requirements

Table A5 - Council Collection Vehicle (Reference Design Vehicle)

Parameter	Requirement
Vehicle type	Heavy rigid rear-loading vehicle
Length	9.25 m
Width	2.6 m
Height	3.8 m
Minimum vertical clearance	4.0 m
Maximum weight	26 t
Turning radius	10.5 m

5.6 Construction Waste Receptacles

Waste containers identified within the SWMMP must be provided on-site during demolition and construction works in accordance with the following:

Table A10 – Construction waste receptacle requirements

Description	Requirements
Capacity and Suitability	• Provide waste containers in the number and capacity identified within the SWMMP. • At least one waste container with a minimum capacity of 1 cubic metre must be provided on-site. • Containers must be appropriate to the type of waste being stored.
Servicing and Containment	• Waste containers must be regularly serviced to prevent overflow. • Small or lightweight materials must be secured to prevent dispersal by wind.
Acceptable Waste Container Types	Acceptable waste container types may include: • Fabric-wrapped mesh cages; • Temporary fenced enclosures; and • Industry-hired skip bins.
Open Enclosures	Where mesh or open enclosures are used, a sediment fence or similar barrier should be installed to prevent smaller waste materials escaping.

5.7 Bin Specifications (Operational Waste)

5.7.1 Bin Types

Council Standard Kerbside Service

- 140L Mobile Garbage Bins (MGBs)
- 240L Mobile Garbage Bins (MGBs)
- 660L bulk bins for certain multi-dwelling developments, where supported by Council's collection service
- 1100L bulk bins for certain multi-dwelling developments, where supported by Council's collection service

Alternative (Contracted) Waste Servicing Systems

- Skip bins
- Compactors
- Other bulk waste receptacles supported by the nominated waste collection contractor and suitable for the proposed Waste Servicing System

Note:
The selection of bin types must be consistent with the proposed Waste Servicing System.

5.7.2 Bin Dimensions

Table A9 – Standard bin dimensions

Bin Type	Height	Length	Width
140L	940 mm	560 mm	485 mm
240L	1080 mm	735 mm	580 mm
660L	1250 mm	850 mm	1370 mm
1100L	1470 mm	1245 mm	1370 mm

5.7.3 Bin Colours

Table A10 – Standard bin colours

Stream	Body Colour	Lid Colour
General Waste	Dark Green	Red
Recycling	Dark Green	Yellow
Food & Garden Organics	Dark Green	Lime Green

5.8 Waste Generation Guide

5.8.1 Rates (Residential Guide)

Table A11 – Estimated residential waste generation rates

Stream	Estimated Generation (per dwelling per week)
General Waste	9 kg
Recycling	4 kg
Food & Garden Organics	8 kg

These rates are indicative and must be refined within the SWMMP for larger or non-standard developments.

5.8.2 Indicative Bin Requirements (Residential)

The following table provides indicative residential bin requirements for preliminary design and assessment purposes. Actual requirements must be determined through the SWMMP having regard to the characteristics and servicing requirements of the development.

Table A12 – Indicative residential bin requirements

Dwellings	General Waste	Recycling	FOGO
1	140L	240L	240L
5	660L	660L	240L
10	660L–1100L	660L	2 × 240L
20	2–3 × 660L / 1100L	3 × 660L	2–3 × 240L

Note:
FOGO bins have a maximum weight of 80 kg per bin.

APPENDIX B
Register of Significant, Heritage and Locally Significant Vegetation

APPENDIX B

Register of Significant, Heritage and Locally Significant Vegetation

The Register identifies vegetation that warrants additional protection due to its heritage, environmental, ecological, landscape, cultural or community significance.

For the purposes of the DCP:

- Trees listed in Table B1 (Heritage Trees) are declared vegetation.
- Trees listed in Table B2 (Significant Trees) are declared vegetation.
- Species listed in Table B3 (Species of Local Conservation Significance) are declared vegetation irrespective of size.

Table B1 – Heritage Trees

LEP Item	Tree Description	Location	Significance
I34	Olive Trees	Charles Sturt University, 85 Coolamon Road (Lot 5 DP878214)	Local
I43	Pine Tree and Fence Post	38 Bristol Street, Collingullie (Lot 20 DP843207)	Local
I82	Street Directory and Palm Trees	Adjacent to 1 Fitzmaurice Street, Road Reserve	Local
I274	Canary Island Palm Trees (along the lagoon)	Johnston Street, Wagga Wagga	Local
I280	Palm Tree Avenue	Peter Street Road Reserve, Wagga Wagga	Local

Note:
Heritage Trees are identified in Schedule 5 of the LEP 2010.

Table B2 – Significant Trees

Tree ID	Species	Location	Basis for Significance
Nil currently listed			

Note:
Council may list additional trees where they demonstrate one or more of the following:

- *exceptional age, size or form;*
- *landmark or streetscape significance;*
- *Aboriginal cultural significance;*
- *commemorative significance;*

- *exceptional habitat value;*
- *rarity within the local area; or*
- *significant contribution to landscape character.*

Table B3 – Species of Local Conservation Significance

Botanical Name	Common Name	Significance Attributes
Acacia acinacea	Gold-dust Wattle	a
Acacia brachybotrya	Grey Wattle	ab
Acacia buxifolia	Box-leaf Wattle	a
Acacia difformis	Drooping Wattle	ab
Acacia doratoxylon	Currawang	a
Acacia flexifolia	Bent-leaf Wattle	ab
Acacia genistifolia	Early Wattle	b
Acacia gunnii	Ploughshare Wattle	a
Acacia lanigera	Woolly Wattle	a
Acacia melanoxylon	Blackwood	a
Acacia montana	Mallee Wattle	ab
Acacia oswaldii	Miljee	a
Acacia paradoxa	Kangaroo Thorn Wattle	ab
Acacia pendula	Myall / Boree	a
Acacia verniciflua	Varnish Wattle	ab
Alectryon oleifolius	Rosewood	a
Allocasuarina luehmannii	Bulloak	a
Banksia marginata	Silver Banksia	ab
Brachyloma daphnoides	Daphne Heath	ab
Bursaria spinosa	Sweet Bursaria	ab
Callistemon sieberi	River Bottlebrush	a
Calytrix tetragona	Common Fringe Myrtle	ab
Cassytha melantha	Mallee Strangle Vine	a
Cheiranthera cyanea	Purple Finger Flower	a
Correa reflexa	Common Correa	a
Cryptandra amara var. *longifolia*	Pretty Cryptandra	ab
Daviesia latifolia	Hop Bitter-pea	b
Daviesia leptophylla	Slenderleaf Bitter-pea	b
Daviesia mimosoides	Narrowleaf Bitter-pea	b
Daviesia ulicifolia	Gorse Bitter-pea	b
Dillwynia phylicoides	Parrotpea	b
Dillwynia sericea	Showy Parrotpea	b
Dodonaea boronifolia	Fern Leaf Hop Bush	a
Dodonaea viscosa	Narrow-leaf Hop Bush	b
Dodonaea viscosa subsp. *Cuneata*	Wedge-leaf Hop Bush	b
Eremophila debilis	Amulla	a
Eremophila longifolia	Emu Bush	a
Eucalyptus albens	White Box	b
Eucalyptus blakelyi	Blakely's Red Gum	
Eucalyptus camaldulensis	River Red Gum	b

Botanical Name	Common Name	Significance Attributes
Eucalyptus dwyeri	Dwyer's Red Gum	a
Eucalyptus Melliodora	Yellow box	b
Eucalyptus goniocalyx	Long-leaf Box	a
Eucalyptus populnea	Bimble Box	a
Eucalyptus microcarpa	Grey Box	b
Eutaxia microphylla	Mallee Bush-pea	a
Exocarpos cupressiformis	Native Cherry	a
Grevillea alpina	Cat's Claw	a
Grevillea floribunda	Rusty Spider-flower	a
Grevillea lanigera	Woolly Grevillea	a
Grevillea polybractea	Crimson Grevillea	a
Hakea tephrosperma	Hooked Needlewood	a
Indigofera adesmiifolia	Tick Indigo	ab
Indigofera australis	Austral Indigo	ab
Leptospermum continentale	Prickly Tea-tree	b
Leptospermum trivalve	Hill Tea-tree	a
Lissanthe strigosa	Peach Heath	b
Melichrus urceolatus	Urn Heath	b
Monotoca scoparia	Prickly Broom Heath	a
Myoporum platycarpum	Sugarwood	a
Persoonia rigida	Hairy / Stiff Geebung	a
Pimelea curviflora	Curved Rice Flower	a
Pittosporum phylliraeoides (syn. *P. angustifolium*)	Butterbush	a
Pomaderris spp.	Pomaderris species	a
Prostanthera granitica	Mint Bush	a
Santalum acuminatum	Sweet Quandong	a
Santalum lanceolatum	Northern Sandalwood	a
Senna artemisioides	Silver Cassia	a
Spyridium parvifolium	Dusty Miller	a
Swainsona procumbens	Broughton Pea	a
Templetonia stenophylla	Leafy Templetonia	a
Xanthorrhoea glauca subsp. *Angustifolia*	Grass-tree	a

Significance Attributes

a = Naturally rare or uncommon in the local area.

B = Valuable habitat for native wildlife.

Ab = Naturally rare or uncommon in the local area and valuable habitat for native wildlife.

APPENDIX C
Undesirable Vegetation

APPENDIX C

Undesirable Vegetation

This appendix identifies vegetation that is generally unsuitable for retention within the Wagga Wagga Local Government Area due to its environmental, ecological, biosecurity, management or amenity impacts.

The list is intended to assist in the assessment of vegetation clearing applications and to support the gradual replacement of undesirable species with more suitable vegetation over time.

For the purposes of the DCP:

- Vegetation listed in Table C1 (Undesirable Vegetation) may be eligible for exemption from permit or development consent requirements in accordance with Section 5.1.
- The listing of a species as Undesirable Vegetation does not remove the need to comply with any other applicable legislation.
- A species identified in Table C1 as an Exempt Undesirable Vegetation may be removed in accordance with the relevant exemption notwithstanding that it is located on a heritage item or within a heritage conservation area.
- The undesirable species exemption does not apply to trees listed in Appendix B - Table B1 (Heritage Trees) or Table B2 (Significant Trees).

Table C1: Undesirable Vegetation

Botanical Name	Common Name	Exempt Undesirable Vegetation*
Acacia baileyana	Cootamundra Wattle	Exempt
Acacia nilotica ssp. *indica*	Prickly Acacia	Exempt
Ailanthus altissima	Tree of Heaven	Exempt
Cinnamomum camphora	Camphor Laurel	
Cotoneaster spp.	Cotoneaster species	Exempt
Crataegus monogyna	Hawthorn	Exempt
Fraxinus oxycarpa	Desert Ash	
Ligustrum lucidum	Broad-leaf Privet	Exempt
Ligustrum sinense	Small-leaf Privet	Exempt
Olea europaea subsp. *cuspidata* (formerly *Olea africana*)	African Olive	Exempt
Melia azedarach	White Cedar	
Nerium oleander	Oleander	Exempt
Phoenix canariensis	Canary Island Date Palm	
Pinus radiata	Radiata Pine	Exempt
Prunus cerasifera 'Nigra'	Flowering Cherry Plum	Exempt
Robinia pseudoacacia	False Acacia	Exempt
Salix spp.	Willows	Exempt
Schinus spp.	Peppercorn Tree	
Syagrus romanzoffiana	Cocos Palm	Exempt
Tamarix aphylla	Athel Pine	Exempt
Washingtonia filifera	Desert Fan Palm	

Note:
** **Exempt Undesirable Vegetation** are species that may be removed under the undesirable vegetation exemption irrespective of:*

- *whether the vegetation is located on a heritage item; or*
- *whether the vegetation is located within a heritage conservation area.*

Council may identify species as Exempt Undesirable Vegetation where they present significant environmental, ecological, biosecurity or management impacts that warrant removal irrespective of heritage status.

APPENDIX D
Native Vegetation Requirement

1. Responsibilities of the Developer
2. Seedling Calculations and Species Selection (Developer Responsibility)
   - 2.1 Area of allotment to be planted
   - 2.2 Exemptions
   - 2.3 Seedling number calculation and ratio
   - 2.4 Species selection
3. Responsibilities of the Future Landowner
   - 3.1 Development Application (DA)
   - 3.2 Complying Development Certificate (CDC)
4. Establishment Requirements
5. Management Requirements
6. Sample Native Vegetation Plan

1. Responsibilities of the Developer

These are the responsibilities of the developer at the time of creation of the residential allotments.

Prior to release of the subdivision certificate, the developer must:

- Prepare seedling calculations for each allotment in accordance with the requirements of this document (see Section 2).
- Incorporate the seedling requirements to be undertaken by the landowner for each allotment within a Property Management Plan (PMP).
- Where bushfire risks occur, details of restricted planting locations may need to be determined as part of the subdivision design and incorporated into the PMP.
- Prepare a Section 88B covenant (with uplifting power vested in the Council) is to be placed on all affected allotments formalising the requirements to establish, protect and maintain native vegetation on the land in accordance with the requirements of *Section 5.2 Native Vegetation Establishment and Management of the Wagga Wagga Wagga Development Control Plan 2027* and the approved PMP.
- Submit the calculations, PMP and Section 88B covenant to Council for approval.
- Upon receipt of written approval from Council, provide a monetary payment to Council of the cost of the required seedlings.

  Note:
  The monetary payment is calculated at a per seedling rate from Council's Annual Fees and Charges – Native Re-Vegetation Seedling Payment (Section 5.2 DCP 2027) - per seedling. Please note this is a per seedling rate only and this does not cover additional cost associated with establishment and protection and the seedlings.

  Council will hold the monetary payment in trust until such time that the future landowner has completed all of the required seedling works on the allotment (See Responsibility of the Future Landowner at Section 3 for details). Upon satisfactory completion of the required seedling works, this money will be paid to the landowner.

2. Seedling Calculations and Species Selection (Developer Responsibility)

2.1 Area of allotment to be planted

The minimum area of the allotment (including any land area exemptions) that is required to be established with native vegetation cover shall be in accordance with the following table.

The calculations are based on the total site area. Land used for purposes such as building, roads, services, etc. shall not be excluded. Table D1 details the Rural Land Capability Classes I – VIII from the Draft Natural Resource Management Plan.

Associated mapping is found on Council's Online mapping portal (IntraMaps) as follows:

Map - Local Environment Plan (2010)

Layer - Planning Layers - NRMP Rural Land Capability

Table D1 - Rural Land Capability Classes and associated percentage of minimum native vegetation cover required.

Total Lot size (m^2)	Rural Land Capability Class			
	I, II, III	**IV, V**	**VI, VII**	**VIII**
less than 6,000	10%	10%	25%	50%
6,000 - 8,999	10%	12%	30%	60%
9,000 - 11,999	10%	14%	35%	70%
12,000 - 14,999	10%	16%	40%	80%
15,000 - 18,000	10%	18%	45%	90%
more than 18,000	10%	20%	50%	100%

2.2 Exemptions

The following exempt land areas will be subtracted from the overall lot area for the purpose of the seedling calculation, including:

- The land area of any existing Native Vegetation
- The land area of any bush rock patches occurring greater than 250m^2

Council may provide an exemption for cases where additional native vegetation may pose a greater bushfire risk. This is to be done with consultation with the developer and Council on a case-by-case basis.

2.3 Seedling number calculation and ratio

- Calculate the total lot size of the development as a whole and convert to metres squared (m^2).
- Using Council's Rural Land Capability Class mapping layer, determine the area (m^2) of all the associated classes found within the site.
- Using Table D1, determine the percentage for each associated class using the total lot size of the development to calculate the area required for native vegetation cover.

Table D2 provides examples of the calculation method.

Table D2: Calculation Examples

Example 1

Total site area - 0.5ha (5,000m^2), comprising Class II (1,800m^2), Class VI (2,700m^2) and Class VIII (500m^2).

Area required to be revegetated:

- Class II – 10% of 1,800 = 180m^2
- Class IV – 25% of 2,700 = 675m^2
- Class VIII – 50% of 500 = 250m^2
- **Total area to be planted = 1,105m^2**

Each seedling requires an area of 10m^2

Calculation:

Total seedling numbers = $\frac{\text{Area of allotment to be planted (1,105)}}{10}$
= **111 seedlings**

Mix of overstorey (trees >8m) and understorey (shrubs and groundcover <8m) seedlings at a ratio of 1:24.

Calculations:

Total overstory seedlings = $\frac{\text{111 (Total seedling numbers)}}{25}$ = 5

Total understorey seedlings = $\frac{\text{111 (Total seedling numbers)}}{25}$ x 24 = 106

Total seedlings required = **111, comprising of 5 overstorey species and 106 understorey species**

Example 2

Total site area - 1.25ha (12,500m^2), comprising Class III (6,000m^2), Class IV (5,500m^2) and Class VI (1,000m^2)

Area required to be revegetated:

- Class III – 10% of 6,000m^2 = 600m^2
- Class IV – 16% of 5,500m^2 = 880m^2
- Class VI – 40% of 1,000m^2 = 400m^2
- **Total area to be revegetated = 1,880m^2**

Each tree and shrub seedling requires 10,

Calculation:

Total seedling numbers = $\frac{\text{Area of allotment to be planted (1,880)}}{10}$
= **188 seedlings**

Mix of overstorey (trees >8m) and understorey (shrubs and groundcover <8m) seedlings at a ratio of 1:24.

Calculations:

Total overstorey seedlings = 188 (total seedling numbers) / 25 = 8

Total understorey seedlings = 188 (total seedling numbers) / 25 x 24 = 180

Total seedlings required = **188, comprising of 8 overstorey species and 180 understorey species.**

Example 3

Total site area – 2.2ha (22,000m^2) comprising Class II (12,250m^2), Class IV (5,800m^2), Class VI (2,750m^2) and Class VIII (1,200m^2)

Area required to be revegetated:

- Class II – 10% of 12,250m^2 = 1,225m^2
- Class IV – 20% of 5,800m^2 = 1,160m^2
- Class VI – 50% of 2,750m^2 = 1,375m^2
- Class VIII – 100% of 1,200m^2 = 1,200m^2
- **Total area to be revegetated = 4,960m^2**

Each tree and shrub seedling requires 10,

Calculation:

Total seedling numbers = Area of allotment to be planted (4,690) / 10

= **496 seedlings**

Mix of overstorey (trees >8m) and understorey (shrubs and groundcover <8m) seedlings at a ratio of 1:24.

Calculations:

Total overstorey seedlings = 496 (total seedling numbers) / 25 = 20

Total understorey seedlings = 496 (total seedling numbers) / 25 x 24 = 476

Total seedlings required = **496, comprising of 20 overstorey species and 476 understorey species.**

2.4 Species selection

The use of locally native species is required, a recommended species list is located within the Landowner Planting Guide, on Council's website.

Council may consider other locally native species. Species may be selected from:

- The South West Slopes Revegetation Guide 2025
- Native Vegetation Guide for the Riverina 2025

Both documents contain details of vegetation profiles matched to the location and landform description and are available on Council's website.

3. Responsibilities of the Future Landowner

These are the responsibilities of the landowner at the time of establishing a dwelling on the allotment under wither a Development Application or a Complying Development Certificate.

3.1 Development Application (DA)

When submitting a Development Application (DA) for a dwelling on the land, the landowner must:

- Submit to Council (with the DA) a Native Vegetation Plan (NVP) including the location and details of all of the seedling works of the allotment. The NVP must be prepared in accordance with the PMP for the site (containing the seeding calculations) and the requirements of this document (see Section 6 for NVP sample).

Following approval of the Development Application (DA), the landowner must:

- Upon receipt of approval (development consent) from Council and within 2 years of occupation (issue of the occupation certificate) for the dwelling, complete the seedling works in accordance with:
  - the approved NVP
  - any associated conditions of the development consent
  - any additional requirements under the PMP
  - the requirements of this document
- Request Council to release money held in trust for the allotment including provisions of evidence to Council that the works have been satisfactorily completed
- The established native vegetation will become the responsibility of the new landowner.

3.2 Complying Development Certificate (CDC)

For dwellings approved on the land under a Complying Development Certificate (CDC), the landowner must:

- Submit to Council (separate to the CDC) a Native Vegetation Plan (NVP) including the location and details of all of the seedling works. The NVP must be prepared in accordance with the PVP for the site (containing the seeding and fencing calculations) and the requirements of this document (see Section 6 for NVP sample).

Following approval of the Complying Development Certificate (CDC), the landowner must:

- Upon receipt of written approval of the NVP from Council and within 2 years of occupation (issue of the occupation certificate) for the dwelling, complete the seedling and fencing works in accordance with
    - the approved NVP
    - any additional requirements under the PMP
    - the requirements of this document
- Request Council to release money held in trust for the allotment including provisions of evidence to Council that the works have been satisfactorily completed
- The established native vegetation will become the responsibility of the new landowner.

4. Establishment Requirements

The planting must be undertaken in accordance with the following establishment requirements:

- Appropriate site preparation is required before planting including weed control. Weed control may need to begin up to 18 months before planting, depending on the severity and may consist of pesticide use and manual removal.
- Areas that are regenerating naturally shall not be cleared to plant seedlings.
- Establish plants in clusters to suit the characteristics of the land and site layout, such as along fence lines and creek lines, at break-of slope or paddock corners, planted at spacing of 3.2m x 3.2m (approximately).
- The planting is to include a range of species in addition to *Eucalyptus* and *Acacia* species. The different species are to be spread evenly across the site so that clumps of individual species are avoided unless there are specific reasons for doing otherwise (such as shelter belts).
- To ensure protection of existing vegetation and new plantings, stock proof fencing must be installed, unless a covenant excluding stock is over the land.
- Fencing of native vegetation is not to include barbed wire.

For further information on these establishment requirements, refer to the Landowner Planting Guide available on Council's website and the PMP for site specific requirements.

5. Management Requirements

The plantings must be managed in accordance with the following requirements.

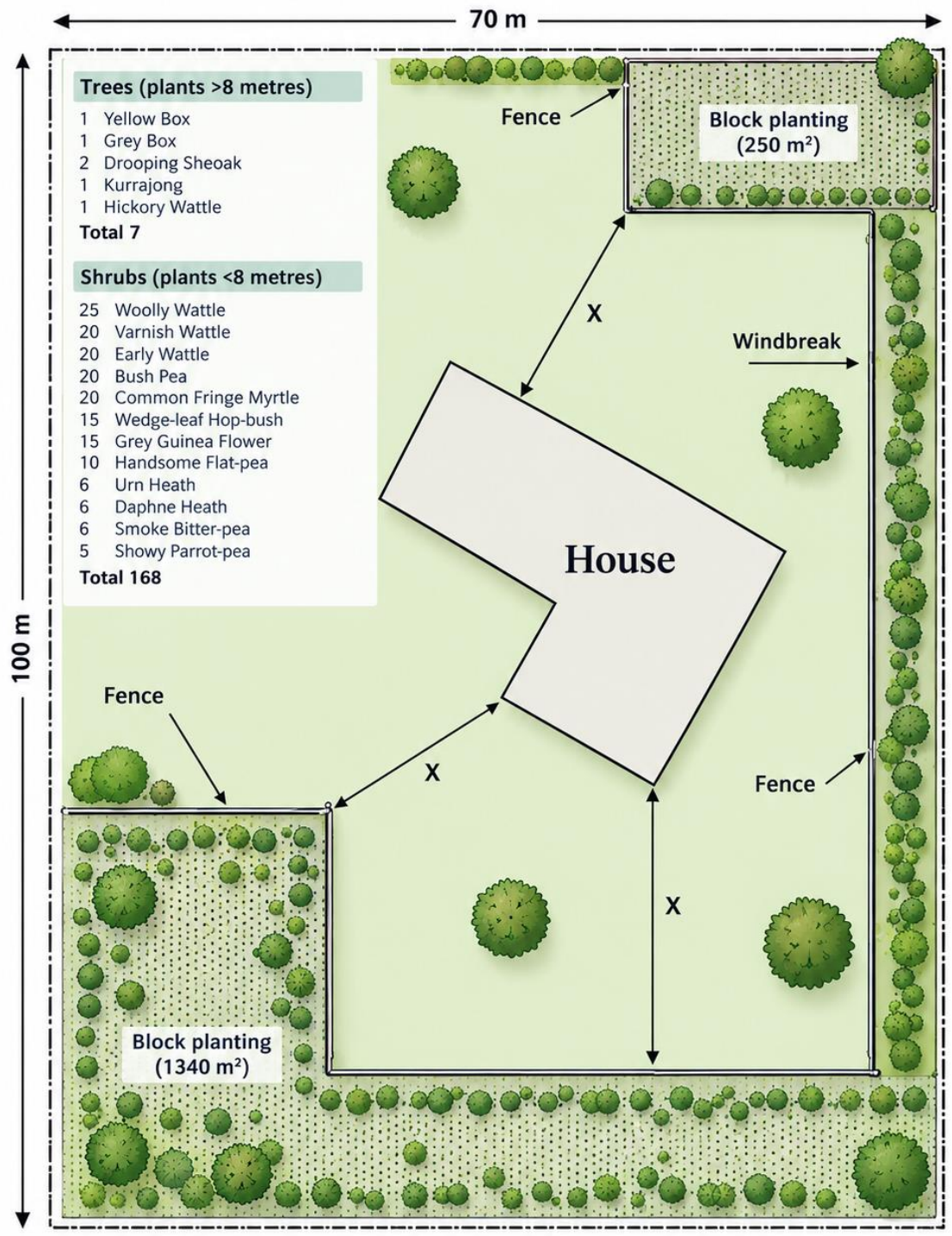
- The new plantings must be actively managed and maintained to ensure their successful establishment, including:
  - Regular watering as required;
  - Pest and weed control;
  - Slashing and vegetation management;
  - Exclusion of stock through the provision and ongoing maintenance of suitable stock proof fencing.
- Stock is to be excluded from the planting areas for at least 5 years to ensure seedlings protection. After this time the use of strategic grazing can be used to manage weeds.

For further information on these management requirements, refer to the Landowner Planting Guide available on Council's website and the PMP for site specific requirements.

6. Sample Native Vegetation Plan

Figure D1 provides an example of the content and layout of a Native Vegetation Plan (NVP) required to accompany a Development Application (DA) or to be submitted to Council in association with a Complying Development Certificate (CDC).

Figure D1 - Sample Native Vegetation Plan



In this example:

- 175 plants are required, thus 1750 m² of land is required to be planted (i.e. 10 m² per plant).
- 159 plants are allocated to block area (1590 m²), and 16 plants are allocated to windbreak.
- Of the 175 plants, 7 are trees and 168 are shrubs (i.e. ratio of 1 tree to 24 shrubs).
- The windbreak is to be planted with fire resistant species at wide spacing (e.g. 10 m apart).
- The distance between the house and the planted areas (X) is determined by the Rural Fire Service, using Asset Protection Zone guidelines. At a minimum, this distance will be 10 metres, but may be more.

APPENDIX E
Village Character Statements and Plans

1. Collingullie
2. Currawarna
3. Galore
4. Humula
5. Ladysmith
6. Mangoplah
7. North Wagga
8. Oura
9. Tarcutta
10. Uranquinty

1. Collingullie

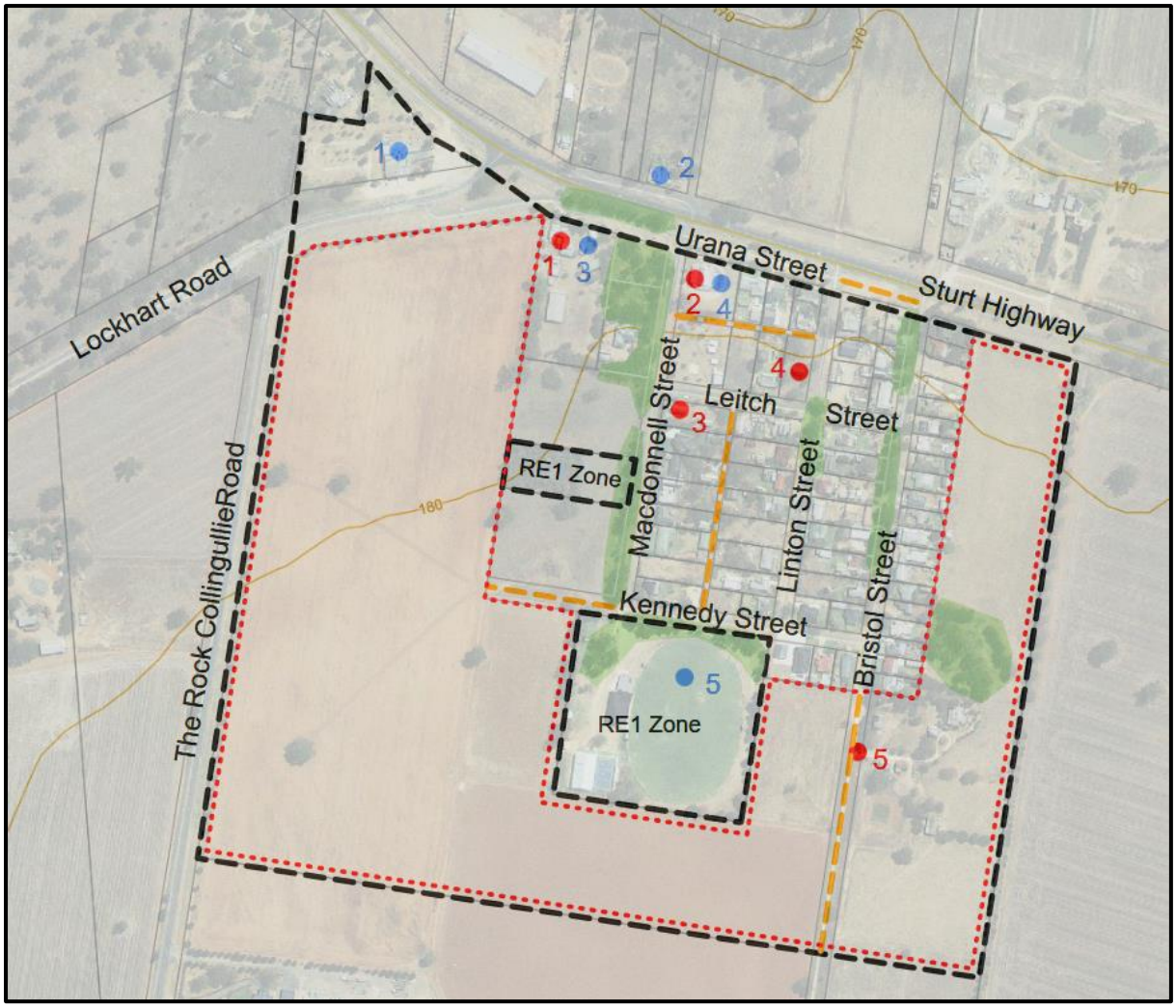
Collingullie is a closely settled village located along the Sturt Highway in close proximity to Wagga Wagga. The Sturt Highway forms the northern edge of the village, with the majority of residential development located on its southern side.

Collingullie Public School, established in 1878, remains a prominent landmark at the northern edge of the village and contributes to the village's historic identity and character. Other important landmarks include the Soldiers Memorial Hall, Crossroads Oval and the Gullie Pub, which contribute to the social and community identity of the village.

The established part of the village is characterised by generally consistent lot sizes and shapes, sealed roads with wide verges, a regular pattern of front setbacks and open or low rural-style fencing. These elements contribute to a cohesive village streetscape and reinforce the village's semi-rural character.

Land recently incorporated into the village boundary to the south, east and west provides opportunities for future residential and rural-residential lifestyle development. These growth areas are intended to support the village's long-term expansion while maintaining its established character and relationship with the surrounding rural landscape.

Collingullie will continue to develop as a sustainable and well-serviced village, providing a diverse mix of housing and lifestyle living opportunities while maintaining its distinctive rural village character and connection to the surrounding agricultural landscape.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 1 - I142; 2 - I141; 3 - I138; 4 - I137; 5 - I143
	Commercial or Community Use	1 - Hotel; 2 - Store; 3 - Public School; 4 - Soldiers Memorial Hall; 5 - Sports Ground
	Important Vegetation	
	Village Expansion Area	See Control C7.4.6-1
	Limited or no road infrastructure	Confirm status of road with Council

2. Currawarna

Currawarna is a small rural village located north of the Murrumbidgee River floodplain within an open agricultural landscape. The village has a strong visual connection to the surrounding rural environment and a distinct village edge, particularly along its northern and eastern boundaries. The land generally falls gently towards the floodplain located south of the village.

Old Narrandera Road is a prominent element, dissecting the village from east to west. On either side of the road, a regular subdivision pattern contributes to the village's distinctive character and provides a contrast to the surrounding rural landscape.

The village contains relatively large residential allotments that provide generous setbacks from property boundaries and contribute to an open, low-density settlement pattern. Development is dispersed throughout the village and a number of vacant and undeveloped allotments remain. There is generally no consistent pattern of front setbacks, although the narrower allotments along Cleek Street create a more closely settled streetscape character than other parts of the village.

Roads within the village comprise a combination of sealed and unsealed roads, together with sections of unformed road reserve. Roadside grass swale drainage systems and the informal road network contribute to the rural character of the village. The village is not serviced by a reticulated sewer system, with development relying on on-site wastewater management systems. The limited level of infrastructure and servicing available within parts of the village may constrain future development opportunities unless suitable upgrades are provided.

The Currawarna Recreation Ground and Community Centre are important community facilities and contribute to the social identity of the village.

Currawarna will continue to develop as a small rural village that retains its open settlement pattern, informal streetscape character and strong relationship with the surrounding agricultural landscape while accommodating development that is compatible with available infrastructure and servicing capacity.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 1 – I44
	Commercial or Community Use	1 – Recreation Ground and Community Centre
	Important Vegetation	
	Limited or no road infrastructure	Confirm status of road with Council

3. Galore

Galore is one of the smallest villages within the Wagga Wagga local government area. Located along the southern side of the Sturt Highway, the village is characterised by its sparse pattern of development, open rural character and strong visual connection to the surrounding agricultural landscape. Significant stands of vegetation along the Sturt Highway are a prominent landscape feature that contribute to the rural character and visual identity of the village, particularly when viewed from the highway corridor.

The village developed during the 1920s and retains a simple settlement pattern comprising a mix of regular village allotments and larger unsubdivided parcels. The landform is generally flat and development is dispersed throughout the village, reinforcing its low-density rural character. Many of the roads shown on the original subdivision pattern remain unformed, reflecting the limited extent of development that has occurred within the village.

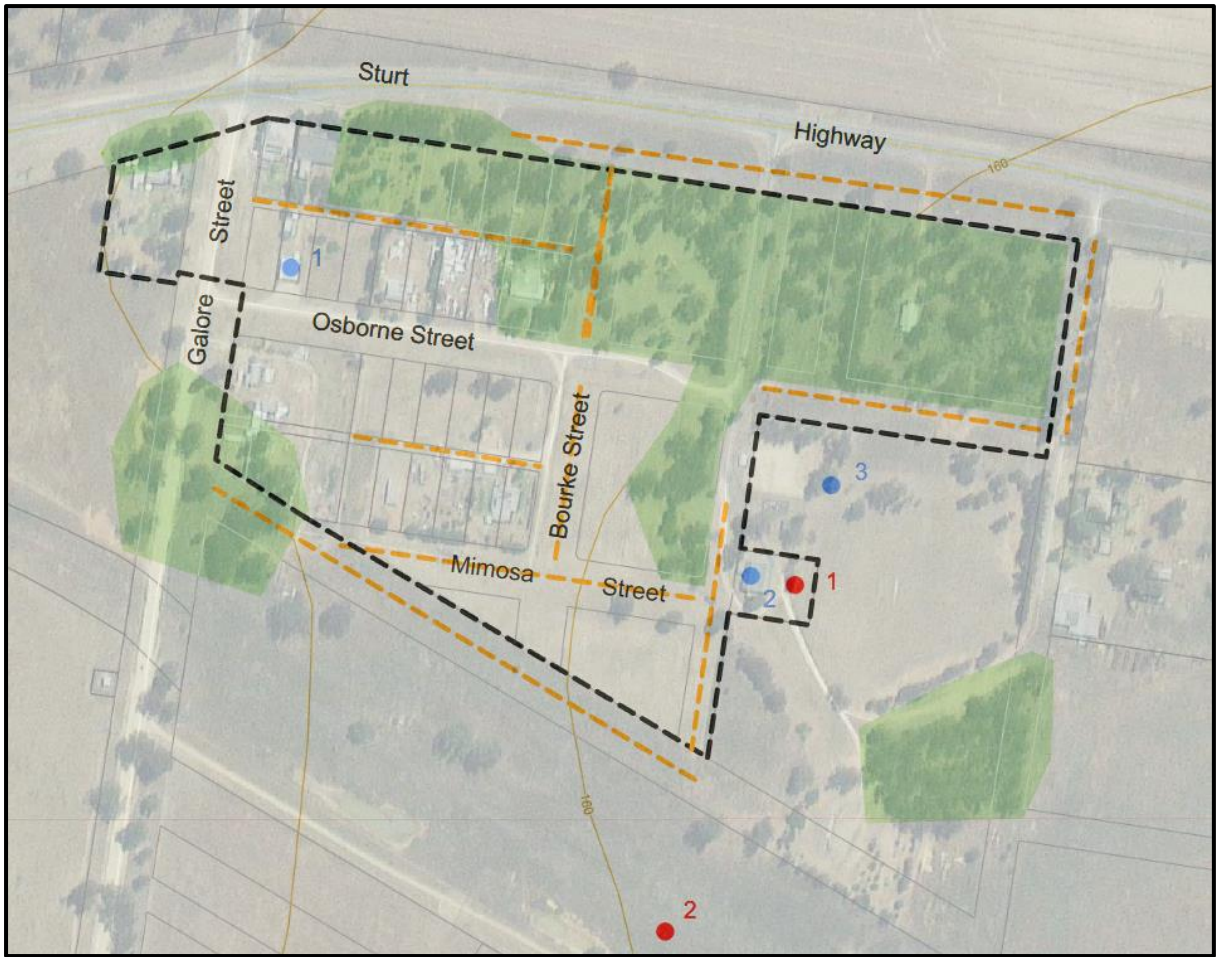
Buildings are generally single storey in scale, centrally located within allotments and characterised by generous setbacks from boundaries. Fencing, where provided, is typically open, low in height or rural in character. These elements contribute to the village's open and informal streetscape.

The village contains limited infrastructure and services, with development relying on on-site wastewater management systems. The extent of available infrastructure and servicing may constrain future development opportunities unless suitable upgrades are provided.

A substantial portion of the village is affected by the Murrumbidgee River floodplain. Flood risk and associated development constraints will continue to affect development opportunities within the village.

The Community Hall, Rural Fire Service facility and church buildings are important landmarks that contribute to the identity and social function of the village.

Galore will continue to develop as a small rural village that retains its low-density settlement pattern, open rural character and strong relationship with the surrounding agricultural landscape, while accommodating development that is compatible with available infrastructure and environmental constraints.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 1 - I66; 2 - I65
	Commercial or Community Use	1 - Rural Fire Service; 2 - Galore Hall; 3 - Recreation Area
	Important Vegetation	
	Limited or no road infrastructure	Confirm status of road with Council

4. Humula

Humula is one of Wagga Wagga's more remote villages, located within an undulating rural landscape south-east of Tarcutta. The village occupies an elevated setting, with many parts of the village enjoying views across the surrounding agricultural landscape. Approaches to the village are defined by the surrounding hills, road alignments and established vegetation, creating a distinctive sense of arrival.

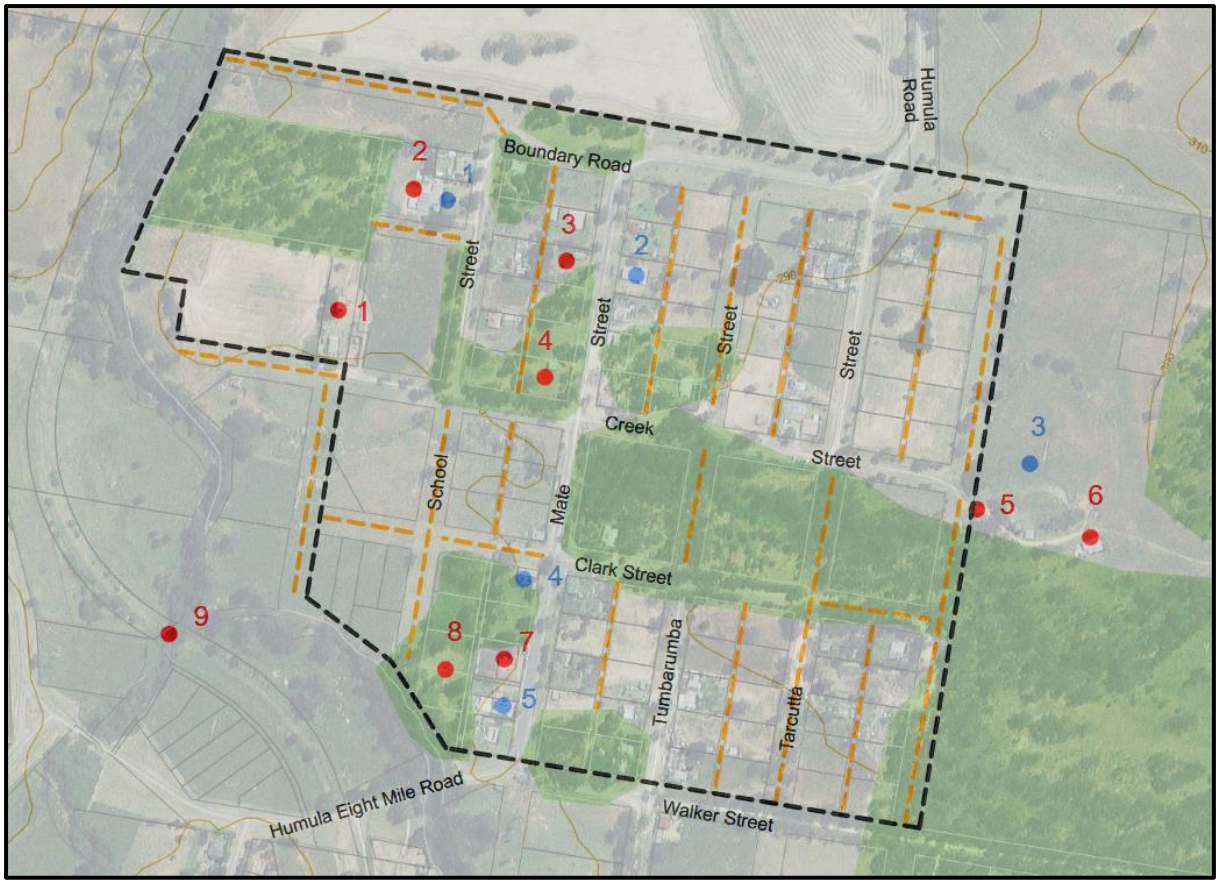
The village is characterised by a regular subdivision pattern comprising generally large allotments. Significant portions of the original village subdivision pattern remain undeveloped, including a number of undeveloped road reserves. Development is dispersed throughout the village and there is no dominant pattern of front setbacks. The combination of generous lot sizes, low-density development and the surrounding rural landscape contributes to the village's open rural character.

Large stands of established vegetation extend into the central parts of the village, particularly between Clark Street and Creek Street, and form an important landscape feature that contributes to the village's distinctive character and rural setting.

Mate Street forms the focus of village activity and contains a concentration of community facilities and services. Key community landmarks include the Humula Citizens Sports Club, Humula Public School, Memorial Hall and Rural Fire Service facility, all of which contribute to the social identity and function of the village. The Humula Sports Ground occupies a large area along the eastern edge of the village and provides an important recreational and community asset.

The village contains limited infrastructure and services, with development reliant on available local infrastructure capacity and on-site wastewater management systems. Infrastructure constraints and the extent of undeveloped road reserves may influence the scale and nature of future development unless appropriate upgrades are provided.

Humula will continue to develop as a small rural village that retains its scenic landscape setting, established vegetation, open settlement pattern and strong community identity while accommodating development that is compatible with the character, infrastructure capacity and environmental setting of the village.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 1 - I121; 2 - I132; 3 - I129; 4 - I128; 5 - I123; 6 - I122; 7 - I127; 8 - I131; 9 - I124
	Commercial or Community Use	1 - Public School; 2 - Memorial Hall; 3 - Sports Ground; 4 - Rural Fire Service; 5 - Citizens Sports Club
	Important Vegetation	
	Limited or no road infrastructure	Confirm status of road with Council

5. Ladysmith

Ladysmith is located on the eastern side of Kyeamba Creek within a rural landscape south of the earlier settlement of Alfredtown. The village has a well-defined form and a strong relationship with the surrounding agricultural landscape.

Tumbarumba Road forms the principal activity corridor through the village and contains a concentration of community and commercial activities, including the general store and Ladysmith Memorial Hall. The road forms the focus of village activity and community life. The former railway corridor and the former Ladysmith Railway Station and siding are significant physical and historical features that contribute to the structure and character of the village.

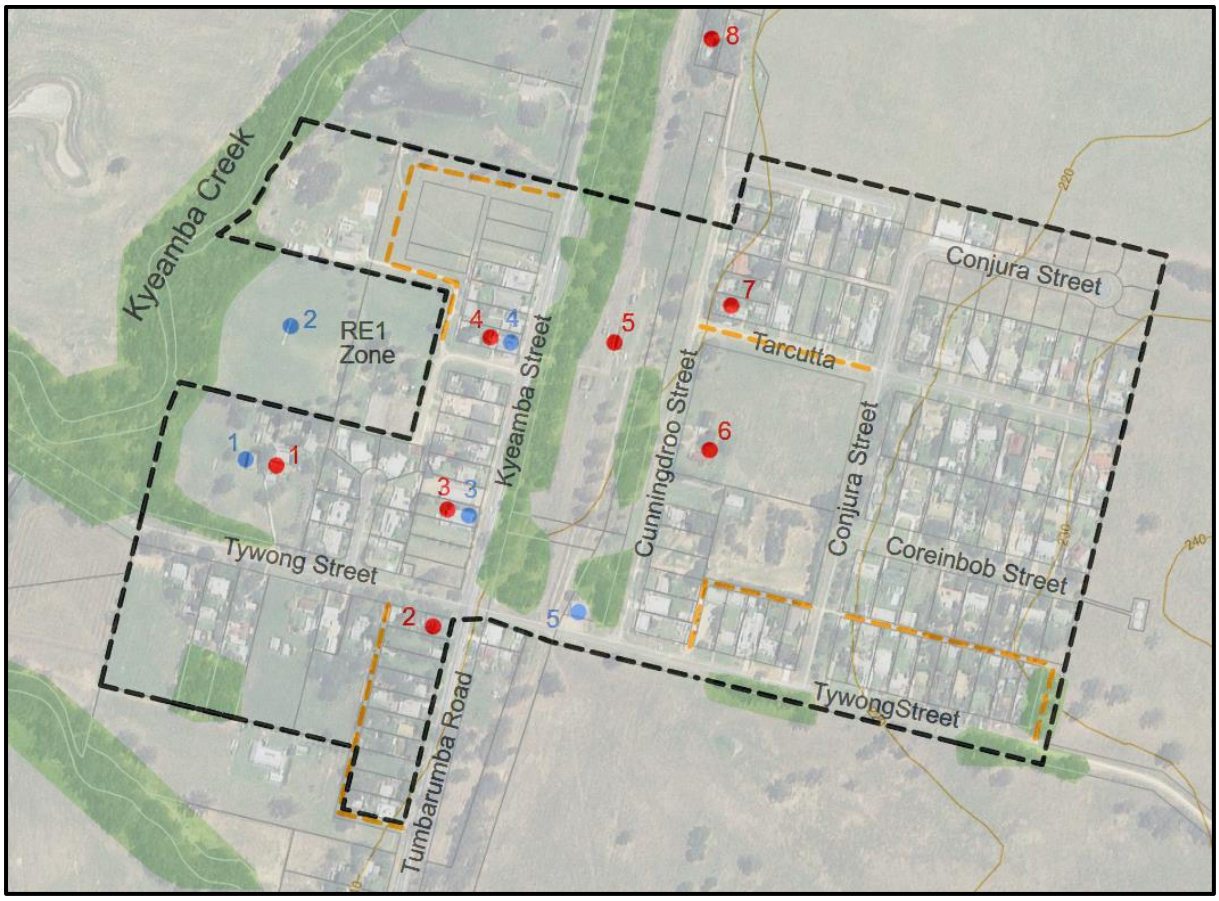
The land generally falls from east to west towards Kyeamba Creek and its floodplain. The eastern parts of the village enjoy views across the village and surrounding rural landscape, while parts of the western edge are affected by flood-prone land associated with Kyeamba Creek. These environmental constraints have influenced the pattern of development within the village and continue to affect future development opportunities.

The village is characterised by a regular grid subdivision pattern, generally consistent front setbacks and generous side setbacks. Dwellings are typically positioned centrally within allotments, contributing to an orderly and open village character. While lot sizes and frontage widths vary across the village, development generally reflects the established subdivision pattern and streetscape character.

Community facilities including Ladysmith Public School, the Memorial Hall, Rural Fire Service facility and local sporting and recreation facilities contribute significantly to the social identity and ongoing function of the village.

The village is serviced by reticulated sewer infrastructure. However, some undeveloped roads and laneways remain within the original subdivision pattern and may constrain development opportunities where access, servicing or infrastructure upgrades are required.

Ladysmith will continue to develop as a rural village that retains its established streetscape character, strong community identity and relationship with the surrounding rural landscape while accommodating orderly growth that is responsive to environmental constraints and available infrastructure capacity.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 **1** – I153; **2** - I151; **3** - I149; **4** - I148; **5** - I150; **6** - I144; **7** - I152; **8** - I145
	Commercial or Community Use	**1** - Primary School; **2** - Sports Ground; **3** - Memorial Hall; **4** - Former Store; **5** - Rural Fire Service
	Important Vegetation	
	Limited or no road infrastructure	Confirm status of road with Council

6. Mangoplah

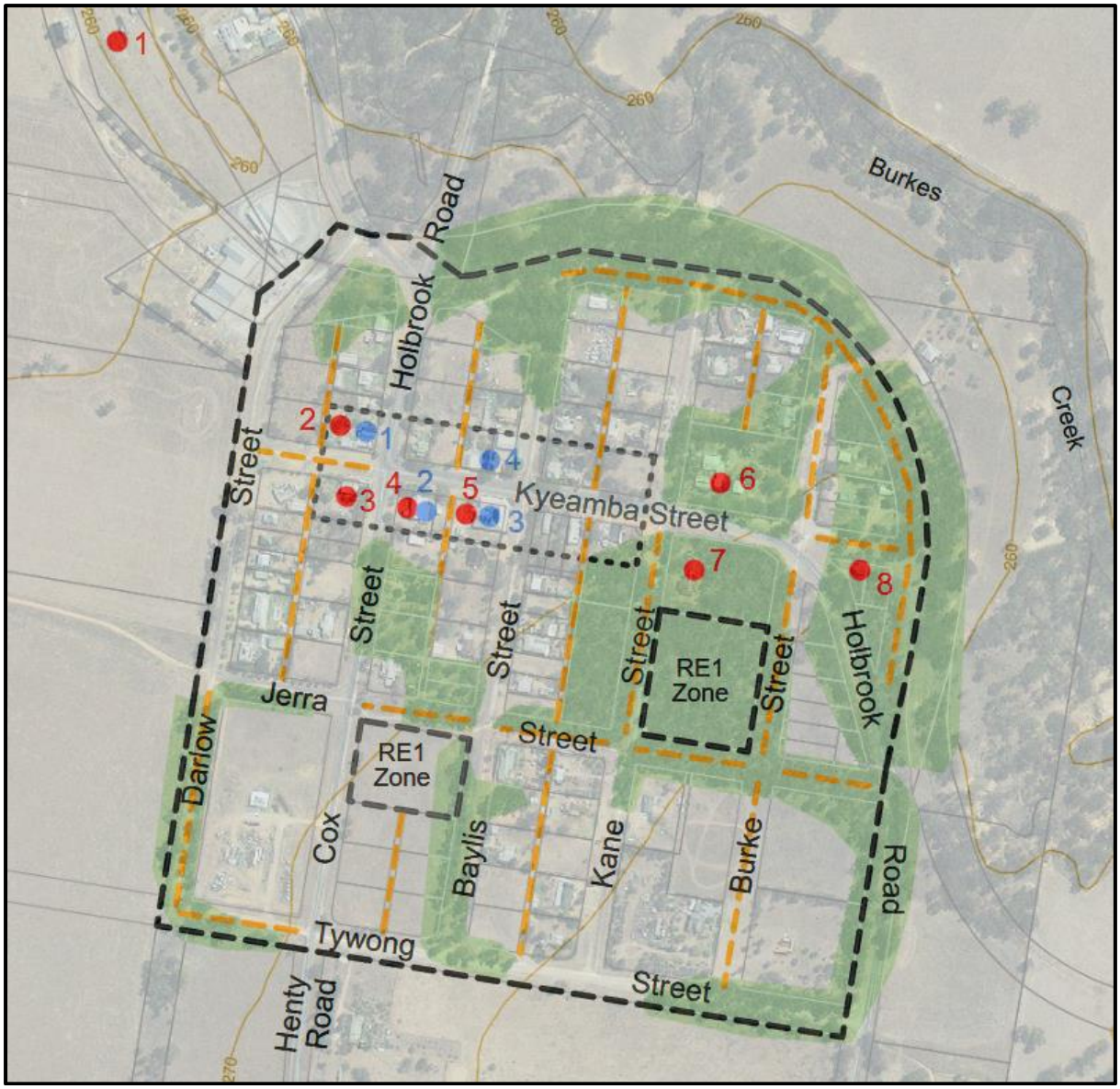
Mangoplah is a rural village located along Holbrook Road within a gently undulating landscape. The village occupies land rising south from the Burkes Creek corridor along its northern edge, creating a relatively enclosed village setting that contrasts with the surrounding rural landscape.

Kyeamba Street forms the main activity spine of the village and contains a concentration of commercial, community and social activities. The Mangoplah Hotel, local store, Rural Supplies business, Mangoplah Hall and churches are important landmarks that contribute to the identity and function of the village.

The village is characterised by a regular grid subdivision pattern, with streets that generally frame local views and are influenced by the surrounding landform. While views are generally contained by the topography, the western part of the village provides broader views across the surrounding rural landscape.

Large areas of established vegetation occur within the central and north-eastern parts of the village and form an important component of its landscape character. These vegetation areas contribute to the village setting but may also present constraints to future development in some locations. Roads within the village comprise a combination of sealed and unsealed roads, with roadside swale drainage systems contributing to the informal rural character of the village. Significant portions of the original subdivision pattern remain undeveloped, including undeveloped allotments, road reserves and a number of unformed or partially constructed roads and laneways. These areas reflect the historic development of the village and may present access, servicing and infrastructure challenges where future development relies upon them.

Mangoplah is serviced by reticulated sewer infrastructure, which supports future development within the village. Mangoplah will continue to develop as a rural village that retains its distinctive landscape setting, established vegetation, informal streetscape character and strong community identity while accommodating development that responds to the village's environmental and infrastructure constraints.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 1 – I155; 2 - I154; 3 - I161; 4 - I157; 5 - I160; 6 - I158; 7 - I162; 8 - I159
	Commercial or Community Use	1 – General Store; 2 - Hall; 3 - Hotel; 4 – Commercial Business
	Important Vegetation	
	Preferred Commercial and Non-Residential Activity Area	See Controls C7.4.6-2
	Limited or no road infrastructure	Confirm status of road with Council

7. North Wagga

North Wagga is zoned RU5 Village under the LEP 2010. While RU5 zones typically apply to small, relatively self-contained village settlements, North Wagga is uniquely located immediately adjacent to the Wagga Wagga urban area and functions in close association with the city's broader residential, employment and commercial areas.

This proximity to the urban area has resulted in growing demand for non-residential uses within the village, including storage-based, depot-type and other low-intensity commercial or quasi-industrial forms of development. This demand is reinforced by the availability of vacant and undeveloped land within the village, much of which exists due to historic flood constraints and long-standing limitations on residential expansion.

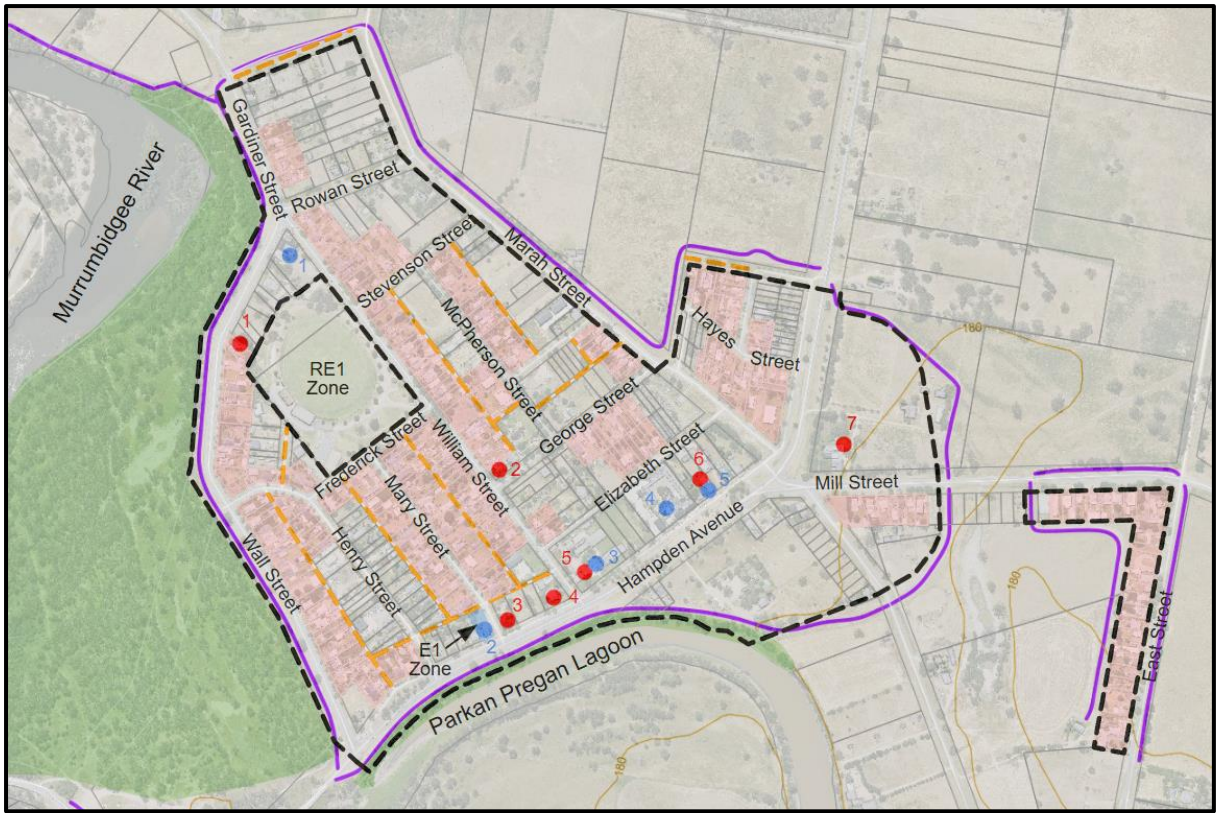
North Wagga is surrounded by a ring levee. During major flood events, the village may become isolated and, in more severe events, inundated by floodwaters once the levee system is overtopped (a "low flood island" condition). This flood setting has historically shaped development patterns and continues to influence land use suitability, infrastructure provision and development feasibility across the village.

The village is also characterised by limited and variable infrastructure capacity. Stormwater systems are generally limited, with a combination of kerbed and un-kerbed streets and areas of minimal formal surface drainage. Road carriageways and associated transport infrastructure are generally not constructed to standards that would support more intensive or industrial-style forms of development, particularly those involving regular heavy vehicle movements or extensive hardstand areas.

Within this context, North Wagga exhibits a varied and fragmented village form. Some areas contain established residential development with cohesive built form, consistent setbacks and defined streetscape character, while other areas comprise vacant or undeveloped allotments, large parcels of land, or transitional spaces with limited built form definition. This variation results in differing levels of sensitivity to change across the village. Areas exhibiting a cohesive residential character, characterised by established dwellings, consistent setbacks and defined streetscape patterns, are identified on the Village Plan as Residential Character Areas and are particularly sensitive to development that may adversely affect residential amenity, streetscape character or neighbourhood cohesion.

North Wagga contains a small number of established non-residential and community uses that contribute to its village function, including the Palm and Pawn Hotel, Black Swan Hotel, North Wagga Public School, North Wagga Community Hall and McPherson Oval. These uses provide local services and activity but do not alter the predominantly residential character of the village.

The combination of urban proximity, increasing demand for non-residential uses, flood constraints, limited infrastructure capacity and variable residential character contributes to a complex planning environment in which land use compatibility, scale, intensity and siting require careful consideration.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 **1** – I232; **2** – I233; **3** – I235; **4** - I236; **5** – I234; **6** – I237; **7** – I117
	Commercial or Community Use	**1** - Hotel; **2** - Shop **3** – Primary School; **4** – Hotel, **5** - Hall
	Residential Character Area	See controls under Section 7.4.3.
	E1 Local Centre Zone	
	Important Vegetation	
	Limited or no road infrastructure	Confirm status of road with Council
	Flood Levee System	

8. Oura

Oura is a rural village located between Oura Hill and the Murrumbidgee River floodplain. The village is situated on the eastern side of Oura Road and is characterised by its open rural setting, strong landscape features and distinctive relationship with the surrounding floodplain and hill landforms.

The primary entry to Oura is from the west along Wagga Wagga Street. The approach is characterised by open rural paddocks, scattered trees, wide verges and expansive views across the surrounding landscape, which contribute significantly to the identity and character of the village.

Oura Hill provides a prominent backdrop to the village and is a defining landscape feature. Views towards the hill, particularly along Mitchell Street and from the western end of Wagga Wagga Street, contribute to the character of the village. Established trees along Wagga Wagga Street further reinforce these views and form an important component of the village streetscape.

The village is characterised by a regular grid subdivision pattern that extends across the relatively level developed areas of the settlement. The pattern of development and concentration of activity along Wagga Wagga Street contributes to the village's linear form. Lots are generally consistent in size and shape, with dwellings typically set back from the street and separated by generous side setbacks, creating an open rural village character.

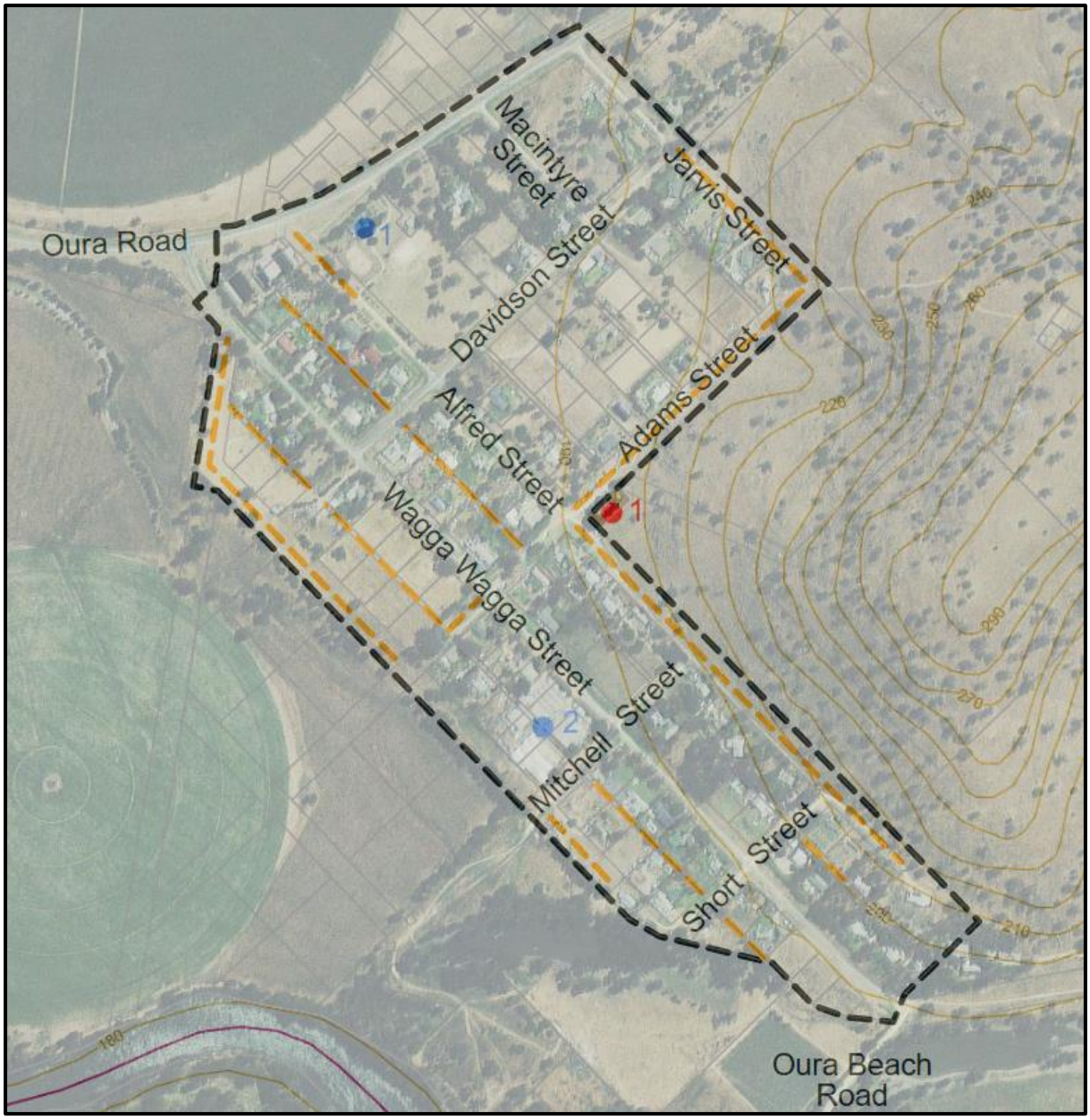
Roads within the village comprise a combination of sealed and unsealed roads, together with a number of unformed roads and road reserves. Significant sections of the historic subdivision pattern remain undeveloped throughout the village, including undeveloped allotments and unformed roadways. These areas reflect the historic development pattern of Oura and may present access, servicing and infrastructure challenges where future development relies upon them.

The village does not contain a defined commercial centre, although a small number of non-residential uses are located along Wagga Wagga Street, particularly towards the eastern end of the village. The northern part of the village exhibits a predominantly residential character.

The village is not serviced by reticulated sewer infrastructure, with development relying on on-site wastewater management systems. Infrastructure limitations, together with the extent of unformed roads and undeveloped road reserves, may constrain future development opportunities unless appropriate upgrades are provided.

Much of the village is affected by flooding associated with the Murrumbidgee River floodplain, particularly within the eastern and south-eastern parts of the settlement. Flood risk has significantly influenced the historic pattern of development and continues to constrain future development opportunities within parts of the village.

Oura will continue to develop as a rural village that retains its open settlement pattern, strong landscape setting and relationship with Oura Hill and the surrounding floodplain, while accommodating development that responds to environmental constraints and available infrastructure capacity.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 **1** - I181
	Commercial or Community Use	**1** – Oura Hall; **2** – Commercial Business
	Limited or no road infrastructure	Confirm status of road with Council

9. Tarcutta

Tarcutta is a historic village located along the Hume Highway corridor and occupies an important position between Sydney and Melbourne. The village developed around early traveller and service facilities and retains a number of heritage buildings and sites that contribute to its identity and character.

The village is situated within an undulating landscape. Land generally falls from the north-east towards the south-west and from the western edge of the village towards the highway corridor. Established vegetation throughout the village, particularly on the elevated western slopes and north-western areas, forms a significant landscape feature and contributes to the village setting. These vegetated slopes provide an important visual backdrop to much of the village.

Sydney Street forms the historic main street of Tarcutta and remains the focus of commercial, community and visitor activity. The village contains a concentration of commercial and non-residential uses including the Tarcutta Hotel, truck parking facilities, the Country Women's Association building, Memorial Hall, the Truck Drivers Memorial and the Tarcutta RSL and Bowling Club. These facilities contribute to Tarcutta's distinct identity as a service centre and community hub.

The completion of the Hume Highway bypass has significantly altered traffic conditions within the village, reducing through traffic and heavy vehicle movements through the town centre. Despite the bypass, Tarcutta continues to function as an important stopping point for heavy vehicles, particularly through the large purpose-built truck parking facility located on Sydney Street. While the highway corridor remains a defining element of Tarcutta's history and development, the bypass has created opportunities to enhance the village environment and reinforce its role as a local community and visitor destination.

The village is characterised by an irregular subdivision pattern that reflects its historic development. Lot sizes, shapes and frontage widths vary considerably throughout the village and contribute to a diverse streetscape character. Residential development is generally low scale and predominantly single storey in form.

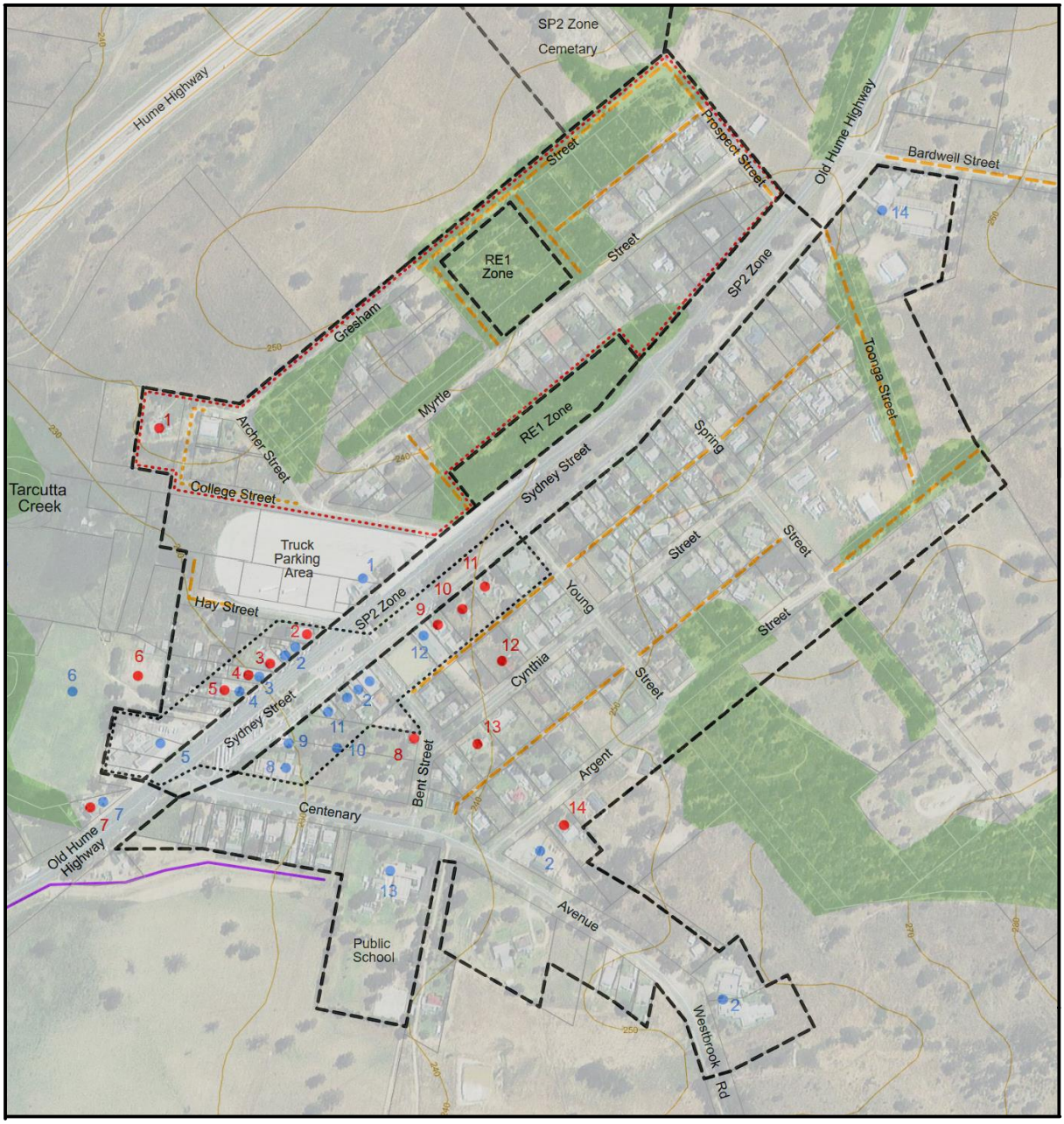
The village contains a number of undeveloped road reserves and remnants of the original subdivision pattern. Where future development relies on these areas, access, servicing and infrastructure requirements may present development constraints.

Tarcutta is serviced by reticulated sewer infrastructure, which supports future development within the village. However, significant vegetation, topography and other environmental constraints continue to influence development opportunities in parts of the village, particularly on the western side where servicing constraints limit the potential for closer settlement.

The western side of the village is also constrained by steep topography and established vegetation, which reduce its suitability for more intensive forms of residential development and have influenced the pattern of growth within the village.

Flood-prone land associated with Tarcutta Creek affects a small part of the south-eastern edge of the village. While the extent of flooding is limited, it continues to influence development opportunities within affected areas.

Tarcutta will continue to develop as a rural village that retains its historic character, strong landscape setting and community identity while accommodating development that responds to environmental constraints, infrastructure capacity and its role as an important service and visitor destination.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 1 – I195; 2 – I215; 3 – I214; 4 – I213; 5 - I209; 6 – I207; 7 – I212; 8 – I192; 9 – I210; 10 – I211; 11 – I208; 12 – I193; 13 – I194; 14 – I191
	Commercial or Community Use	1 – Truck Parking; 2 – Commercial Businesses 3 – Memorial Hall; 4 – Post Office; 5 – Service Station; 6 – Sports Ground; 7 – Hotel; 8 – Police Station; 9 – Memorial; 10 – Public Park; 11 – Country Women's Association; 12 – RSL Club; 13 – Primary School; 14 - Motel

Symbol	Description	Notes
	Important Vegetation	
	Development Control	See Controls C7.4.6-3 and C7.4.6-4
	Topography, Vegetation and Servicing Constraint Area	See Controls C7.4.6-5 and C7.4.6-6
	Limited or no road infrastructure	Confirm status of road with Council
	Flood Levee System	

10. Uranquinty

Uranquinty was proclaimed as a village in 1888 and is located along the Olympic Highway approximately 15 kilometres south of Wagga Wagga. Its proximity to Wagga Wagga has influenced recent growth and development, with the village functioning as a rural settlement that maintains strong connections to the city while retaining its own distinct identity and character.

The village is approached from the north and south along the Olympic Highway/Morgan Street. Mature trees, established landscaping and views to prominent village landmarks help define the approach to the village and reinforce its distinct identity. Commercial premises, community facilities, the railway corridor, memorial and public open spaces all contribute to the identity of the village and reinforce its role as a local service and community centre.

The development of Uranquinty was strongly influenced by the construction of the railway line. The original village centre developed on both sides of the railway corridor and remains evident in the pattern of heritage buildings, community facilities and commercial activities that are concentrated around Morgan Street and the original village core.

Uranquinty contains a number of heritage items, including public and community buildings, the Uranquinty Hotel and historic commercial buildings along Morgan Street. These heritage elements contribute to a distinctive main street character and provide an important connection to the village's history and development.

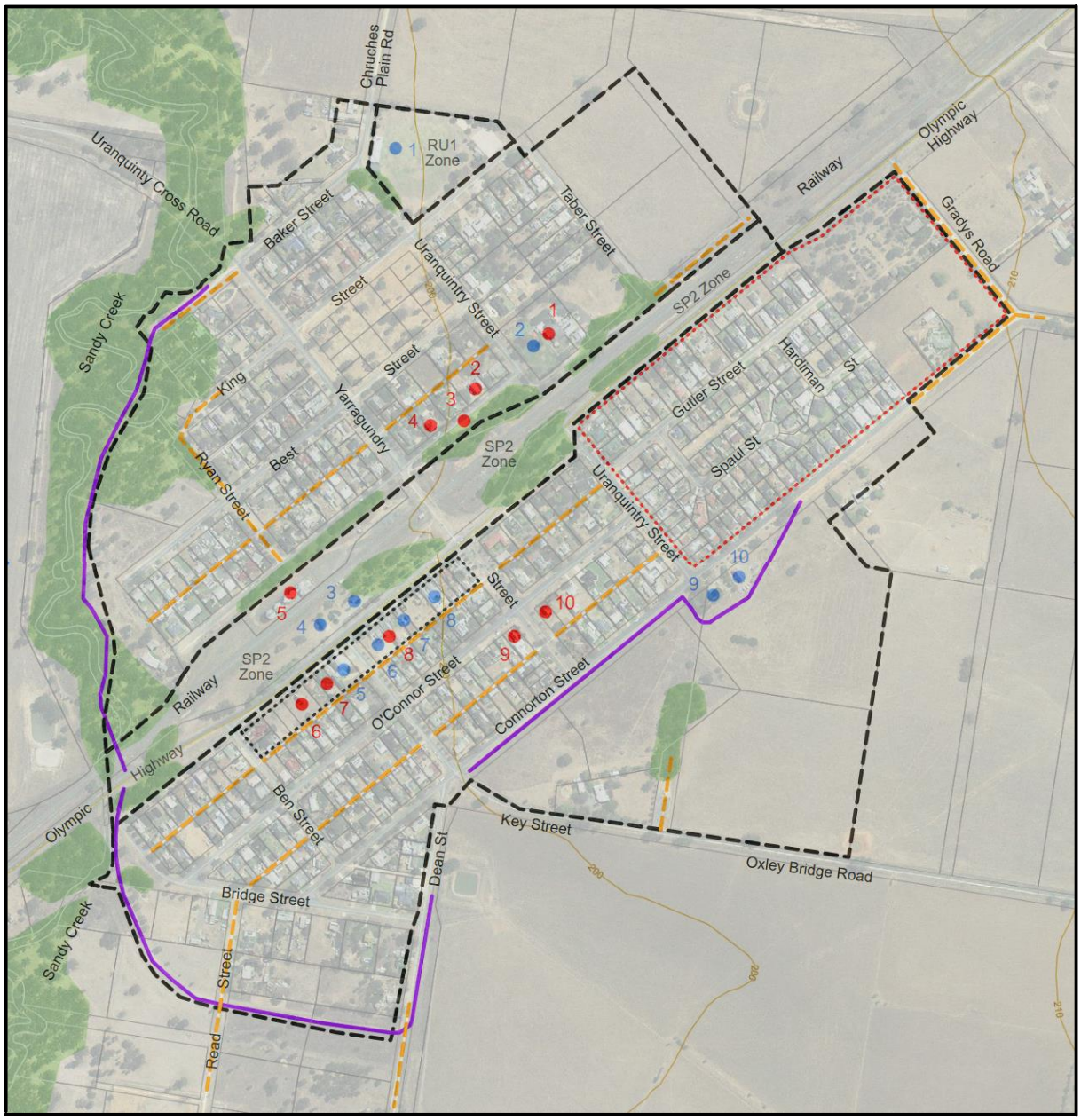
The southern and western parts of the village generally retain a traditional village character, with larger allotments, generous setbacks and a less formal streetscape. More recent residential development to the north-east of the original village has introduced smaller allotments and a more urban subdivision pattern, reflecting the village's growth and increasing connection with Wagga Wagga. This area exhibits a more suburban residential character than other parts of the village and provides an appropriate context for development that reflects contemporary residential built form and development patterns.

The village is bounded by Sandy Creek to the west, which provides a strong natural edge to the settlement. Land to the east of the established village retains a predominantly rural character and contributes to the transition between the village and surrounding agricultural land.

Road infrastructure is generally established throughout Uranquinty. While some partially constructed laneways remain within the subdivision pattern, the village has a relatively complete urban road network. The village is also serviced by reticulated sewer infrastructure, supporting ongoing residential and community development.

Flooding and stormwater management continue to influence development within parts of the village. Land adjoining Sandy Creek is subject to creek flooding, while localised stormwater flooding and drainage constraints affect other low-lying parts of the village. These constraints have influenced the historic pattern of development and continue to affect future development opportunities in some locations.

Uranquinty will continue to develop as a well-serviced rural village that retains its historic character, railway heritage, community identity and relationship with the surrounding landscape while accommodating growth associated with its proximity to Wagga Wagga.



Map Key

Symbol	Description	Notes
	Village RU5 boundary	
	Item of Environmental Heritage	Refer to Schedule 5 of LEP 2010 **1** – I297; **2** – I295; **3** – I304; **4** – I294; **5** – I296; **6** – I288; **7** – I290 & I291; **8** – I289; **9** – I293; **10** - I292
	Commercial or Community Use	**1** – Community Hall & Sports Ground; **2** – Primary School; **3** – Highway Rest Area; **4** – Rural Fire Service; **5** – service Station; **6** – Hotel; **7/8** – Commercial Businesses; **9** – Child Care; **10** – Men's Shed
	Important Vegetation	

Symbol	Description	Notes
	Main Street Character Area	See control C7.4.6-7
	Suburban Residential Character Area	See control C7.4.6-8
	Limited or no road infrastructure	Confirm status of road with Council
	Flood Levee System	

APPENDIX F
Precinct Plans

Figure F1 – Productivity Support Precinct 1

Figure F2 – Productivity Support Precinct 2

Figure F3 – Productivity Support Precinct 3

Figure F1 - Productivity Support Precinct 1

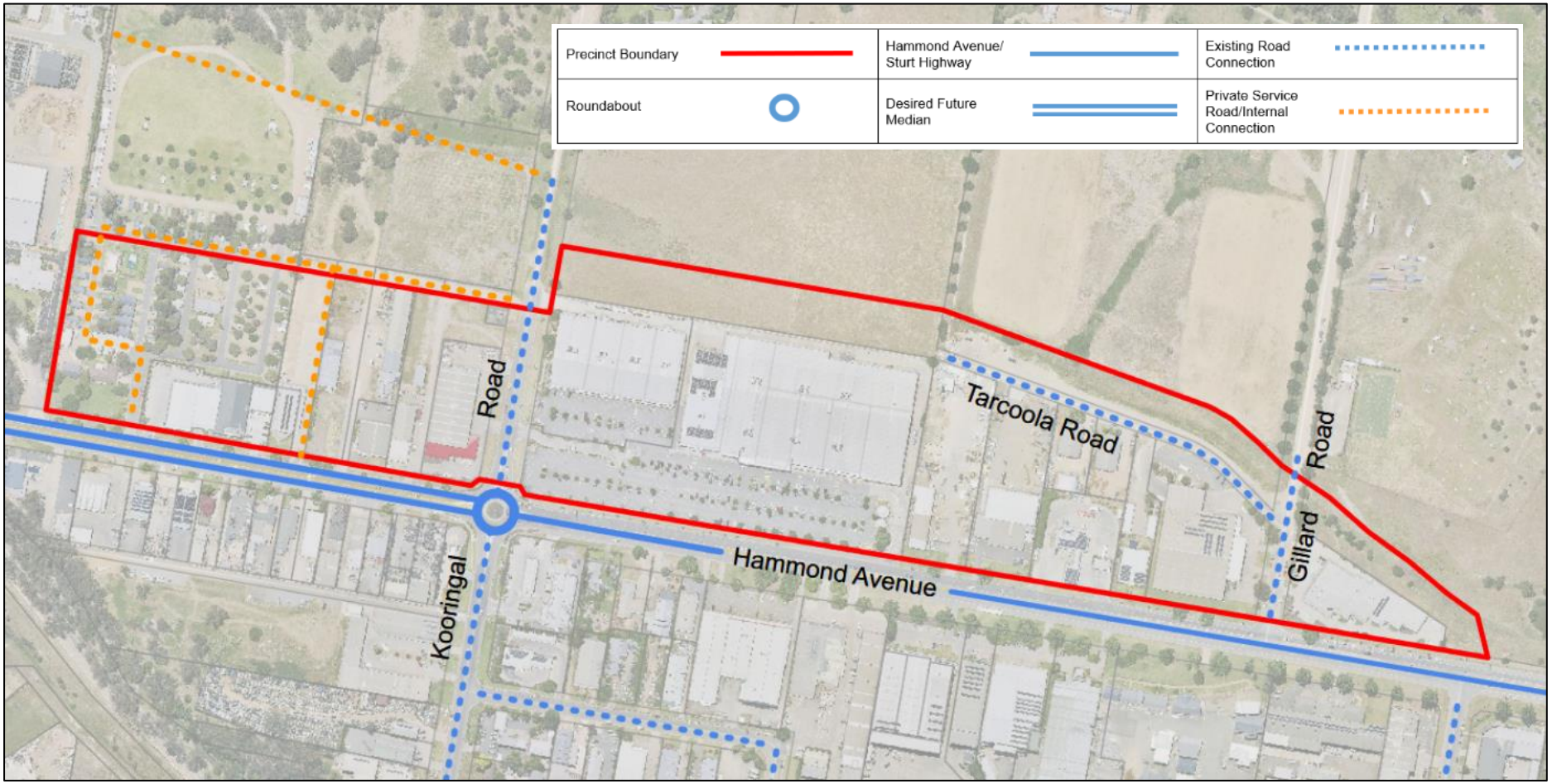


Figure F2 - Productivity Support Precinct 2

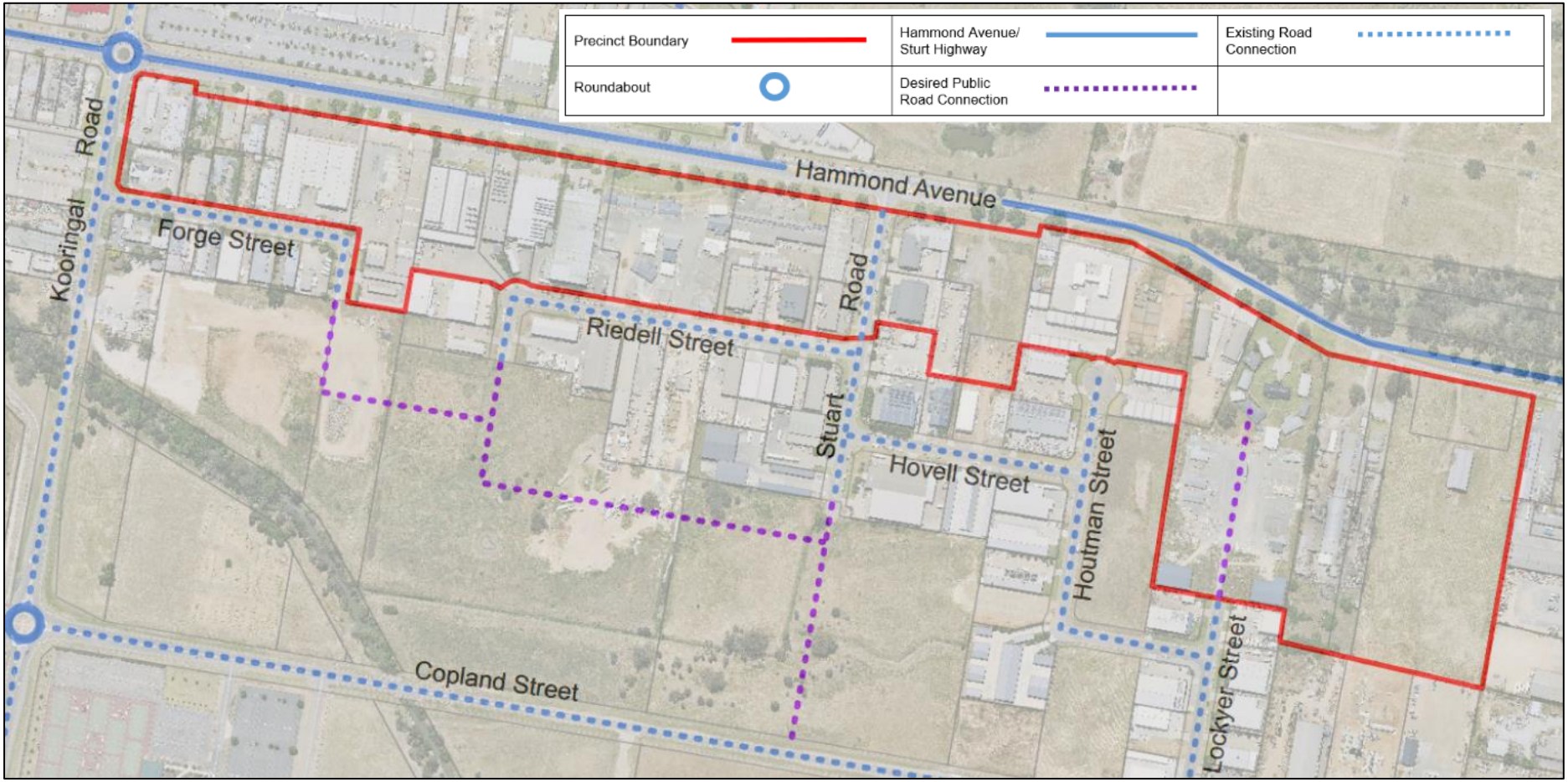
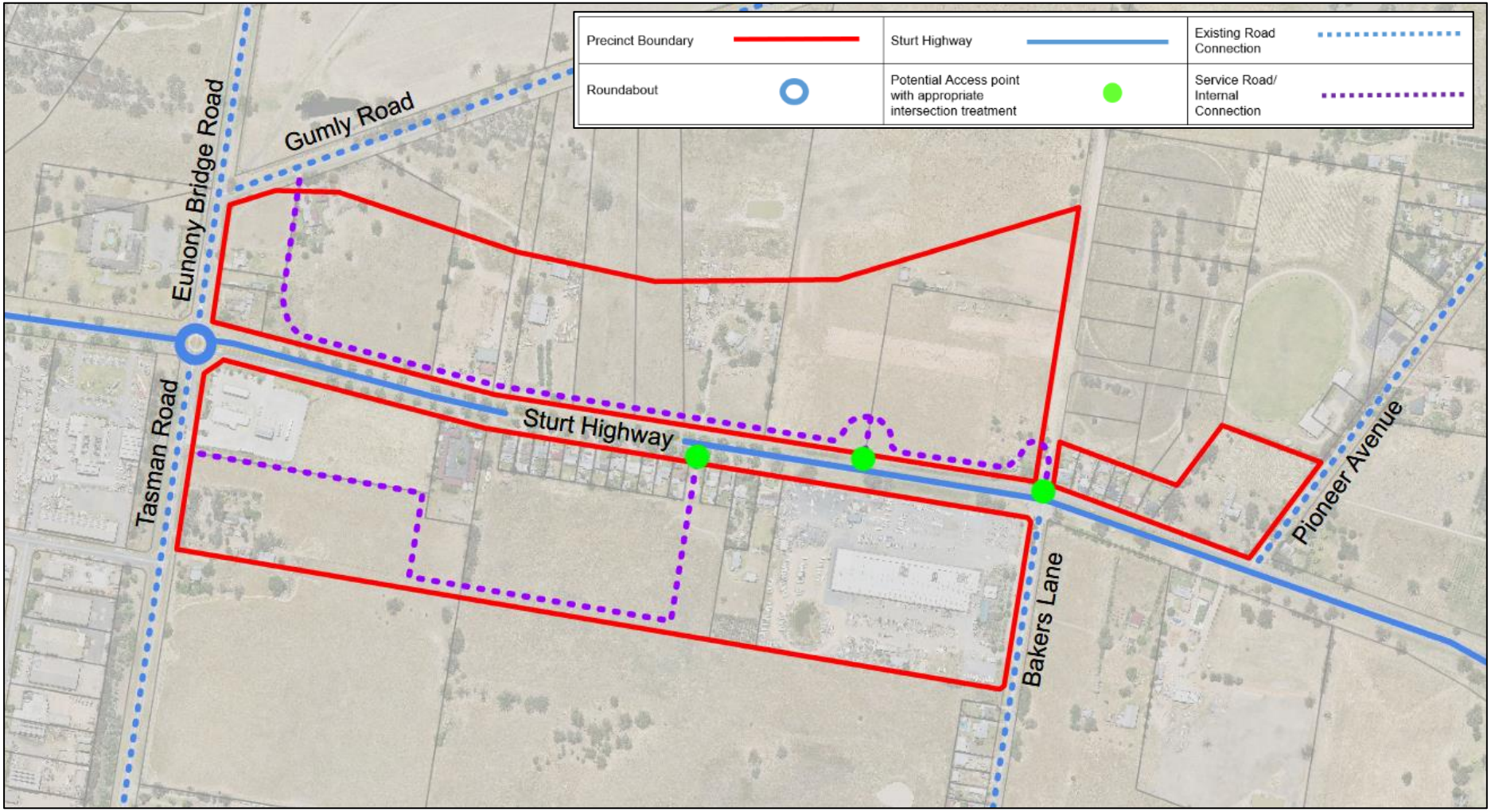


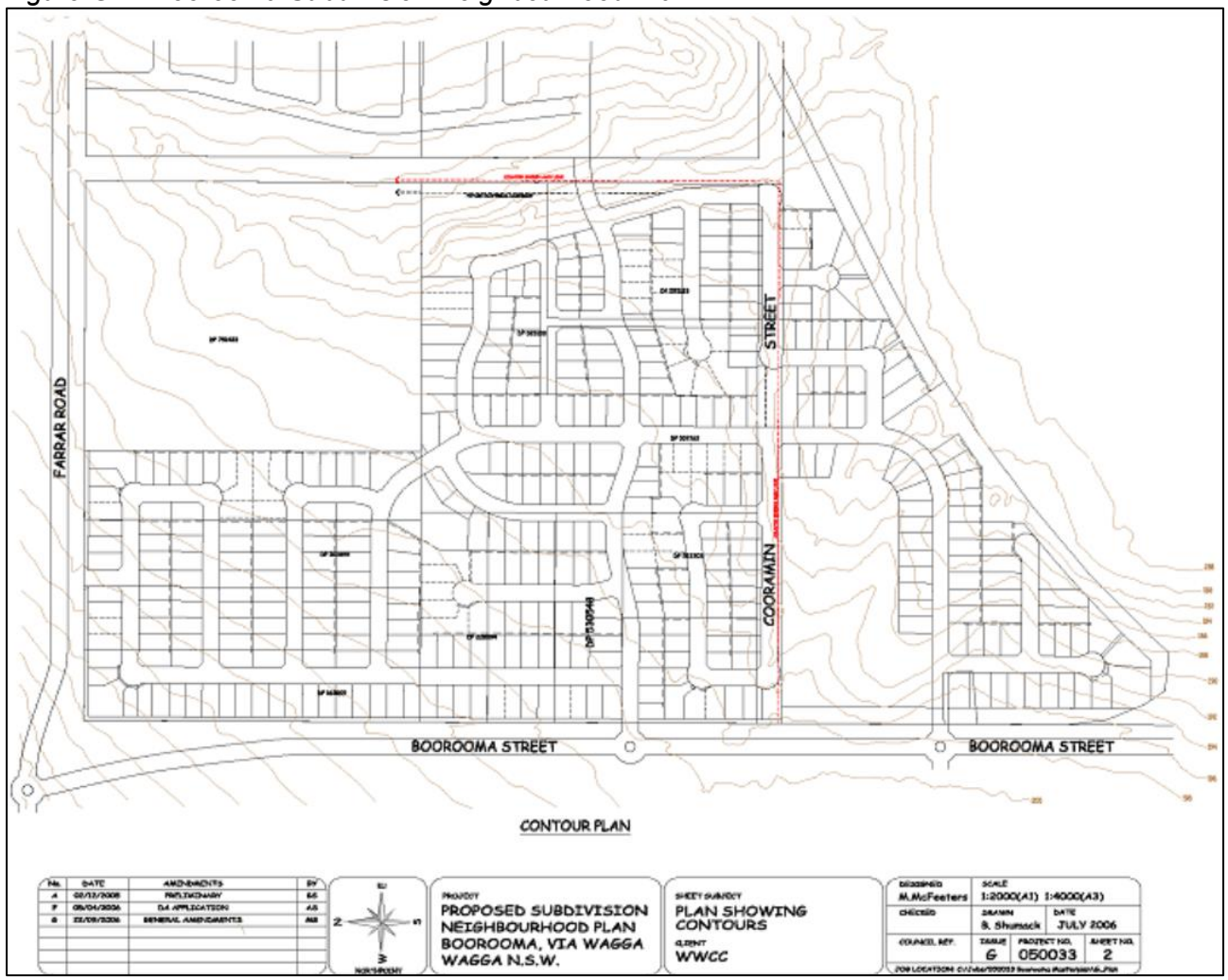
Figure F3 - Productivity Support Precinct 3



APPENDIX G
West Boorooma Precinct Plan

Figure G1 – Boorooma Subdivision Neighbourhood Plan

Figure G1 - Boorooma Subdivision Neighbourhood Plan



APPENDIX H
Growth Area - Gobbagombalin

Central and Northern Precincts Masterplans

- **H1 Topography & Landscape Constraints Plan**
- **H2 Sewer catchments & Pump Stations Plan**
- **H3 Stormwater Drainage Catchment Plan**
- **H4 Road Hierarchy Plan**
- **H5 Cycleway / Shared Path Plan**
- **H6 Footpath Route Plan**
- **H7 Bus Route Plan**
- **H8 Release Area Staging Plan**
- **H9 Biodiversity Attributes Plan**
- **H10 Salinity Monitoring / Piezometer Location Plan**
- **H11 Open Space / Drainage Areas Plan**
- **H12 Layout Plan**
- **H13 Aboriginal Heritage Plan**

South-Western Precinct Masterplans

- **H14 Neighbourhood Layout Plan**
- **H15 Road Hierarchy Plan**
- **H16 Staging Plan**

South-Eastern Precinct Masterplans

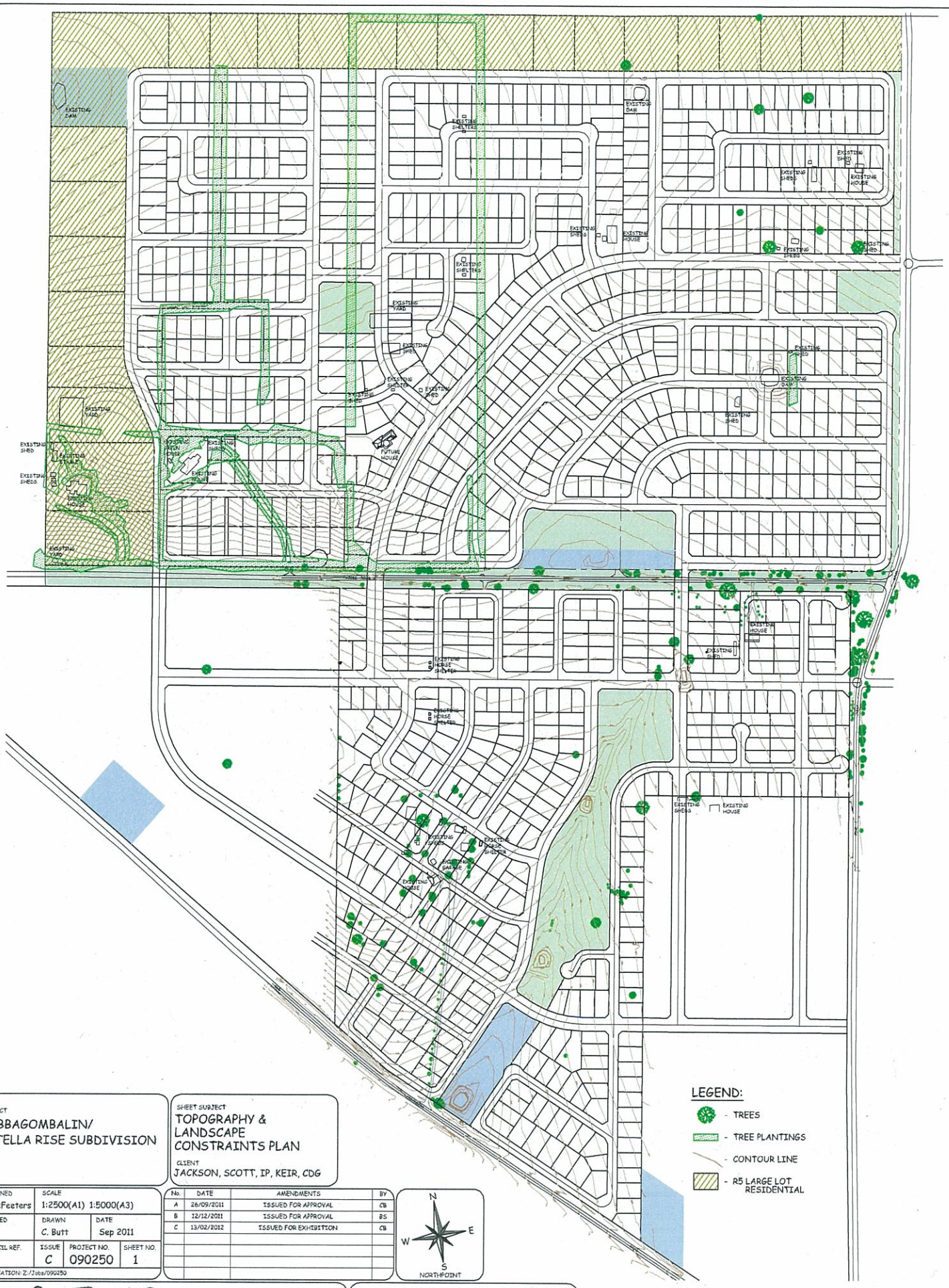
- **H17 Topography and Constraints Plan**
- **H18 Sewer Catchments and Pump Stations Plan**
- **H19 Stormwater Drainage Plan**
- **H20 Road Network Plan**
- **H21 Cycleway Plan**
- **H22 Footpath Plan**
- **H23 Bus Route Plan**
- **H24 Staging Plan**
- **H25 Biodiversity Attributions Plan**
- **H26 Salinity Monitoring Piezometer Location Plan**

H27 Open Space and Stormwater Dedication Plan

H28 Gobbagombalin Layout Plan

H29 Aboriginal Heritage Plan

Gobbagombalin Growth Area – Central and Northern Precincts Masterplans



PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
TOPOGRAPHY &
LANDSCAPE
CONSTRAINTS PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	C	090250 / 1

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	12/12/2011	ISSUED FOR APPROVAL	BS
C	13/02/2012	ISSUED FOR EXHIBITION	CB

N
W E
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NORTHPOINT

MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN

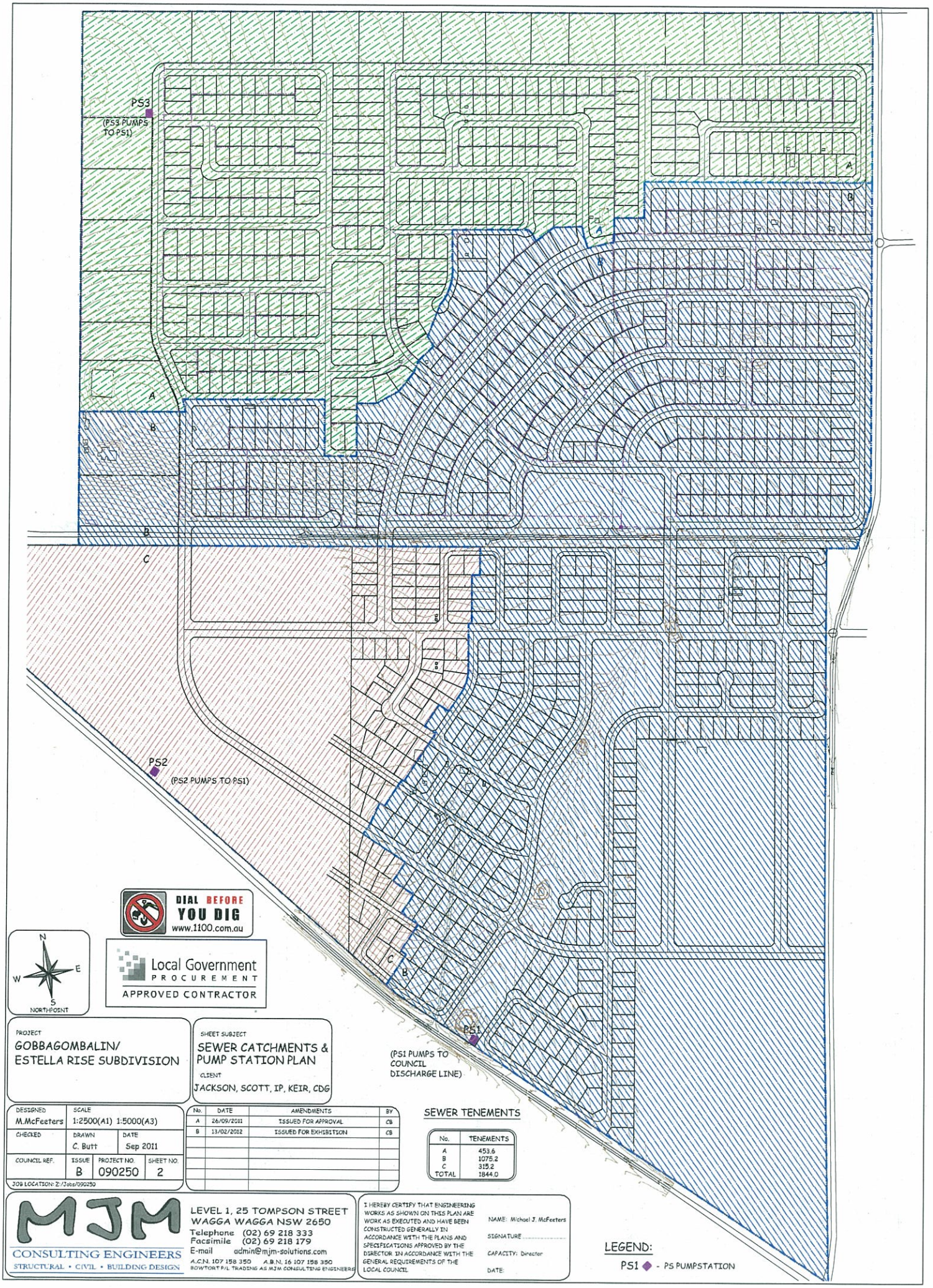
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM CONSULTING ENGINEERS

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:

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PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
SEWER CATCHMENTS & PUMP STATION PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	090250	2

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

SEWER TENEMENTS

No.	TENEMENTS
A	453.6
B	1075.2
C	315.2
TOTAL	1844.0

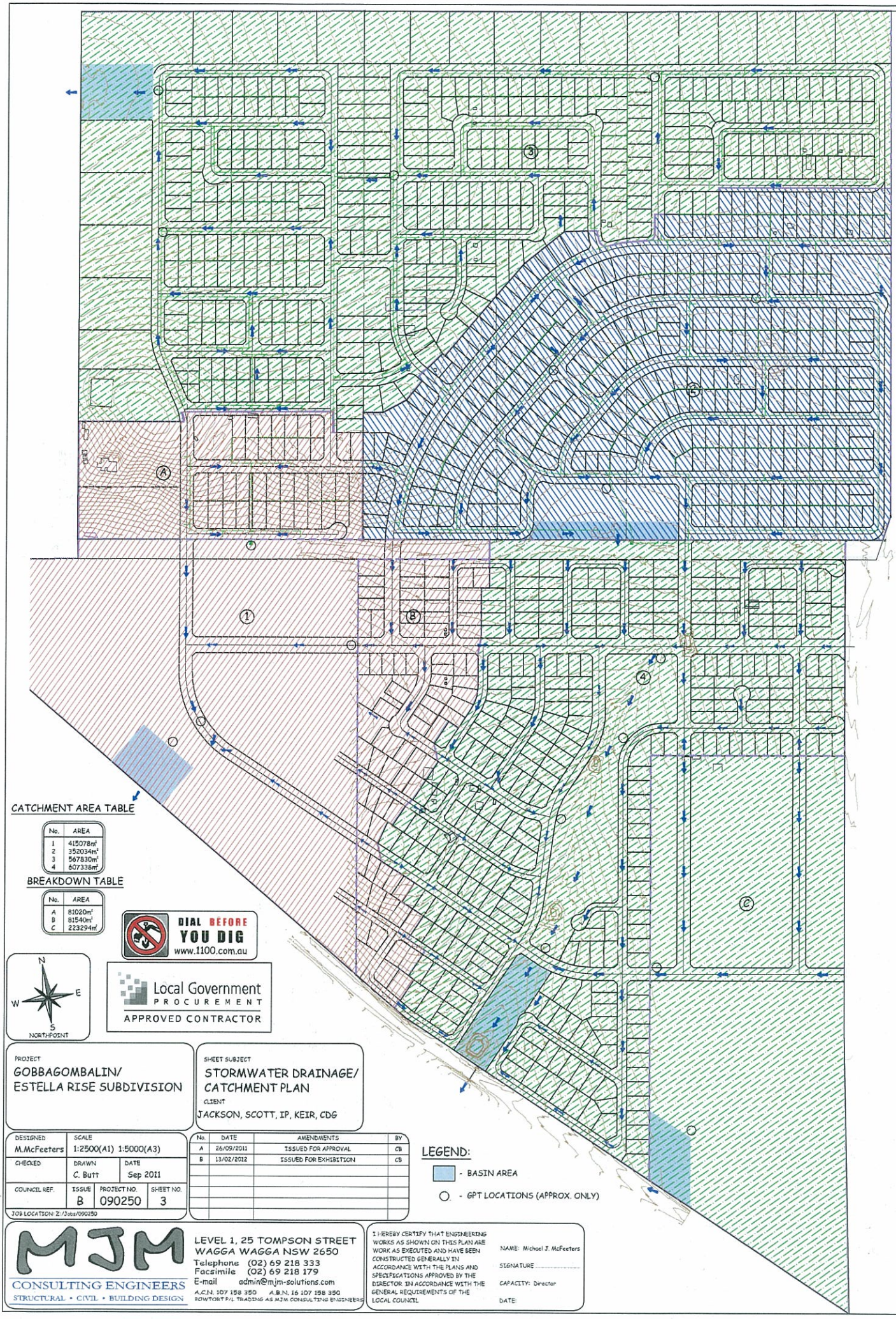
MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN

LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:

LEGEND:
PS1 ◆ - PS PUMPSTATION



CATCHMENT AREA TABLE

No.	AREA
1	415078m²
2	352034m²
3	567830m²
4	607338m²

BREAKDOWN TABLE

No.	AREA
A	81020m²
B	81540m²
C	223294m²

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PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
STORMWATER DRAINAGE/
CATCHMENT PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 3

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

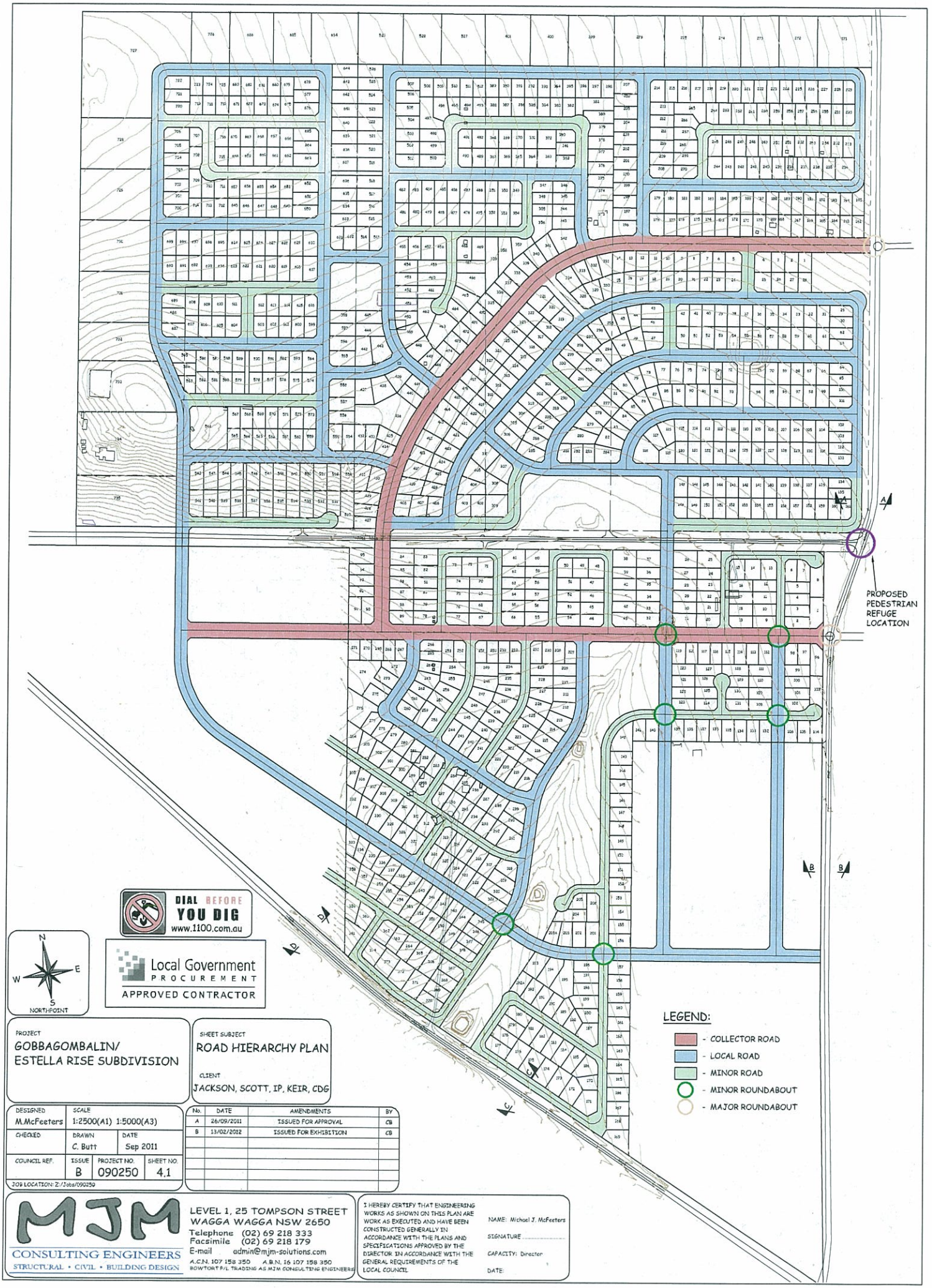
LEGEND:
- BASIN AREA
- GPT LOCATIONS (APPROX. ONLY)

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CAPACITY: Director
DATE:



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PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
ROAD HIERARCHY PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 4.1

JOB LOCATION: Z:/Jobs/090250

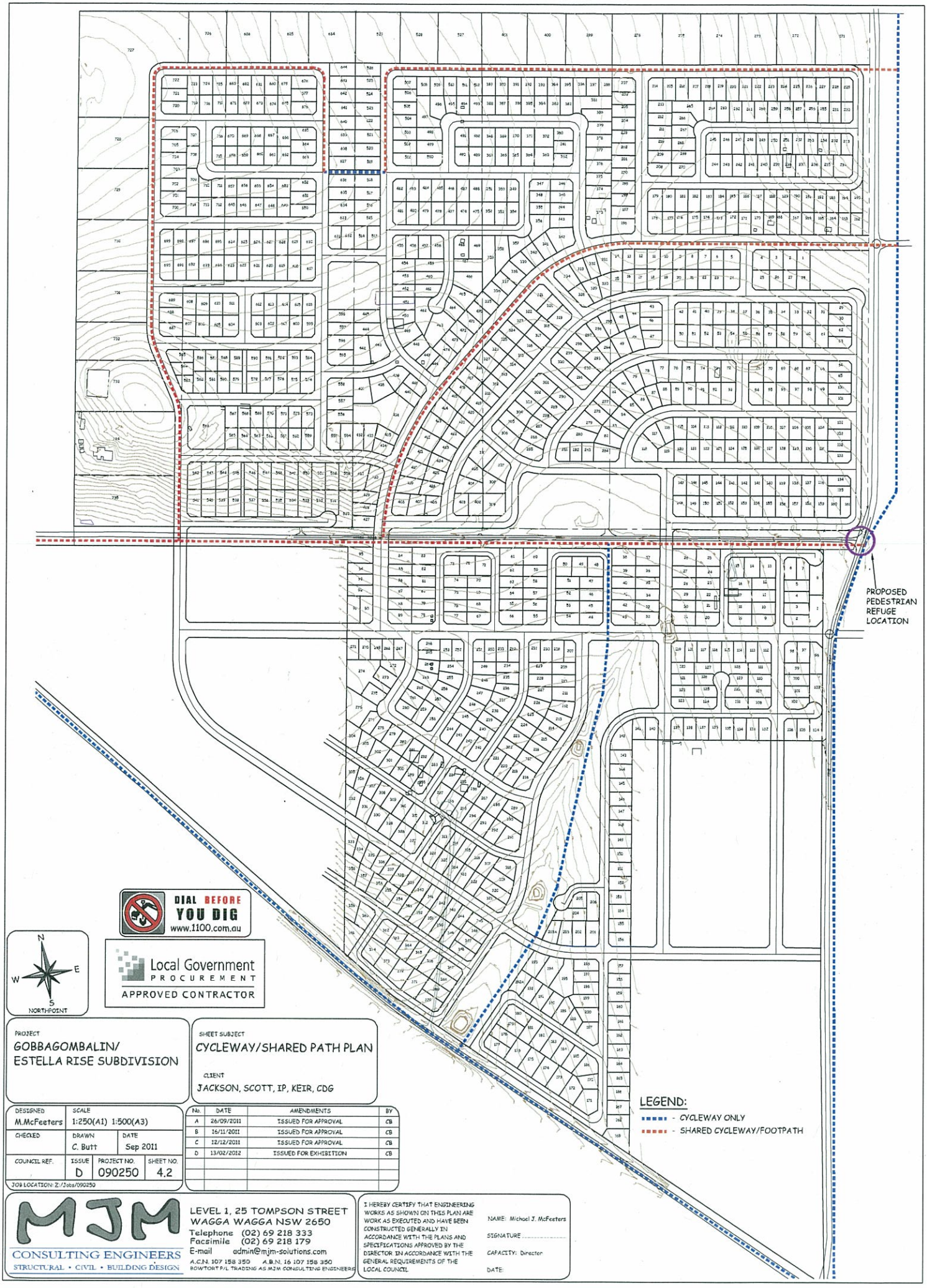
No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

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NAME: Michael J. McFeeters
SIGNATURE
CAPACITY: Director
DATE:



PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
CYCLEWAY/SHARED PATH PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE		
M.McFeeters	1:250(A1) 1:500(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Sep 2011	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	D	090250	4.2

JOB LOCATION: Z:/Jobs/090250

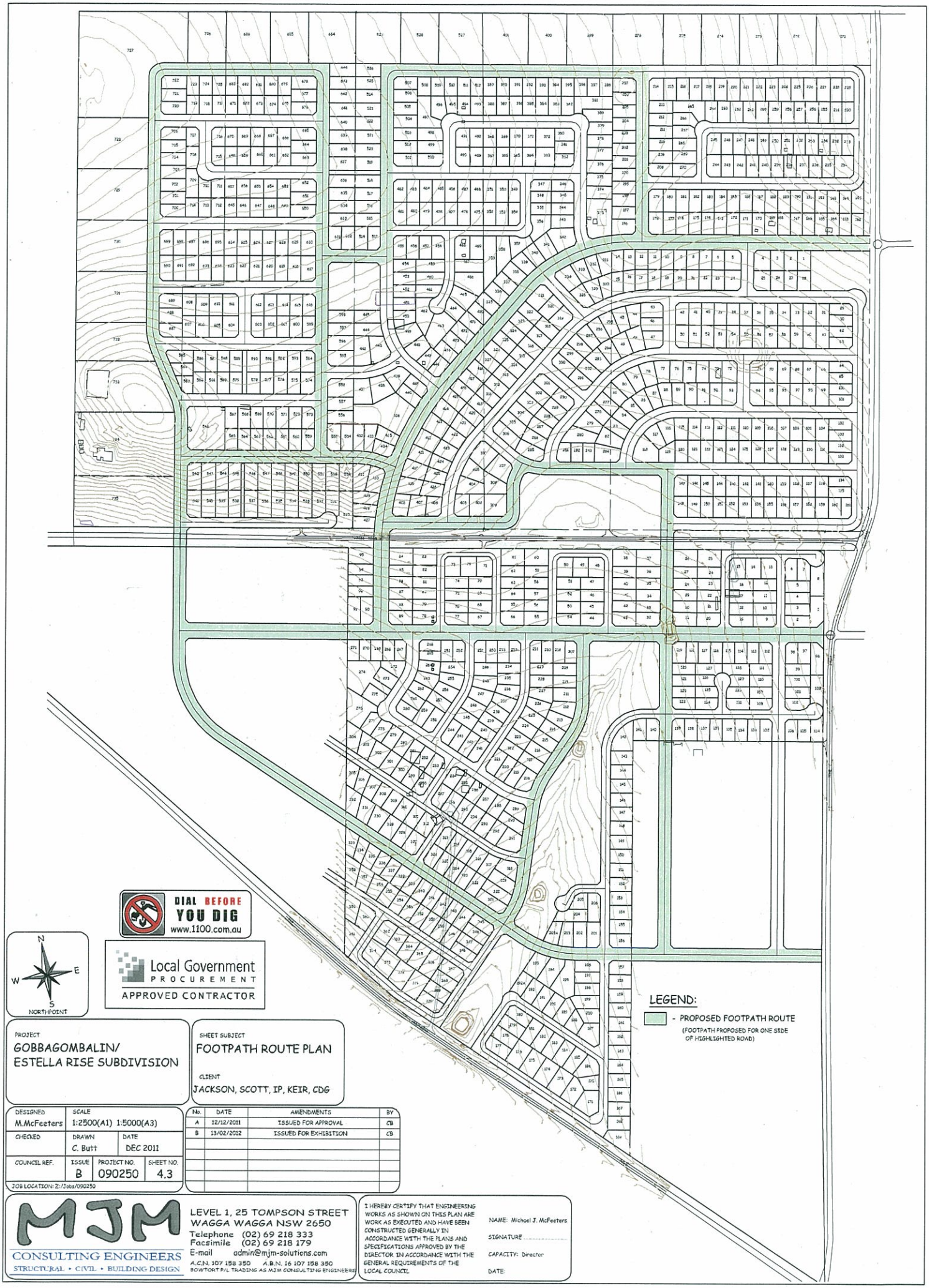
No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	16/11/2011	ISSUED FOR APPROVAL	CB
C	12/12/2011	ISSUED FOR APPROVAL	CB
D	13/02/2012	ISSUED FOR EXHIBITION	CB

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NAME: Michael J. McFeeters
SIGNATURE
CAPACITY: Director
DATE:



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LEGEND:
- PROPOSED FOOTPATH ROUTE
(FOOTPATH PROPOSED FOR ONE SIDE OF HIGHLIGHTED ROAD)

PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
FOOTPATH ROUTE PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE		
M.McFeeters	1:2500(A1) 1:5000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	DEC 2011	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	090250	4.3

JOB LOCATION: Z:/Jobs/090250

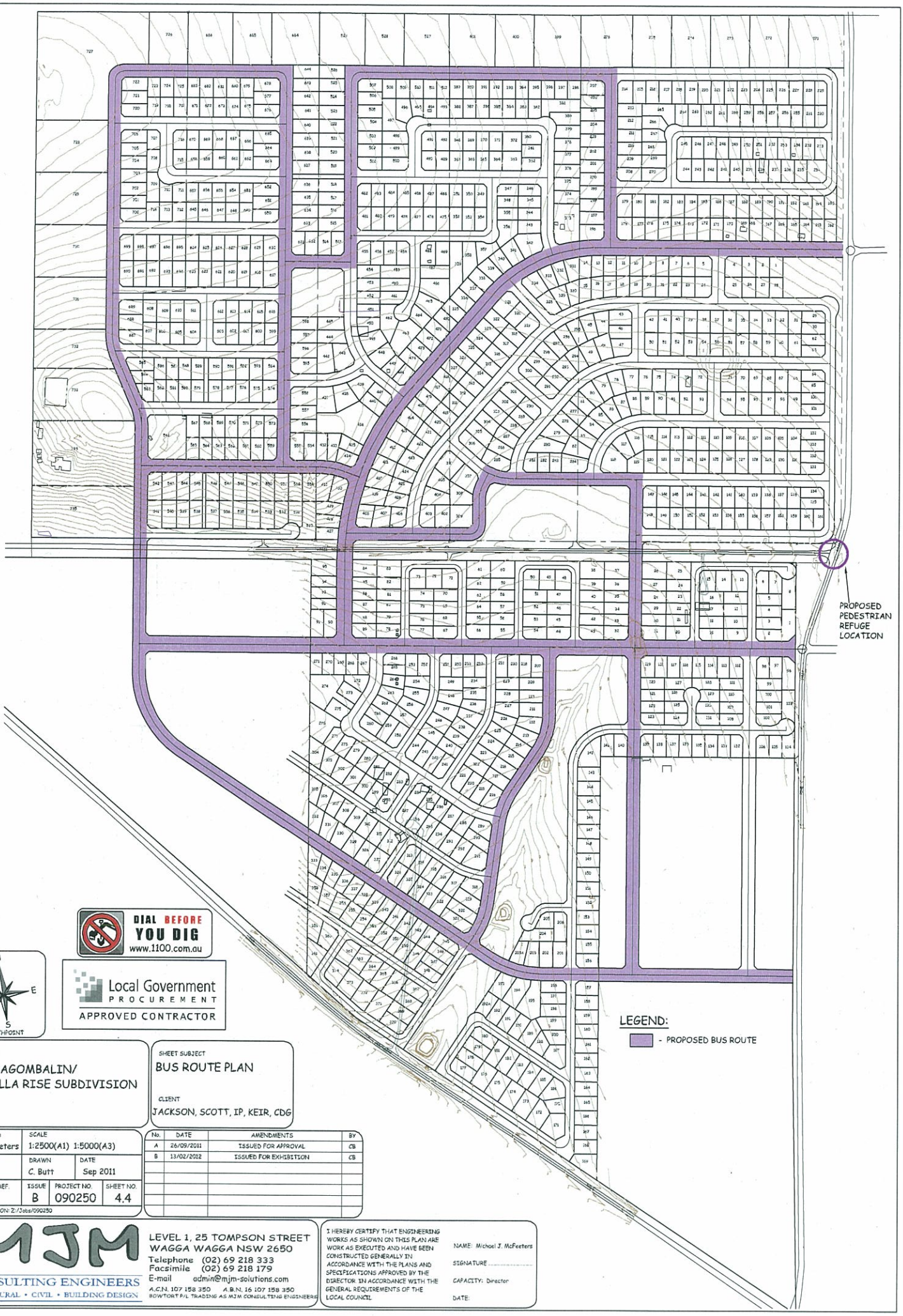
No.	DATE	AMENDMENTS	BY
A	12/12/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:



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PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
BUS ROUTE PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 4.4

JOB LOCATION: Z:/Jobs/090250

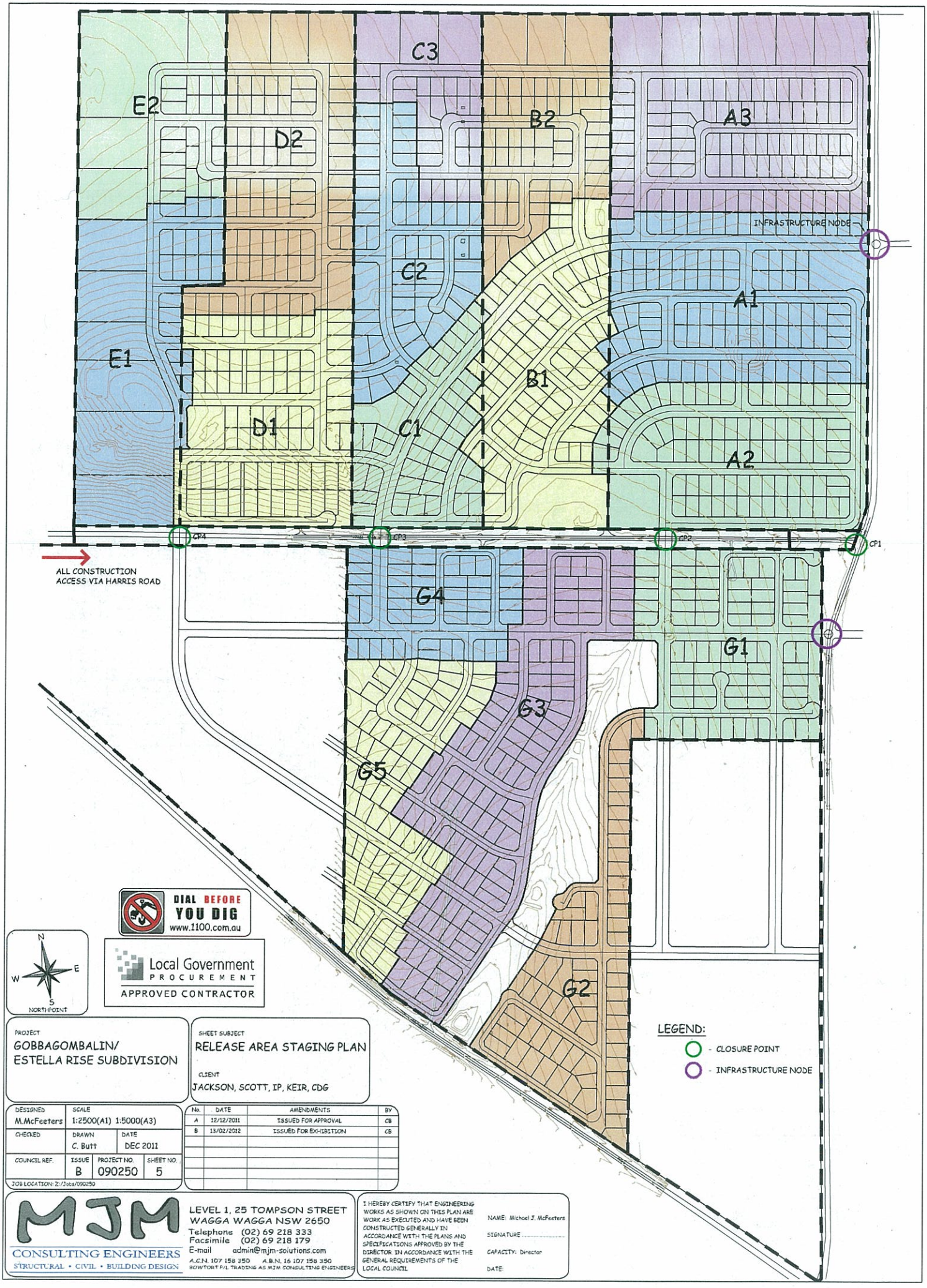
No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:



PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
RELEASE AREA STAGING PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	DEC 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 5

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	12/12/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

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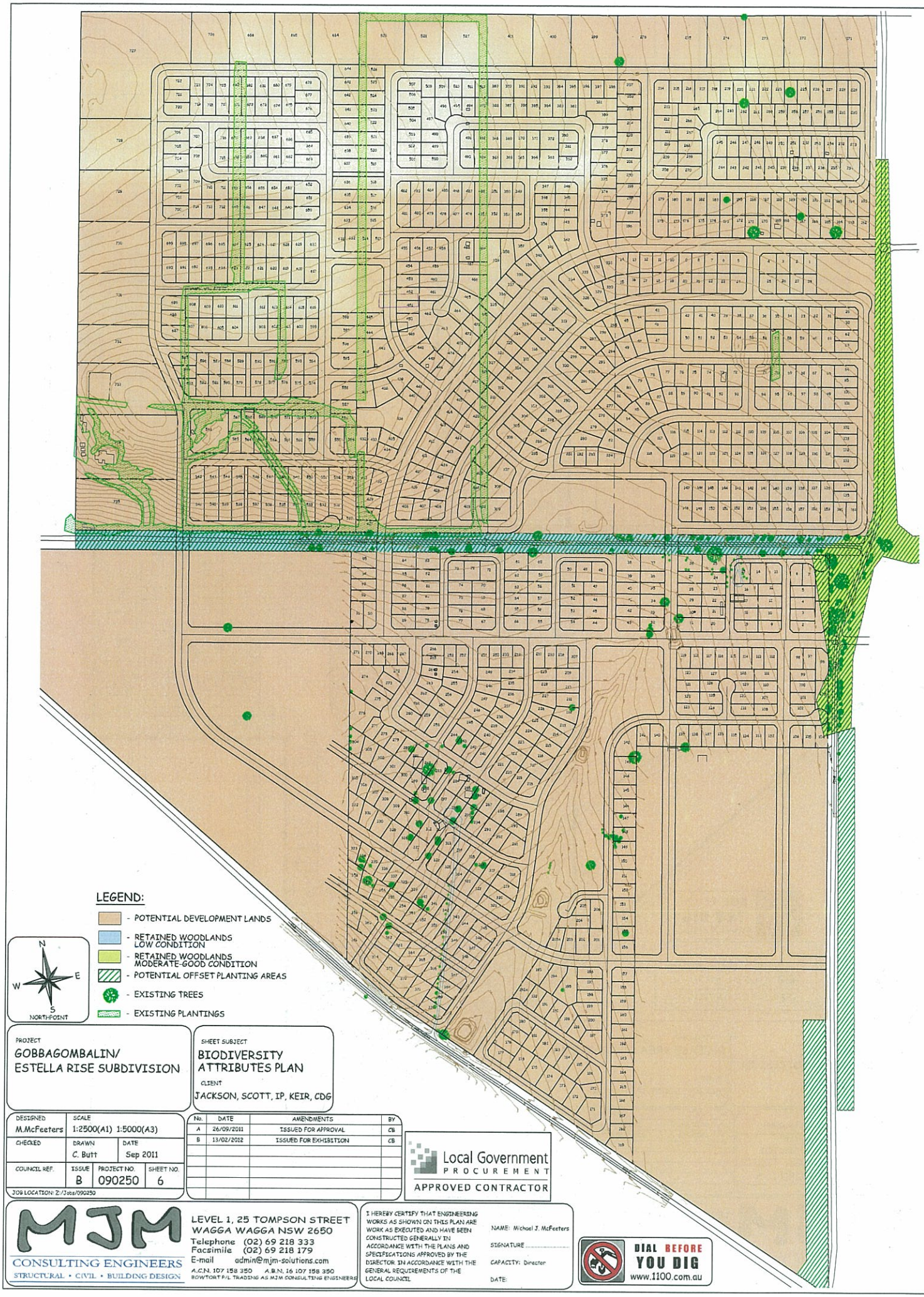
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NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:



PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
BIODIVERSITY
ATTRIBUTES PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 6

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	26/09/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

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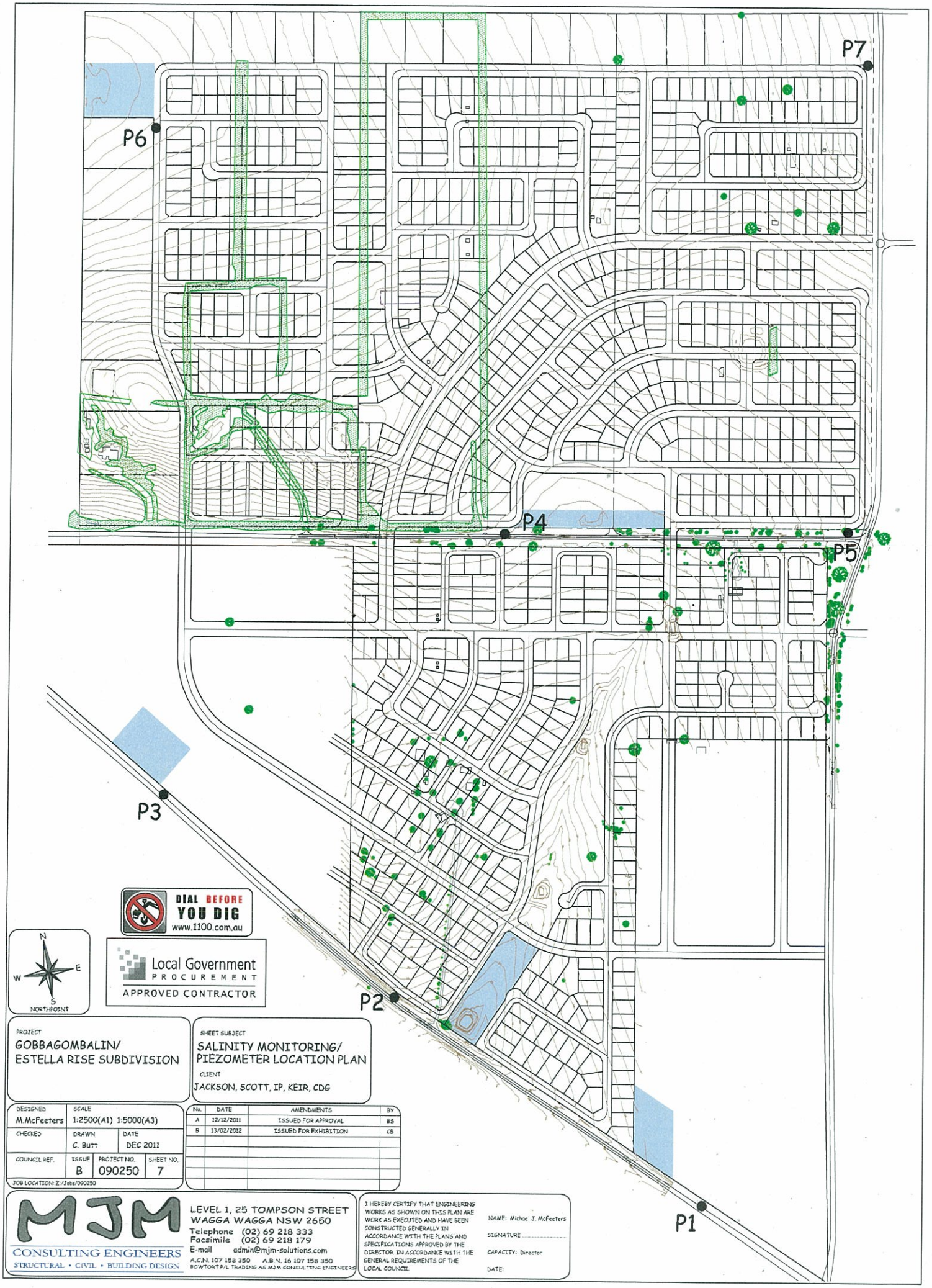
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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:

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PROJECT
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ESTELLA RISE SUBDIVISION

SHEET SUBJECT
SALINITY MONITORING/
PIEZOMETER LOCATION PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	DEC 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 7

JOB LOCATION: Z:/Jobs/090250

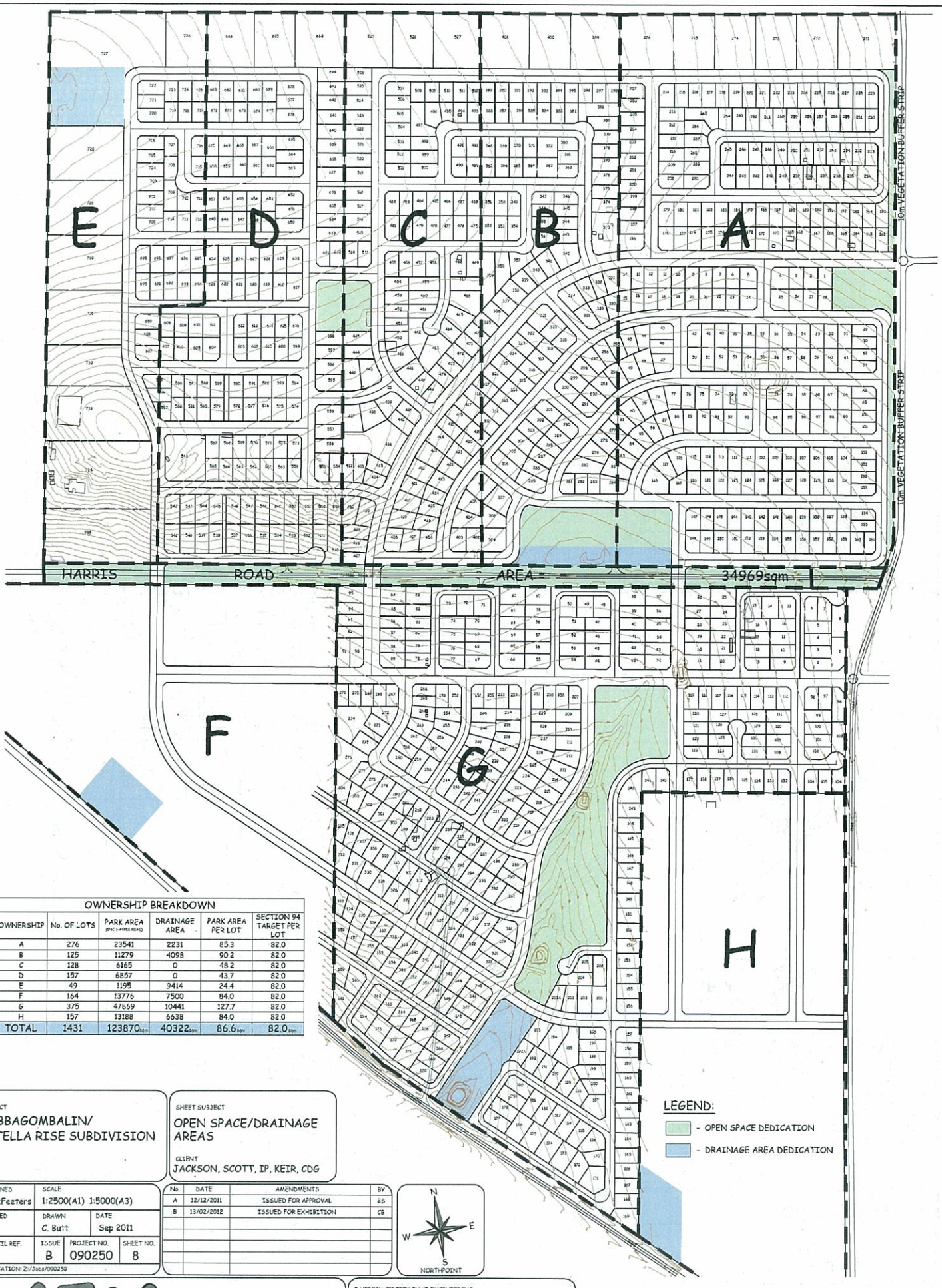
No.	DATE	AMENDMENTS	BY
A	12/12/2011	ISSUED FOR APPROVAL	BS
B	13/02/2012	ISSUED FOR EXHIBITION	CB

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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:



OWNERSHIP BREAKDOWN					
OWNERSHIP	No. OF LOTS	PARK AREA (INC 3.4995S ROAD)	DRAINAGE AREA	PARK AREA PER LOT	SECTION 94 TARGET PER LOT
A	276	23541	2231	85.3	82.0
B	125	11279	4098	90.2	82.0
C	128	6165	0	48.2	82.0
D	157	6857	0	43.7	82.0
E	49	1195	9414	24.4	82.0
F	164	13776	7500	84.0	82.0
G	375	47869	10441	127.7	82.0
H	157	13188	6638	84.0	82.0
TOTAL	1431	123870sqm	40322sqm	86.6sqm	82.0sqm

LEGEND:
- OPEN SPACE DEDICATION
- DRAINAGE AREA DEDICATION

PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
OPEN SPACE/DRAINAGE AREAS

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 8

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	12/12/2011	ISSUED FOR APPROVAL	BS
B	13/02/2012	ISSUED FOR EXHIBITION	CB

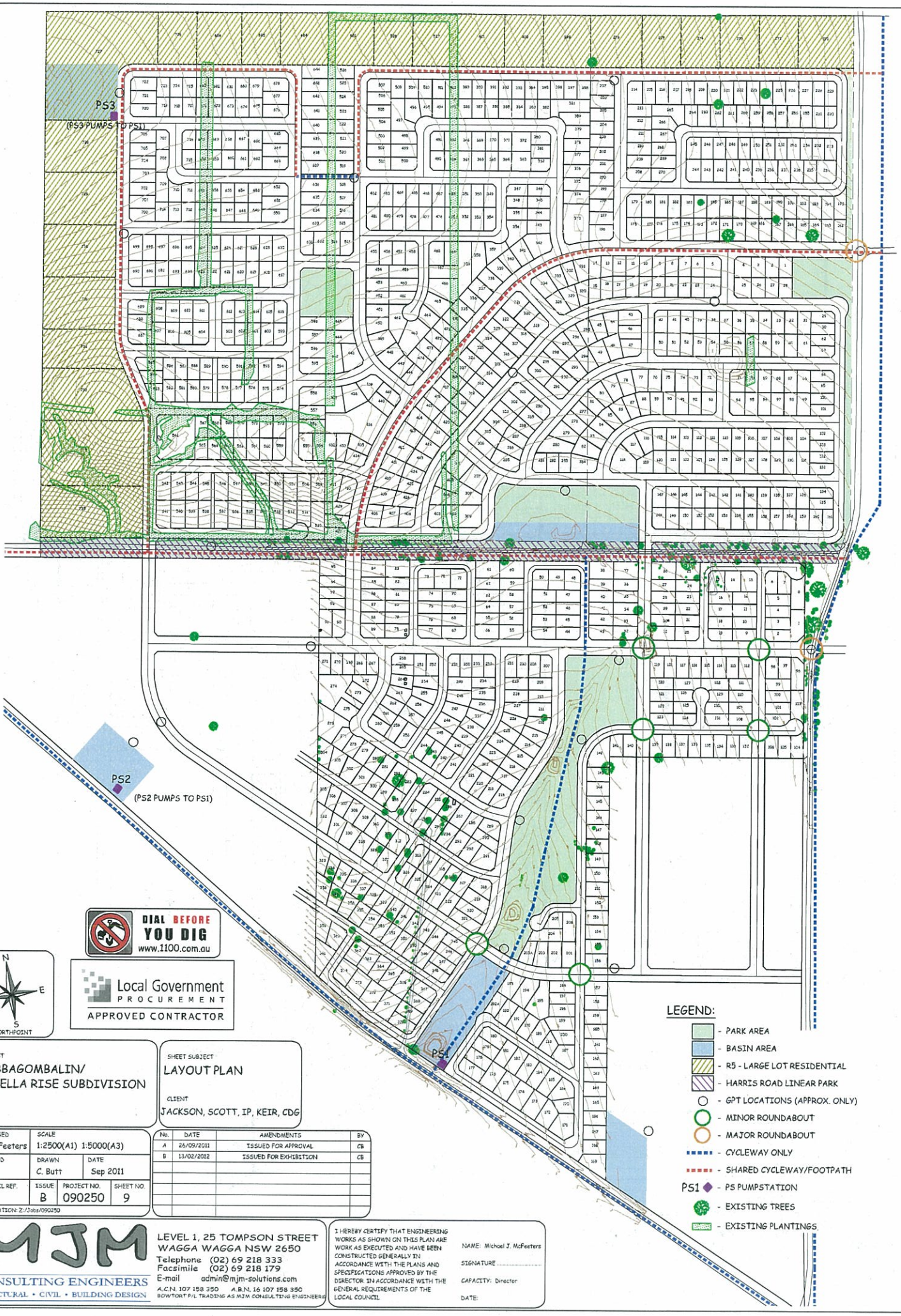
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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:

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PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
LAYOUT PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	Sep 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 9

JOB LOCATION: Z:/Jobs/090250

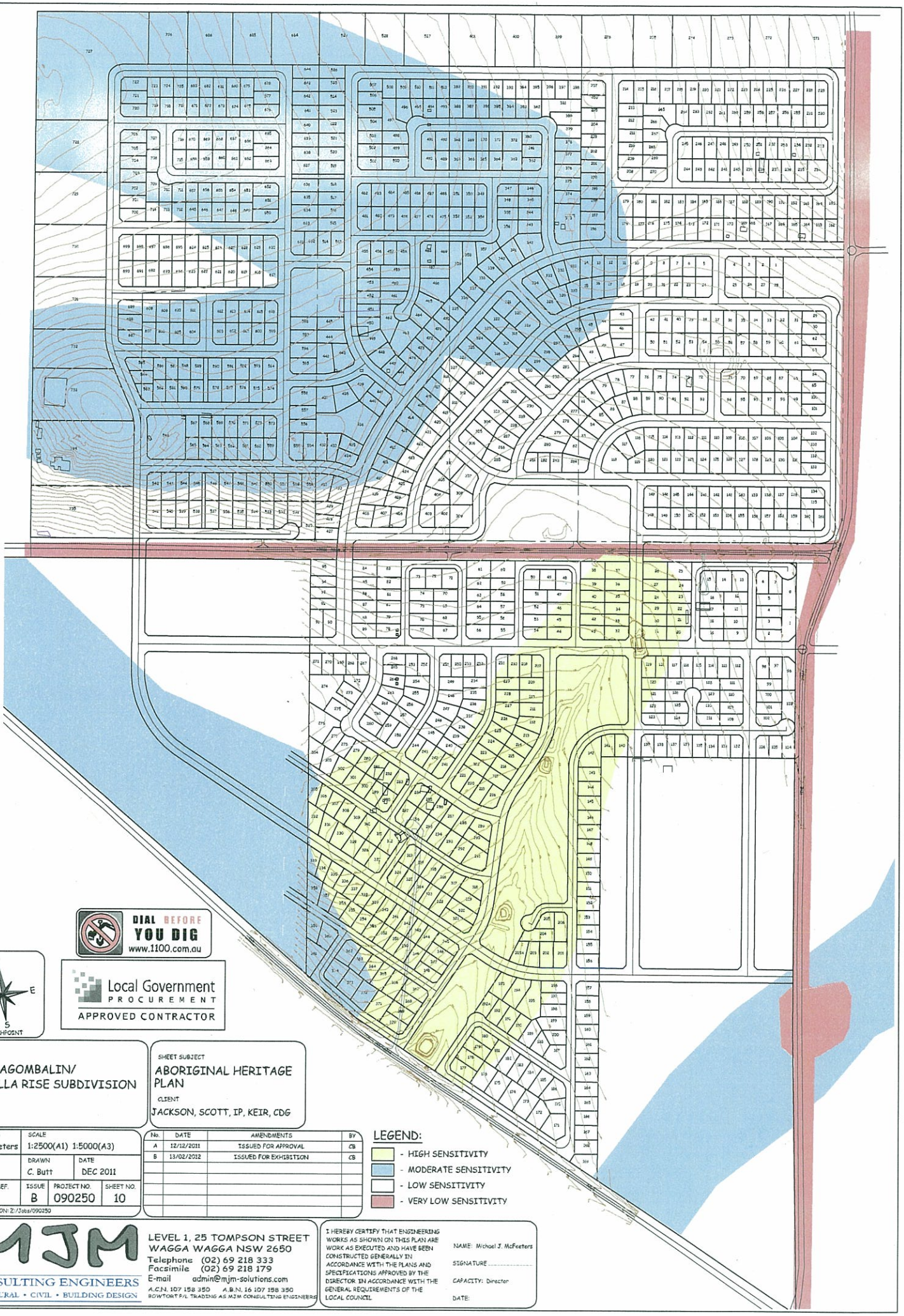
No.	DATE	AMENDMENTS	BY
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B	13/02/2012	ISSUED FOR EXHIBITION	CB

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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:



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PROJECT
GOBBAGOMBALIN/
ESTELLA RISE SUBDIVISION

SHEET SUBJECT
ABORIGINAL HERITAGE PLAN

CLIENT
JACKSON, SCOTT, IP, KEIR, CDG

DESIGNED	SCALE	
M.McFeeters	1:2500(A1) 1:5000(A3)	
CHECKED	DRAWN	DATE
	C. Butt	DEC 2011
COUNCIL REF.	ISSUE	PROJECT NO. / SHEET NO.
	B	090250 / 10

JOB LOCATION: Z:/Jobs/090250

No.	DATE	AMENDMENTS	BY
A	12/12/2011	ISSUED FOR APPROVAL	CB
B	13/02/2012	ISSUED FOR EXHIBITION	CB

LEGEND:
- HIGH SENSITIVITY
- MODERATE SENSITIVITY
- LOW SENSITIVITY
- VERY LOW SENSITIVITY

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NAME: Michael J. McFeeters
SIGNATURE .....
CAPACITY: Director
DATE:

Gobbagombalin Growth Area – South-Western Precinct Masterplans



Landuse Details			
Reference	**Landuse**	**Lot Yield**	**Est. Pop**
	Residential Lots (500-800m2)	188	489
	Lifestyle Lots (1000-9000m2)	17	45
	Open Space (Parkland/Basin – 1.3ha)	1	-
TOTALS		**206**	**534**
Total Site Area	23.27ha		
Av. Site Density	8.8 Dwellings per Ha		
Notes:	1. Pop est. @ 2.6persons/dwg (S94 std) 2. O/Space @ 2.5ha/1000pop (S94 std) 3. Refer to DCP2010-Chap 16 Figs 1-10 for additional site details.		

Notes:
1 - All dimensions in metres
2 – All dimensions subject to survey
3 – Refer to planning report for further details.
4 – Subject Land highlighted

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Neighbourhood Layout Plan

LOT 51, DP751422
GOBBAGOMBALIN
R & M Dennis

Date: 17/09/13 **Scale:** 1:4000 (A3) **Attachment No: 3**



Legend:

- Collector Road
- Local Road
- Minor Road
- Minor Roundabout

Road Hierarchy Details
(Source: SP & MJM)

Notes:
1 - All dimensions in metres
2 – All dimensions subject to survey
3 – Refer to attached letter for further details.
4 – Subject Land highlighted

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Additional Detail For Road Hierarchy Plan 4.1

LOT 51, DP751422
GOBBAGOMBALIN
R & M Dennis

Date: 17/09/13 **Scale:** Variable **Attachment No: 4**

Note: Refer also to DCP2010-Chap 16 Figure 5 for overall Gobbagombalin Staging Plan – Stages A - G



Staging Details
(Source: SP & MJM)

Notes:
1 - All dimensions in metres
2 – All dimensions subject to survey
3 – Refer to planning report for further details.
4 – Subject Land highlighted

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Additional Detail Staging Plan – Sheet 5

LOT 51, DP751422
GOBBAGOMBALIN
R & M Dennis

Date: 17/09/13 **Scale:** 1:4000 (A3) **Attachment No: 5**

Gobbagombalin Growth Area – South-Eastern Precinct Masterplans

DCP AMENDMENT
LOT 53 DP.751422
GOBBAGOMBALIN
WAGGA WAGGA

TOPOGRAPHY & CONSTRAINTS PLAN

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p: (02) 6921-3312
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SCALE 1:1250 @ A1

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WAGGA WAGGA

SEWER CATCHMENTS & PUMP STATIONS PLAN

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COMBINED DEVELOPMENTS GROUP

LOT 53
DP. 751422

HARRIS ROAD

PARK

PINE GULLY ROAD

CREST

OLD NARRANDERA ROAD

SEWER PUMP STATION
(PS1 PUMPS TO COUNCIL
DISCHARGE LINE)

BASIN

Existing House 's Verandah

New House

HOUSE

362 361 360 359 358 357 356 355 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 375 374 373 372 371 370 369 368 367 366 365 364 363

105 106 107 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 145 144 143 142 141 140 139 138 137

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20 0 40 80 120
SCALE 1:2000 @ A1

SEWER TENEMENTS
LOT 53 DP.751422 = 189

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LOT 53 DP.751422
GOBBAGOMBALIN
WAGGA WAGGA

STORMWATER DRAINAGE PLAN

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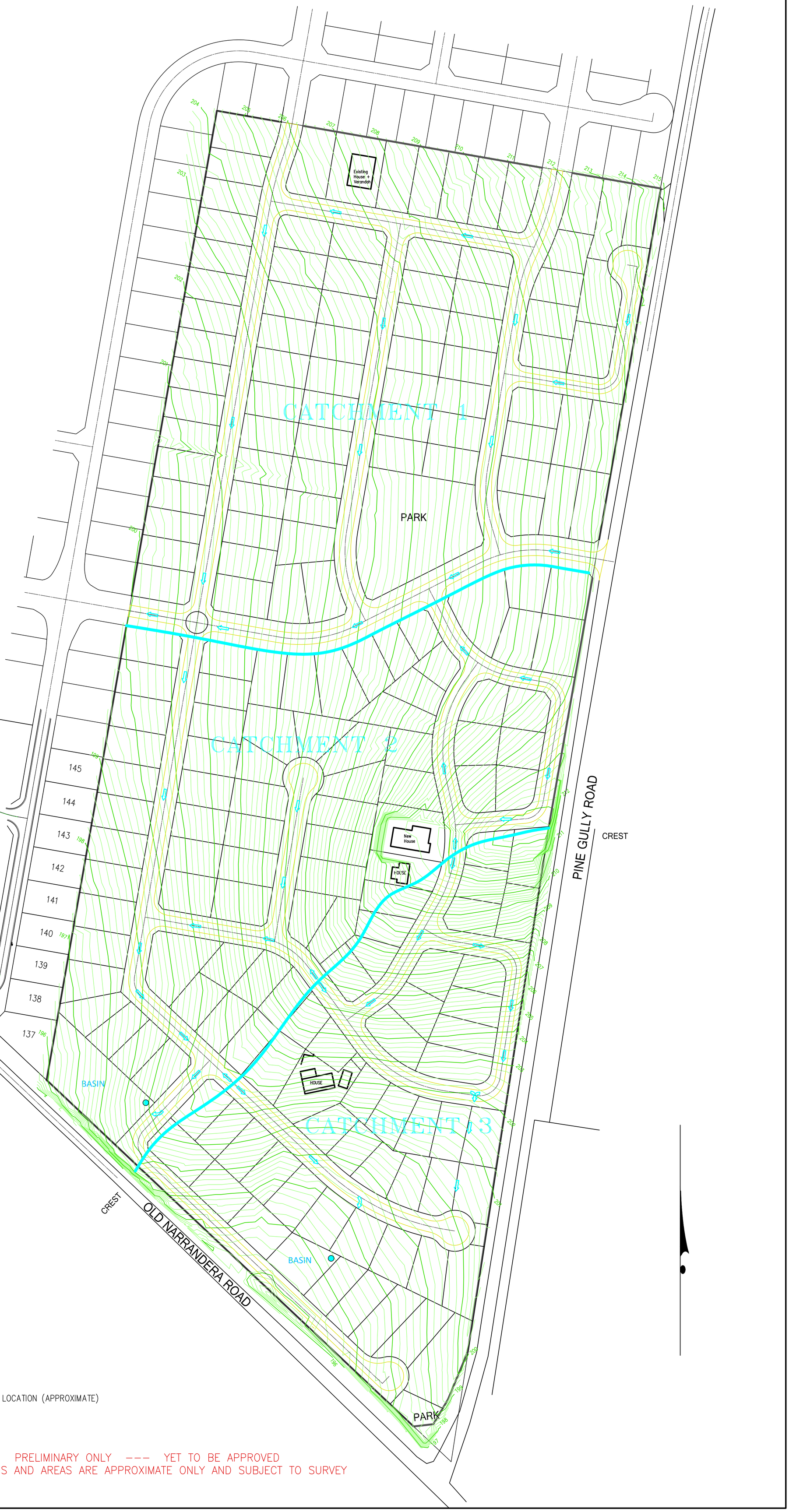
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ROAD NETWORK PLAN

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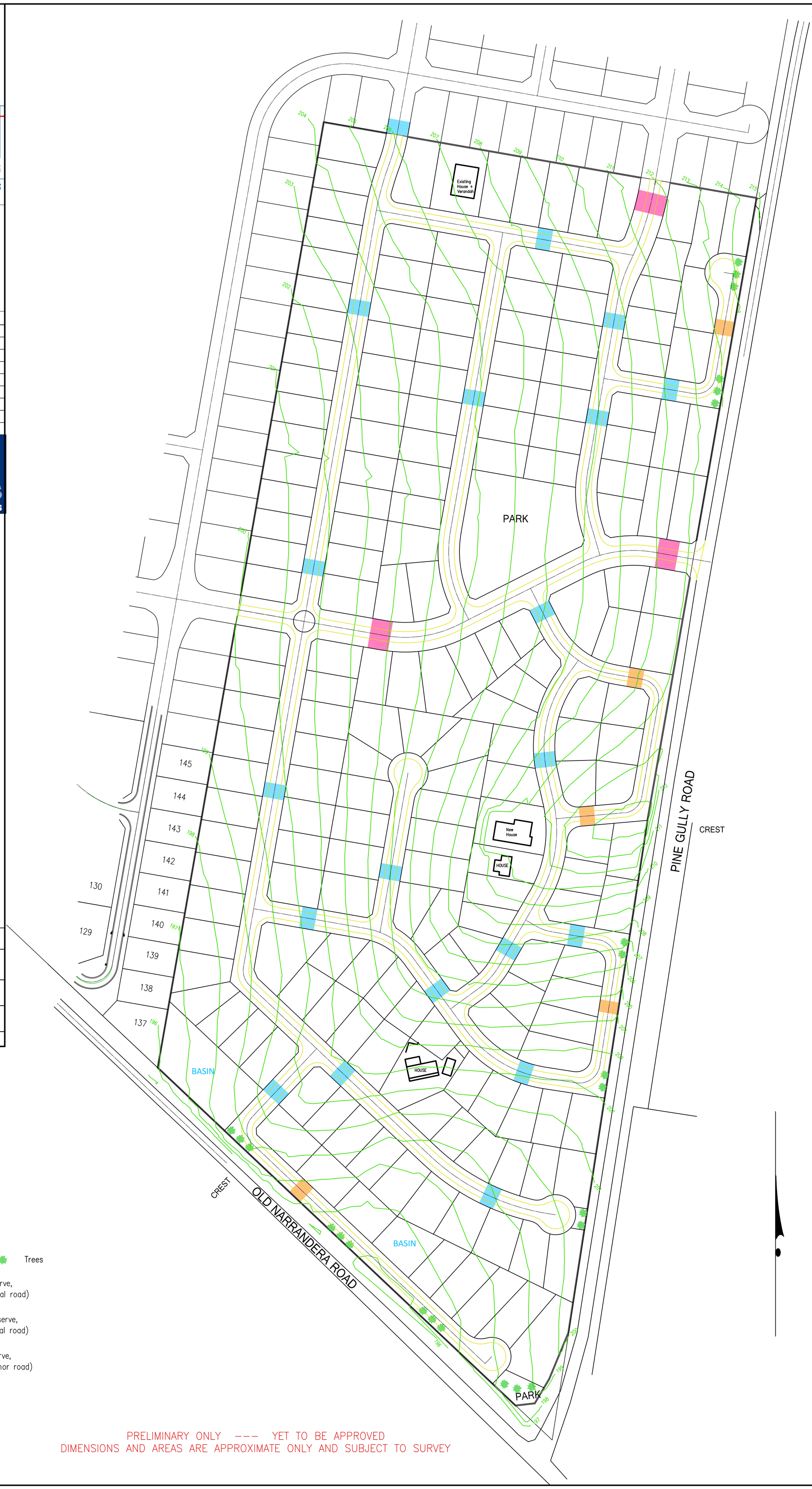
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Trees

20 metre wide road reserve, 7.5 metre pavement (local road)

14.5 metre wide road reserve, 7.5 metre pavement (local road)

13 metre wide road reserve, 6.0 metre pavement (minor road)

Minor roundabout

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CYCLEWAY PLAN

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FOOTPATH PLAN

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BUS ROUTE PLAN

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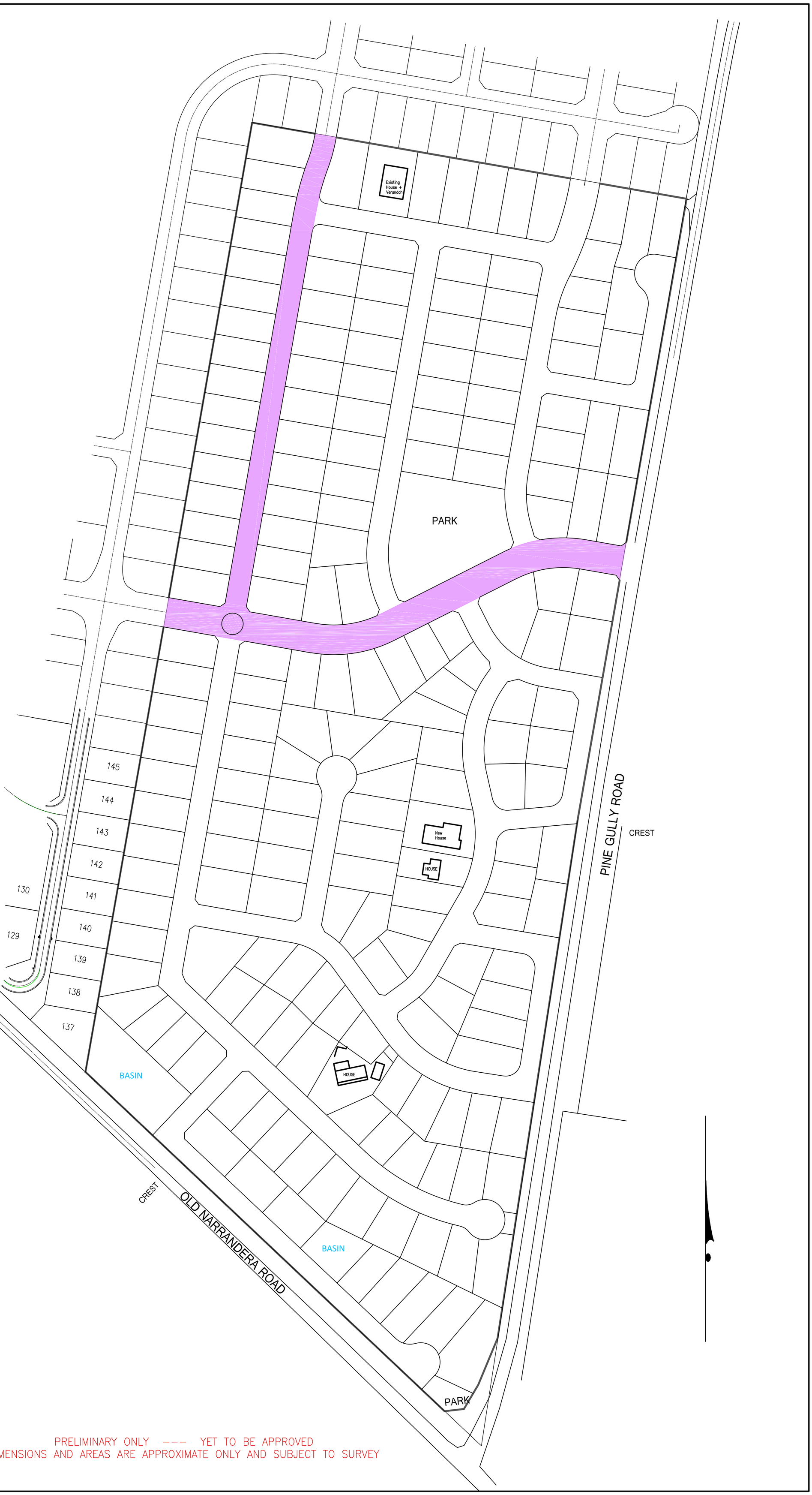
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STAGING PLAN

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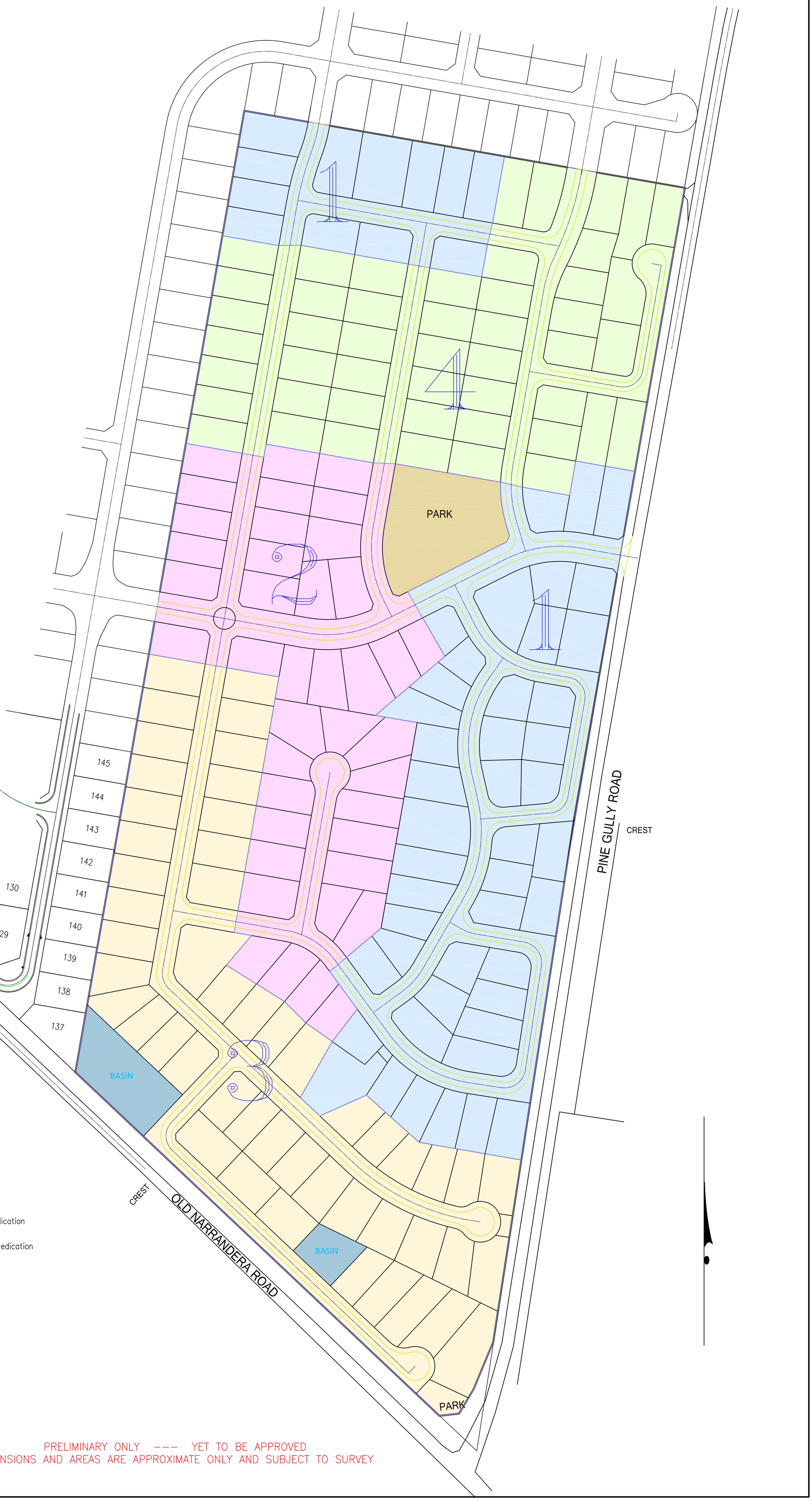
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SHEET 8 OF 13 A1

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STAGE 1	57
STAGE 2	40
STAGE 3	50
STAGE 4	42
TOTAL	189

Open Space Dedication

Drainage Area Dedication

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BIODIVERSITY ATTRIBUTES PLAN

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Potential Development Land

NOTE: There are NO Biodiversity Attributes associated with this proposed development

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SALINITY MONITORING
PIEZOMETER LOCATION PLAN

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OPEN SPACE & STORMWATER DEDICATION PLAN

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GOBBAGOMBALIN
LAYOUT PLAN

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ABORIGINAL HERITAGE PLAN

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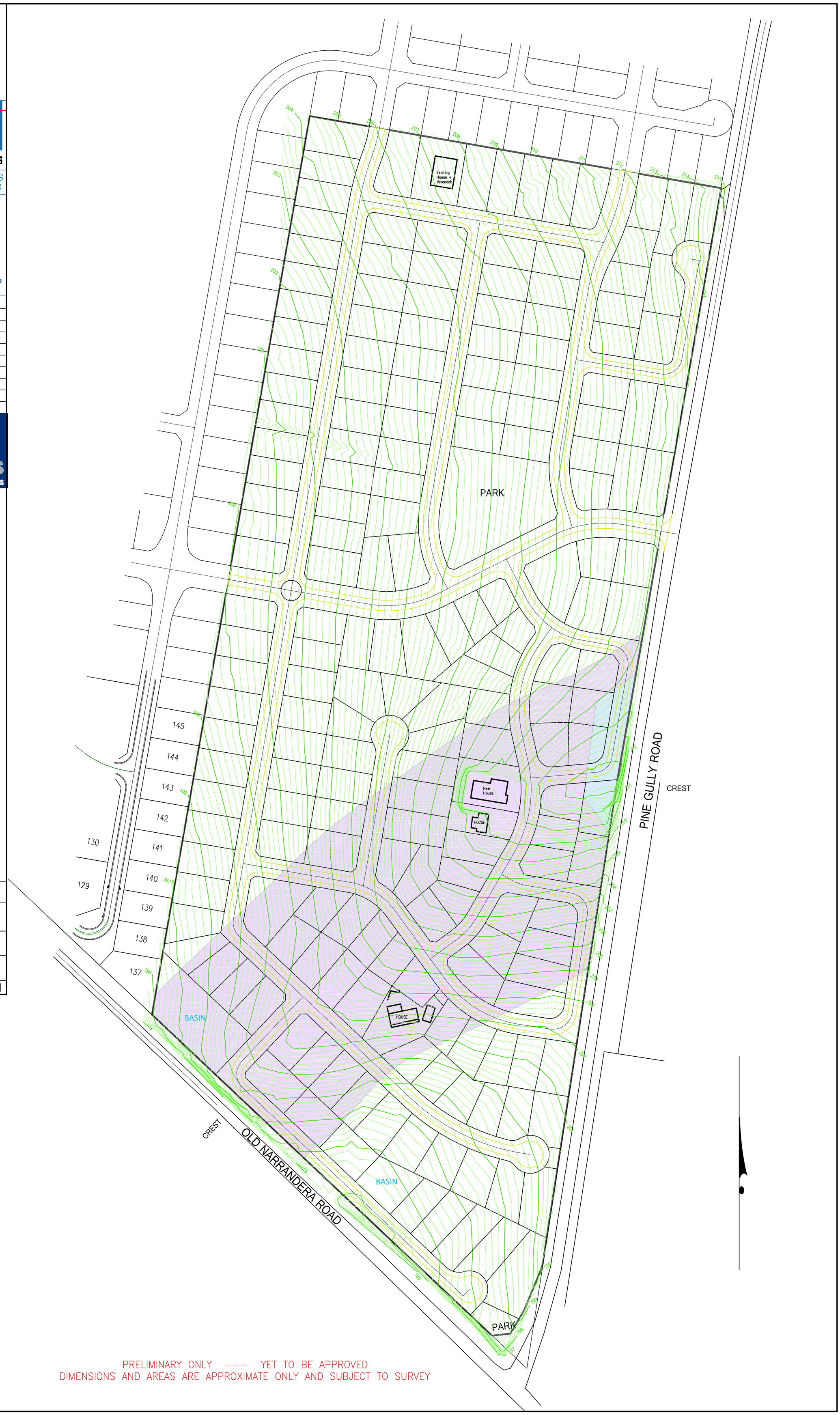
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APPENDIX I
Growth Area - Boorooma

Entire Site

- **I1 Proposed E4 Land Constraints**
- **I2 Open Space Network**
- **I3 Road Hierarchy Plan**
- **I4 Cycleways / Pathways**
- **I5 Masterplan**
- **I6 Lineal Park**
- **I7 Main Entry and Explorer Park**
- **I8 Staging Strategy**
- **I9 Sewer Catchment Plan**
- **I10 Aboriginal Cultural Heritage Sensitivity Map**

Legend

Existing Trees
Retain all vegetation

Existing rocky outcrops
Retain all where possible

Drainage Lines
No development to natural drainage lines.
Existing drainage patterns are to be respected.
Possible to encorporate into overland swales and planting areas.

Slope Analysis
Slope greater than1in 4 to be revegetated and regenerated

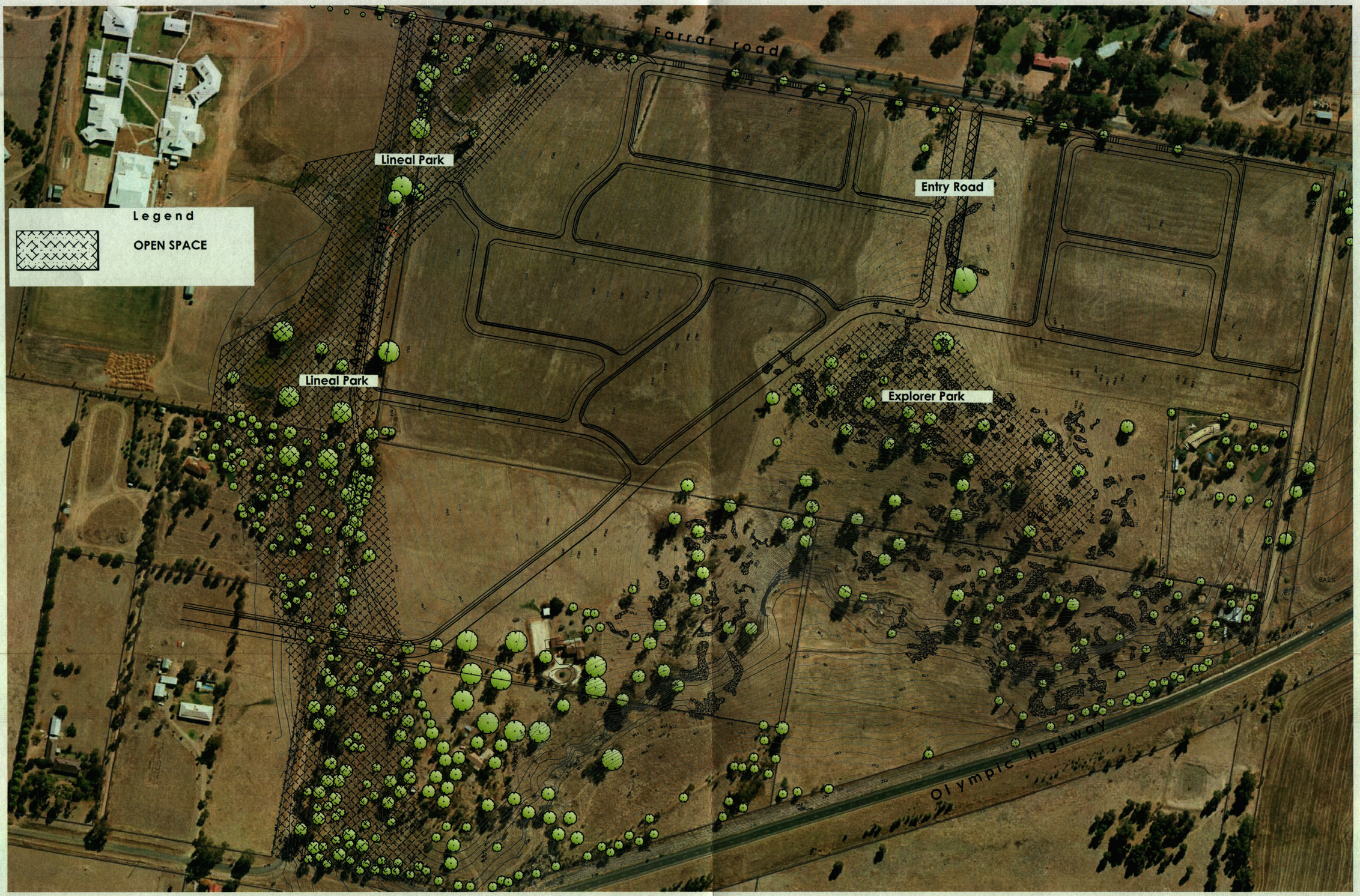
Notes

- Evidence of understorey species of Poa, Lomandra, Stipa, Danthonia and many weed species including Allianth sp scattered across the hilltop area.
- Brachychiton populeues and Eucalyptus melliodora and Eucalyptus blakelyi are the predominant species in a highly modified environment. The area should be a Eucalyptus albens, Eucalyptus microcarpa woodland. Small areas of regenerating Acacia implexa.
- Highly erosive soil- cut and fill should be minimized to stop sediment load.
- Aboriginal use of the site. Possible stone markings on the granite outcrops evident. Proximity to the river and known places behind the uni- The site could be a connection point?
- Existing drainage patterns are to be respected.
- Views: Parts of the development will be seen from the Olympic highway as the first glimpse of wagga from this entry point. Vegetation screening and acoustic screening to the development required.



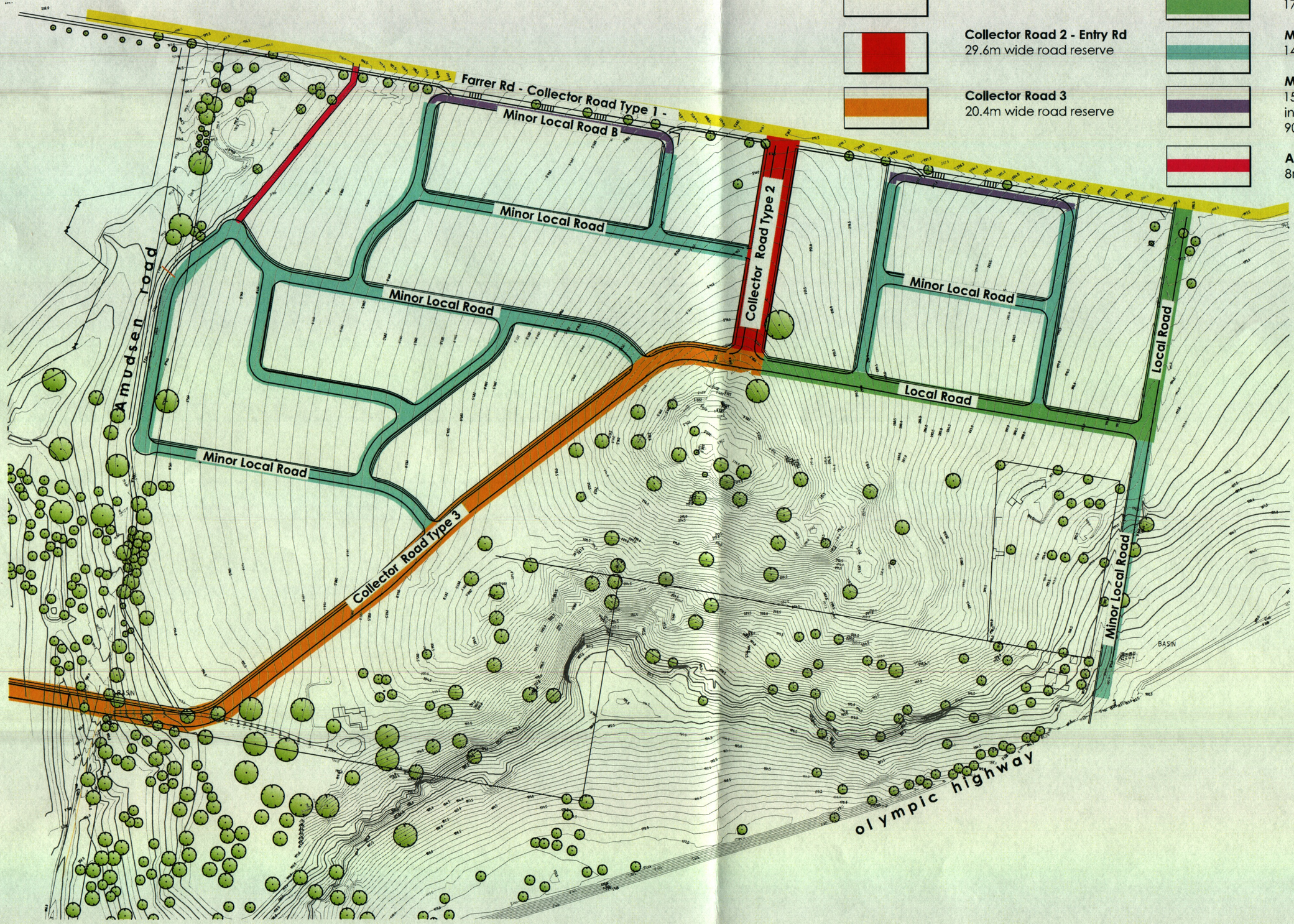
Charles Sturt Estate - BOOROOMA - Figure 1 - PROPOSED E4 LAND CONSTRAINTS

date: 23-04-09
scale:not to scale @ A3
rev: B



Charles Sturt Estate - BOOROOMA - Figure 2 - OPEN SPACE NETWORK

date: 23-04-09
scale:not to scale
rev: B



Legend

Collector Road 1 - Farrer Rd

Collector Road 2 - Entry Rd
29.6m wide road reserve

Collector Road 3
20.4m wide road reserve

Local Road
17.4m wide road reserve

Minor Local Road
14.8m wide road reserve

Minor Local Road B
15m wide road reserve
including parking at
90° - footpath

Access way
8m wide road reserve

Charles Sturt Estate - BOOROOMA - Figure 3 - ROAD HEIRACHY PLAN

date: 23-04-2009
scale:not to scale
rev: B

Legend

Pedestrian paths - Concrete
1500mm wide

Pedestrian paths - Concrete
1200mm wide to minor local raods

Cycle paths- Concrete
2500 mm wide

Pedestrian paths - Stabilised granite
1200mm wide to Explorer park

Promenade - Concrete
4000mm wide to lineal Park

farrer road

amudsen road

olympic highway

BASIN

BASIN

Fire Trail
Future fire trail to join into Explorer park path system.

Charles Sturt Estate - BOOROOMA - Figure 4 - CYCLWAYS/PATHWAYS

date: 23-04-09
scale:not to scale
rev: B



	DWELLING DENSITY/ ha	LOT SIZE RANGE
LIFESTYLE DWELLING Attached and detached medium density - ZONE 2C	40	350 - 500m²
GENERAL RESIDENTIAL ZONE 2A	10	400-800m²
OPEN SPACE	-	RANGE

NOTE: Boundaries are indicative only and consistent (or within 20m of draft LEP 1985 AM.67)

PLANTING SCHEDULES

FARRER ROAD/ SLIP ROAD
Eucalyptus melliodora (Yellow Box)
Danthonia sp. (Wallaby Grass)
Screening plants/ biodiversity blocks:
Senna artemisioides (Senna)
Bursaria spinosa (Bursaria)
Dodonea viscosa subsp. cuneata (Hop Bush)
Atriplex nummularia (Saltbush)

FARRER ROAD MAIN ENTRANCE
Atriplex nummularia (Saltbush)
Rhagodia spinescens (Creeping saltbush)
Hardenbergia violacea (Happy Wanderer)
Dianella revoluta (Spreading Flax Lily)

PLANTING TO THE EXPLORER PARK AND ENVIRONMENTAL LIVING ZONES
Eucalyptus albens (White Box)
Eucalyptus microcarpa (Grey Box)
Brachychiton populnues (Kurrajong)
Pittosporum phylleriodes (Butterbush)
Acacia implexa (Hickory Wattle)

Poa labillardieri (Tussock)
Dianella revoluta (Spreading Flax Lily)
Lomandra longifolia/ multiflora (Mat Rush)
Danthonia sp. (Wallaby grass)
Themeda australis (Kangaroo grass)
Bracteantha viscosa + Chrysocephalum apiculatum (Everlasting daisy)
Calytrix tetragona (Common Fringe Myrtle)
Pultanea foliolosa (Bush Pea)

LEGEND

EXISTING TREES

EXISTING ROCKY OURCROPS

PLANTING TO THE WETLAND AREA
Eucalyptus camaldulensis (River Red Gum)
Eucalyptus melliodora (Yellow Box)
Casuarina cunninghamiana (She Oak)
Callistemon sieberi (River Bottlebrush)
Eremophila deserti (Turkey bush)

Wet filter plantings
Carex appressa
Cyperus exaltus
Schoenoplectus validus
Baloschoenus
Eleocharis sphacelata

STREETSCAPE TREE PLANTING
Evergreen:
Eucalyptus albens (White Box)
Eucalyptus scoparia (Willow Gum)
Eucalyptus Little Spotty (Dwarf Bittle Gum)
Evergreen under power line/ restricted space:
Pittosporum phylleriodes (Butterbush)
Olea Swan Hill (Non fruiting Olive)
Arbutus unedo (Irish Strawberry Tree)

Deciduous:
Pistacia chinensis (Chinese Pistacio)
Jacaranda mimosifolia (Jacaranda) in protected areas
Celtis australis (Hackberry)
Ulmus parvifolia Churchyard (Chinese Elm)
Deciduous under powerlines/ restricted space:
Melia azaderach (White Cedar-low seeding varieties)
Albizzia julibrissin (Silk Tree)
Lagerstroemia indica (Crepe Myrtle)

NOTES

VEGETATION/ HABITAT
All existing trees are retained wherever possible and the levels within the vicinity of all trees are also to be retained. All understorey/ grasslands along Amundsen Street and adjacent paddocks are to be retained as Superb Parrots are known to move through this area.
All exposed granite outcrops are to be retained and revegetated/ or regeneration encouraged wherever possible.
The masterplan includes additional areas of revegetation and regeneration and ongoing weed control.
Weeds to be controlled include Tree of Heaven, Heliotrope and Pattersons Curse.

STORMWATER MANAGEMENT
Intregrate stormwater into the landscape, through the use of extended detention areas within wetland areas to reduce the footprint of detention basins. Incorporate plantings along the wetlands to extend the habitat potential and to create a green outlook from the development site and also for surrounding neighbors.
Incorporate bioretention/ areas along Farrer Rd/ slip road to connect back to the existing dam. Wherever possible integrate swale drains into the landscape and include wetlfilter plantings.

CHARACTER
Retain rural character of Farrer Road by retaining all trees on both northern and southern sides.
Limit access points off Farrer Road and incorporate screening along sections of development with endemic/ native plantings.
Provide street tree plantings that flair up into the site to extend views and vistas and to create a sense of arrival
Retain outlook from school towards the open space with vistas through to the hilltop park

INTERNAL STREETSCAPES
Road widths and verges vary depending on type of road. Refer to figure 3
The majority of proposed street trees are evergreen/ native with the inclusion of deciduous trees where they are to be located directly to the north of dwellings/ limited space.
Limit areas of irrigated grass and include swathes of native grasses and plantings.

TRANSPORT
Refer to Figure 3 for hierarchy of roads and widths.
The masterplan includes pedestrian paths on both sides of roads, a designated bicycle path that links back to the west and the provision for centrally located bus stops to encourage public transport.
It is proposed that adjoining dwellings share driveway crossings wherever possible, to reduce the amount of hard surface area and to maximize the potential for street tree plantings.

OPEN SPACE
Refer to Figure 6 and 7 for greater detail of open space areas
All open space reflects the unique character of the site from the low lying wetland areas to the west to the expansive views of the hilltop park which is central to the site. It is intended that a variety of recreational items shall be included from playground areas to fitness tracks as well as additional vegetation and the integration of water sensitive design and art/ sculpture.

LOCAL PARK/ LINEAL PARK
Shared use stormwater management/ screening to school
Defined boundary

DEVELOPMENT
The masterplan includes a variety of lot sizes . Provision is also made for denser development, including seniors living which fronts onto the western open space. 'Biodiversity blocks' are included which are smaller, with greater provision for planting and water harvesting.

For the land identified as E4, a community title is proposed which identifies the location of exclusive building envelopes that are nestled into the landscape. A constraints analysis identified areas which were not suitable for development, these included: vegetation, granite rock outcrops, slopes greater than 1:4 or with open visual access from Olympic highway .

Rev	Date	Notes
A	15.07.09	PLN 2 ISSUE

Note: The exact size of existing rocky outcrops is based on aerial imagery and survey. Enquiries for detailed design

Project North:

Landscape Architect: somewhere. LANDSCAPE ARCHITECTS, DESIGNERS AND DREAMERS

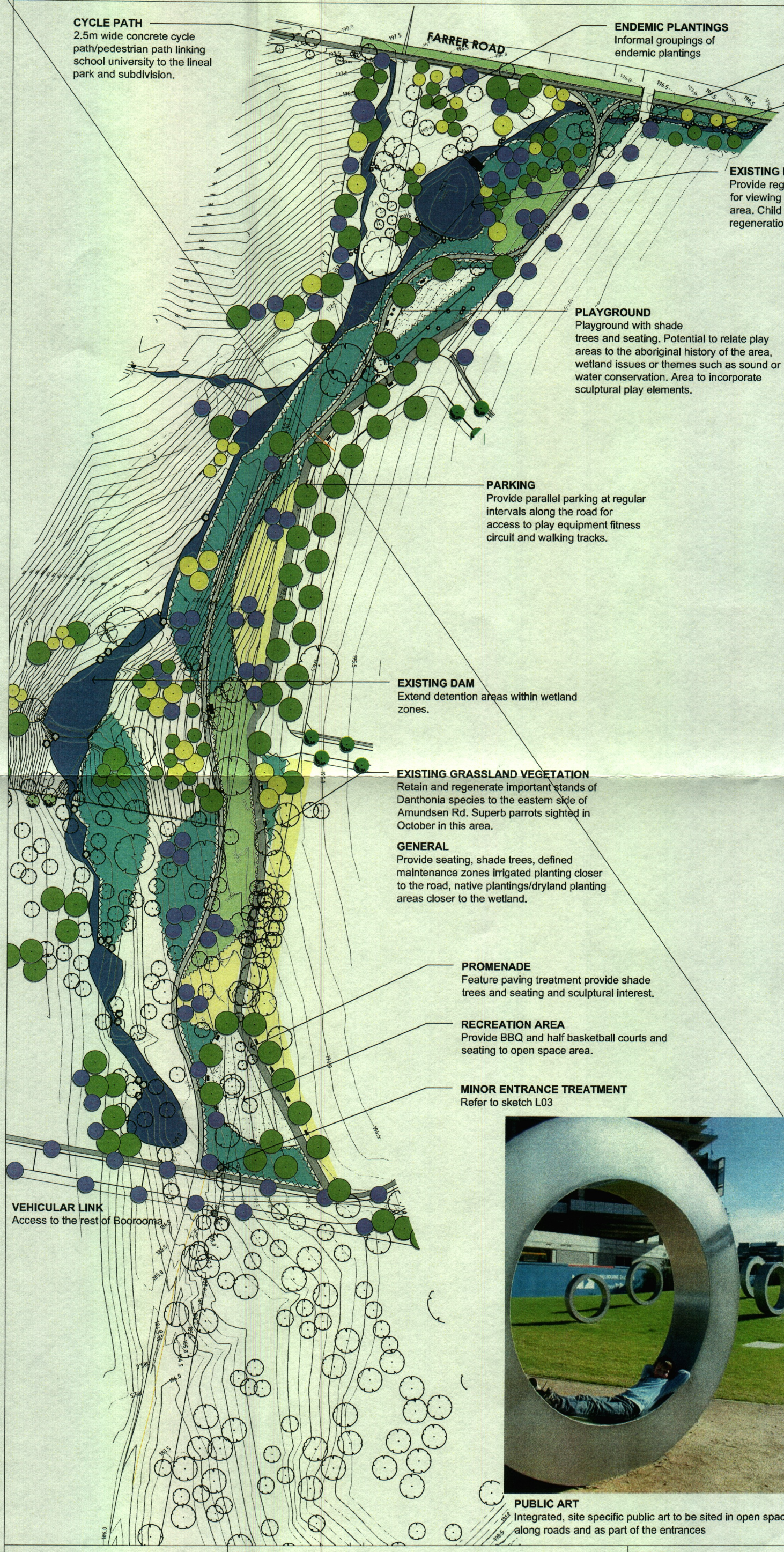
Planner: LENNON SALVESTRO PLANNING

Client: GENERATION DEVELOPMENTS PTY LTD

Project Name: CHARLES STURT ESTATE, BOOROOMA

Drawing Title: MASTERPLAN

Scale: 1:1000 @ A0 | Date: 23/04/2009
Status: Concept | Checked By: AD
Project No: 85 | Drawing No: FIGURE 5 | Rev: B



CYCLE PATH
2.5m wide concrete cycle path/pedestrian path linking school university to the lineal park and subdivision.

ENDEMIC PLANTINGS
Informal groupings of endemic plantings

ACCESS WAY

SWALE AND PLANTINGS
Refer to sketch L03

EXISTING DAM
Provide regeneration planting to dam margin. Opportunity for viewing platforms and walking paths to explore the area. Child proof fencing encorporated into the regeneration planting around the dam

PLAYGROUND
Playground with shade trees and seating. Potential to relate play areas to the aboriginal history of the area, wetland issues or themes such as sound or water conservation. Area to incorporate sculptural play elements.

PARKING
Provide parallel parking at regular intervals along the road for access to play equipment fitness circuit and walking tracks.

EXISTING DAM
Extend detention areas within wetland zones.

EXISTING GRASSLAND VEGETATION
Retain and regenerate important stands of Danthonia species to the eastern side of Amundsen Rd. Superb parrots sighted in October in this area.

GENERAL
Provide seating, shade trees, defined maintenance zones irrigated planting closer to the road, native plantings/dryland planting areas closer to the wetland.

PROMENADE
Feature paving treatment provide shade trees and seating and sculptural interest.

RECREATION AREA
Provide BBQ and half basketball courts and seating to open space area.

MINOR ENTRANCE TREATMENT
Refer to sketch L03

VEHICULAR LINK
Access to the rest of Boorooma

PUBLIC ART
Integrated, site specific public art to be sited in open space, along roads and as part of the entrances



INTERFACE TO THE WETLAND



FEATURE PATTERNED BOULEVARD WALKWAY



TYPICAL PLANTING AND BOULDER TREATMENT



TYPICAL PLANTING TREATMENT

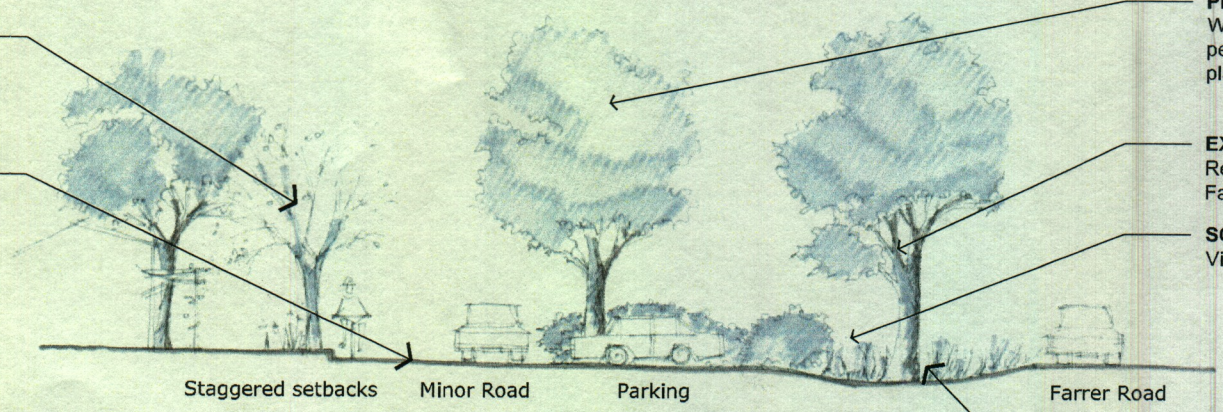


TYPICAL EUCALYPTUS STREET TREE PLANTING ON WIDER VERGES

Project Name: **CHARLES STURT ESTATE, BOOROOMA**	Drawing Title: **LINEAL PARK**	Project North: N	Scale: 1:1000 @ A1 · Date: 23/04/09 · Status: Concept · Checked By: AD · Project No: 85 · Drawing No: FIGURE 6 · Rev: B

DECIDUOUS TREES
Provide deciduous trees to the immediate north of house blocks

CYCLIST ROUTE
Shared cyclist/ vehicle route along minor road to Farrer Road.



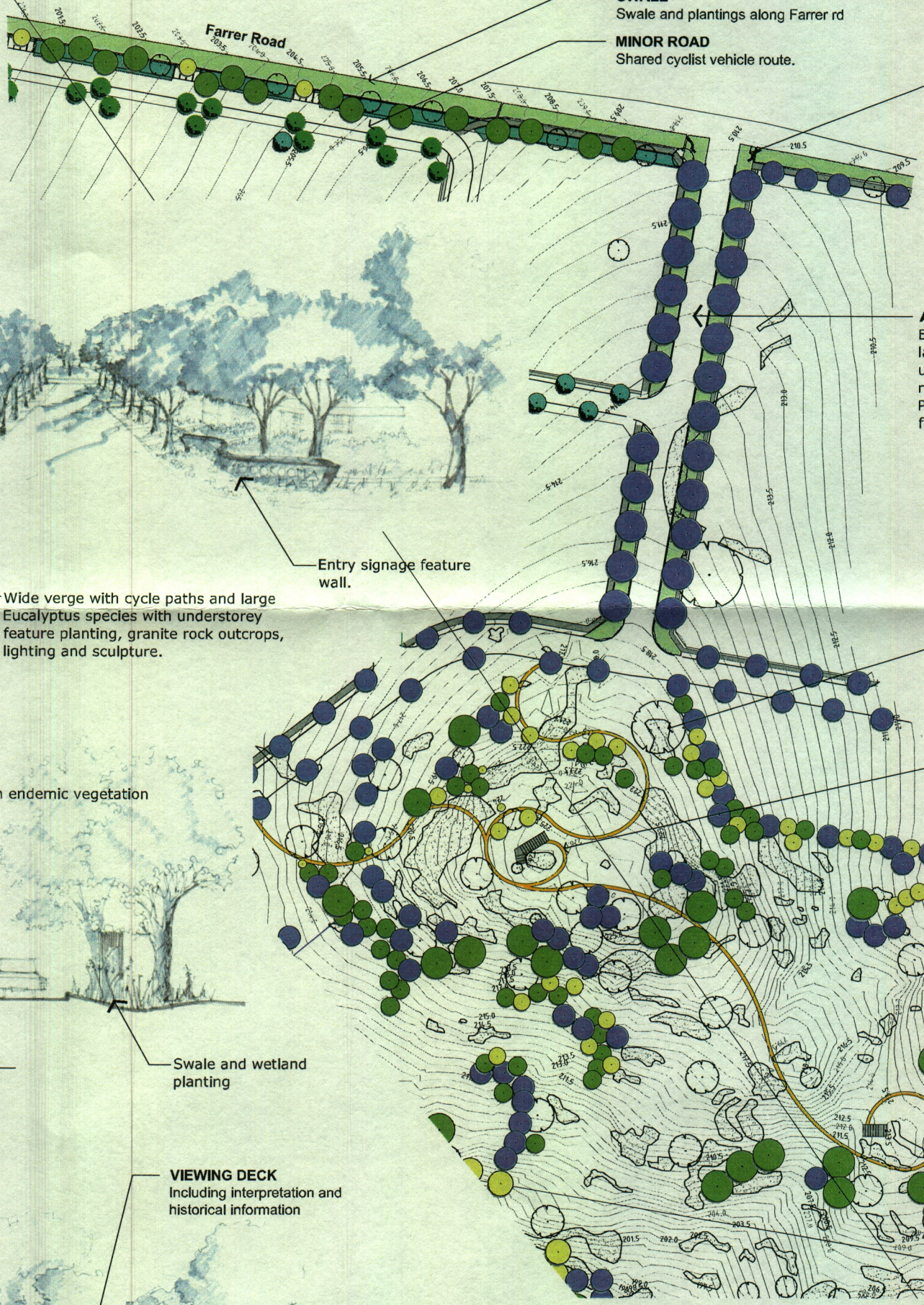
PROPOSED TREES
Where space and orientation permits include endemic tree planting

EXISTING TREES
Retain existing trees along Farrer Road

SCREEN PLANTING
Visual screen to Farrer Road

Swale Plantings along Farrer Road

Sketch: Farrer Road Treatment
scale:nts



SWALE
Swale and plantings along Farrer rd

MINOR ROAD
Shared cyclist vehicle route.

ENTRY ROAD
Refer to sketch

AVENUE PLANTING
Entry road with wide cverge zone for large Eucalyptus species with understorey feature planting, granite rock outcrops, lighting and sculpture. Potential to utilise this area as bio filter for stormwater runoff.

Sketch: Entry Road
scale:nts

Wide verge with cycle paths and large Eucalyptus species with understorey feature planting, granite rock outcrops, lighting and sculpture.

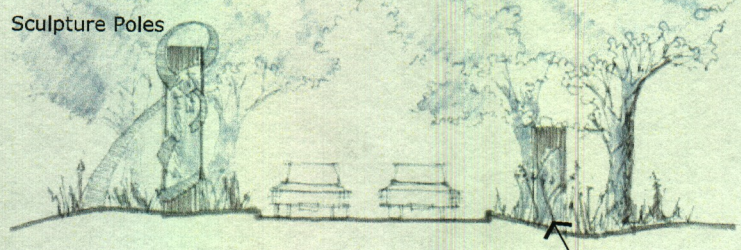
Entry signage feature wall.

EXISTING TREE
Retain existing Kurrajong tree and surrounding granite outcrops as a focal point at the terminus of the entry road.

HILL TOP LINK
Pedestrian path link to hill top.

Retain endemic vegetation

Sculpture Poles



Sketch: Minor Entrance Treatment
scale:nts

Swale and wetland planting

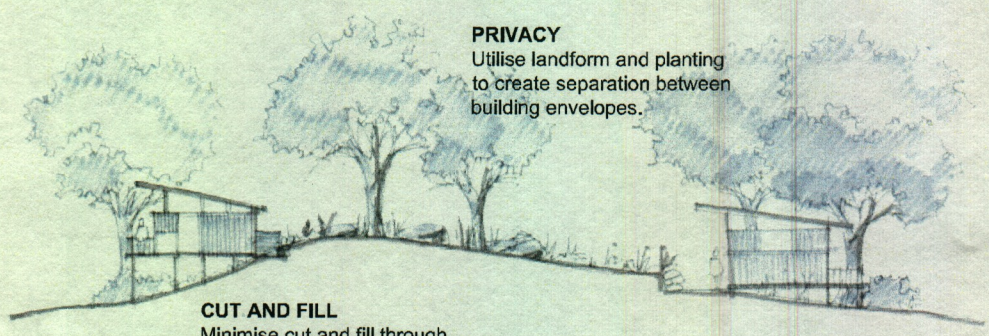
VIEWING DECK
Including interpretation and historical information



Sketch: Hill Top Park
scale:nts

Retain all rock outcrops and regenerate planting areas.

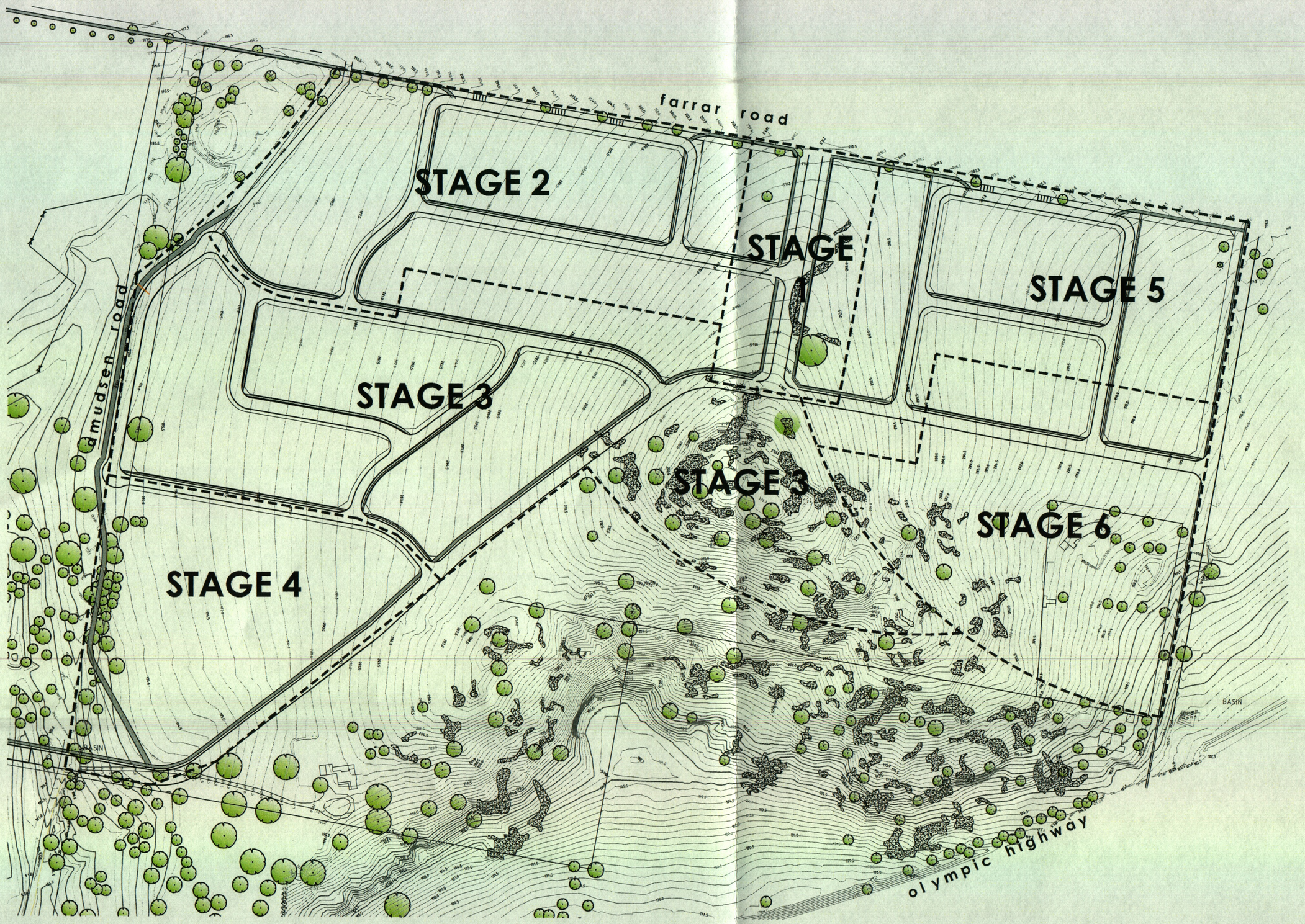
PRIVACY
Utilise landform and planting to create separation between building envelopes.



CUT AND FILL
Minimise cut and fill through appropriate building forms

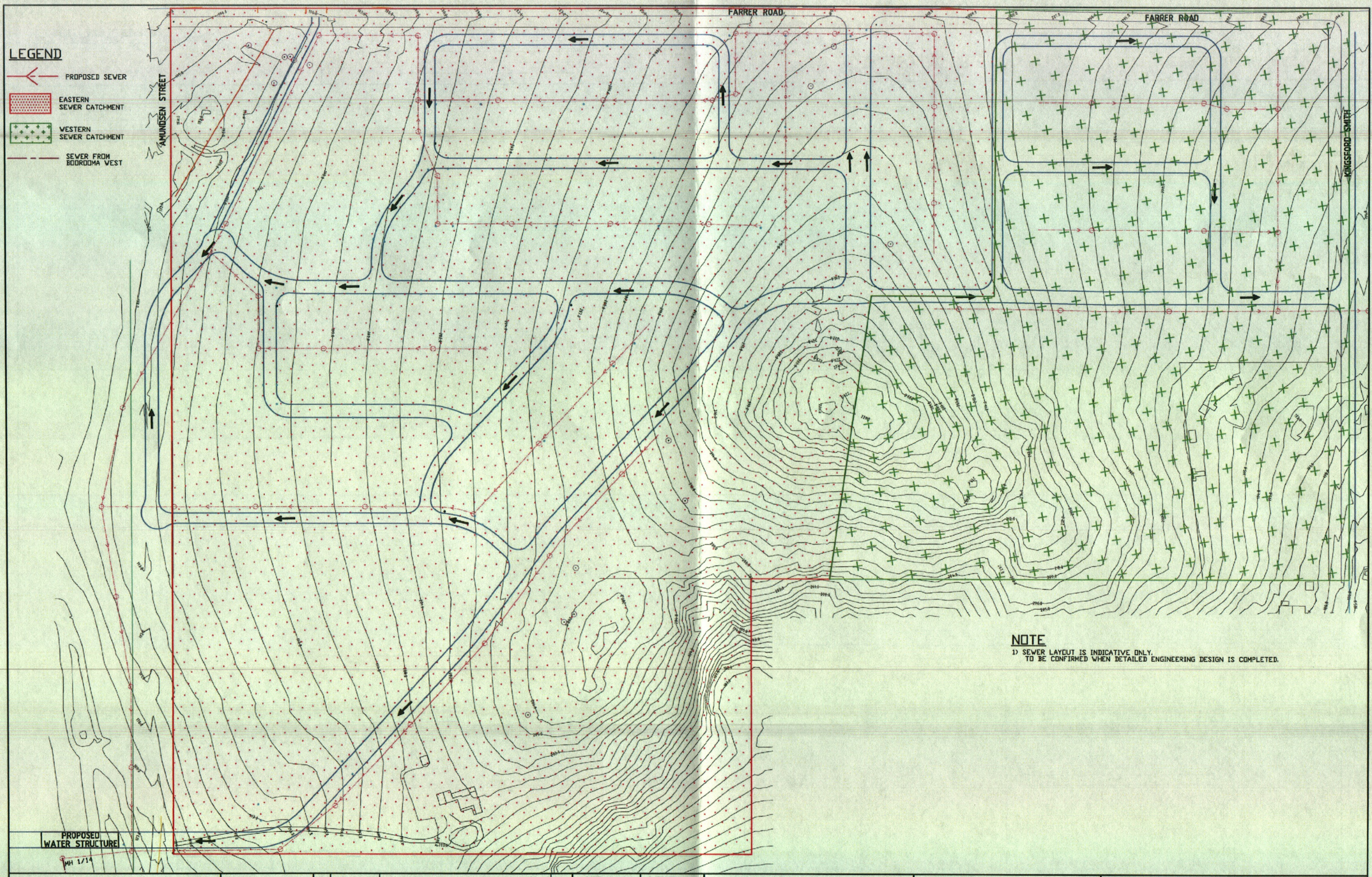
Sketch: Possible Hilllside Cluster Housing
scale:nts

Project Name: CHARLES STURT ESTATE, BOOROOMA	Drawing Title: MAIN ENTRY & EXPLORER PARK	Project North:	Scale: 1:1000 @ A1	Date: 23/04/09
			Status: Concept	Checked By: AD
			Project No: 85	Drawing No: FIGURE 7
				Rev: B



Charles Sturt Estate - BOOROOMA - STAGING STRATEGY

date: 23-04-09
scale:not to scale
rev: B



NOTE

1) SEWER LAYOUT IS INDICATIVE ONLY. TO BE CONFIRMED WHEN DETAILED ENGINEERING DESIGN IS COMPLETED.

0 10 20 30 40 50 75 100
METRES

NORTHPOINT

No.	DATE	AMENDMENTS	BY
B	24/04/2009	MASTER PLAN	T.R.
A	24/11/2008	MASTER PLAN	T.R.

DATE: SEP 2008 | CHECKED:
DRAWN: T.REYNOLDS | APPROVED:
DESIGNED: R.SMITH | SCALE: 1:1250 (A1) 1:2500 (A3)

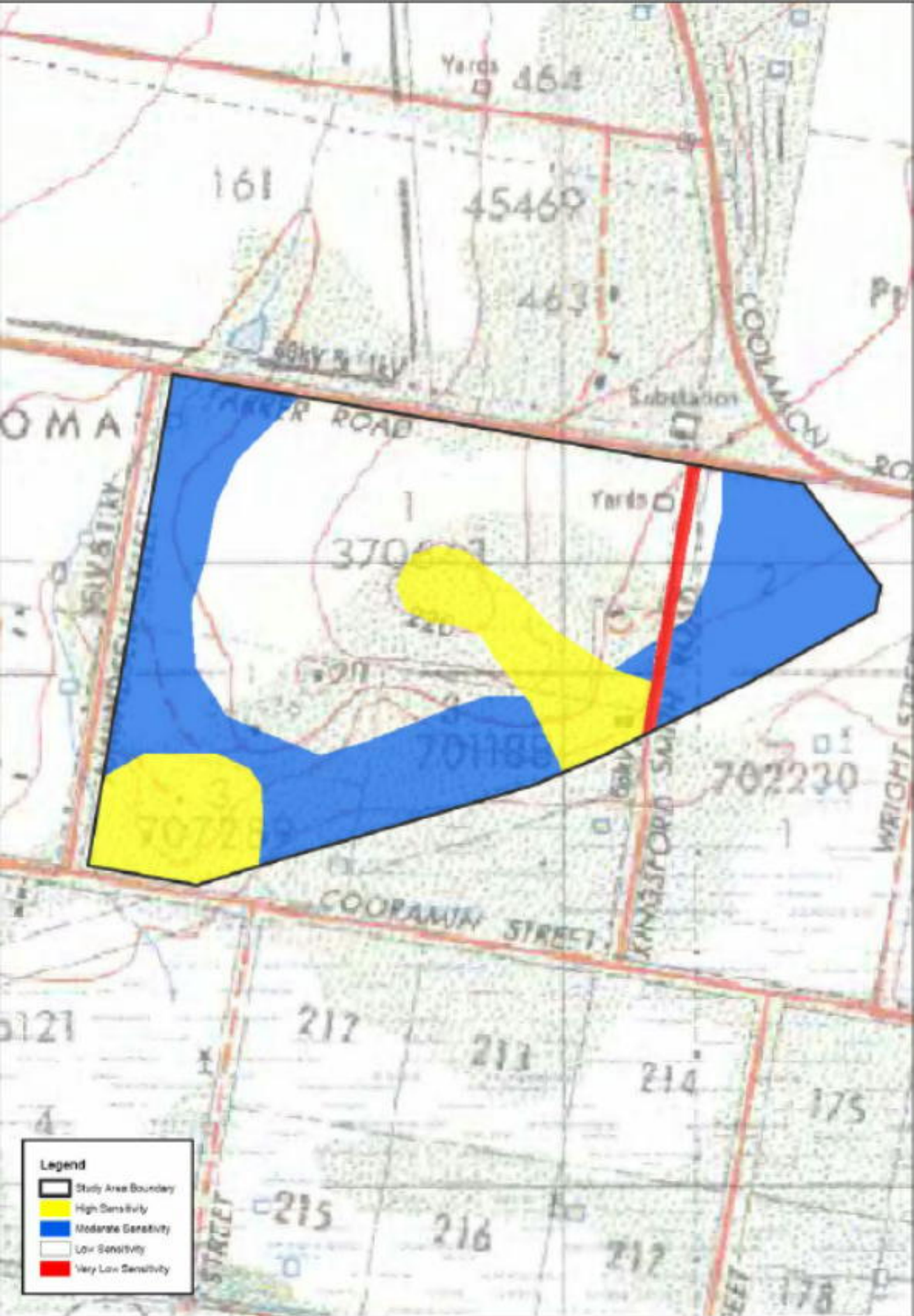
XEROS KENDALL
CONSULTING ENGINEERS
5 Bye Street, Wagga Wagga, NSW,2650
Telephone (02) 69255855
Facsimile (02) 69255855
Email: xkwagga@people.net.au
A.C.N. 063 282 299

SHEET SUBJECT: SEWER CATCHMENT PLAN , ,

PROJECT: PROPOSED BOORDOMA EAST DEVELOPMENT CHARLES STURT ESTATE, WAGGA WAGGA

CLIENT: GENERATIONS DEVELOPMENT

COUNCIL REF.	PROJECT NO.	SHEET NO.	ISSUE
.	060953	1	B


Legend
Study Area Boundary
High Sensitivity
Moderate Sensitivity
Low Sensitivity
Very Low Sensitivity
1:8,000
0
95
190
380 Metres
N

APPENDIX J
Growth Area - Lloyd

Entire Site Management

- **J1 Lloyd (Salinity Management) Materplan STAGE 1 (courtesy of EA Systems P/L)**
- **J2 Lloyd (Salinity Management) Materplan STAGE 2 (courtesy of EA Systems P/L)**
- **J3 Lloyd western and eastern urban release area road and lot layout with zoning underlay**

North-Western Precinct Masterplans

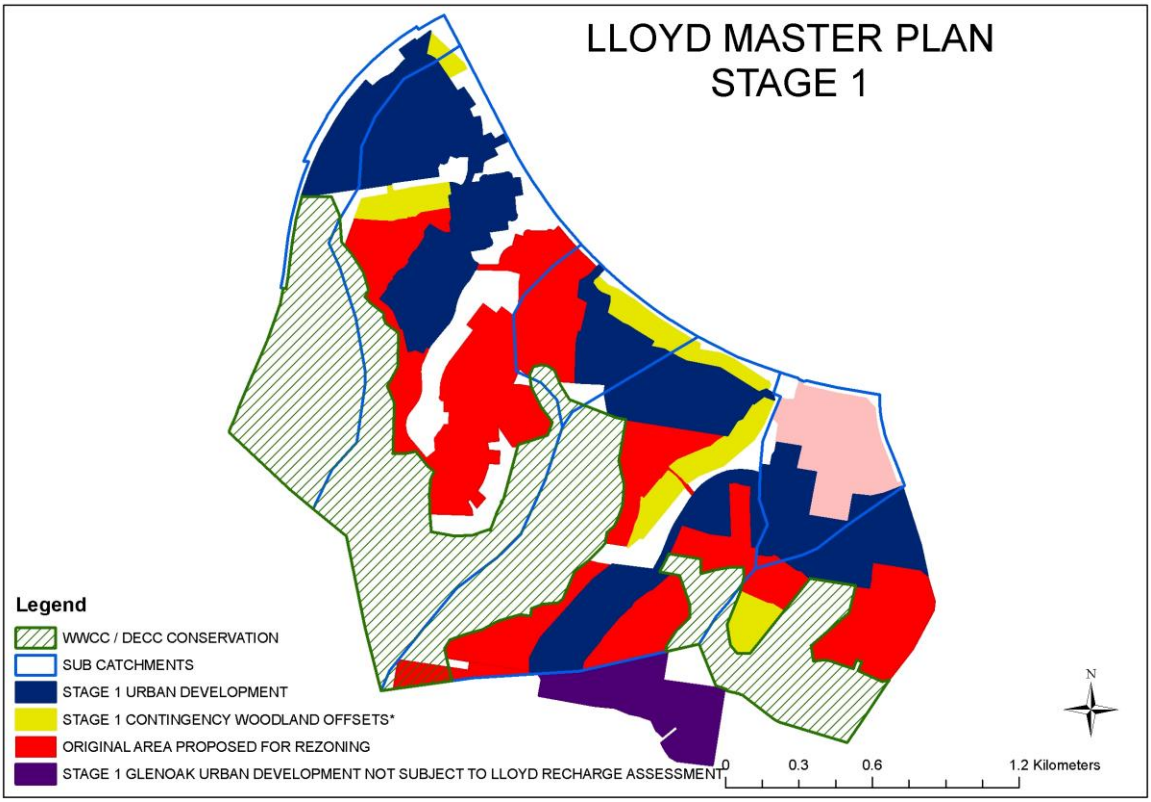
- **J4 Staging Plan**
- **J5 Bus Route, Walkways and Cycleway Plan**
- **J6 Noise Buffer Plan**
- **J7 Contour Plan**
- **J8 Open Space**
- **J9 Road Hierarchy Plan**
- **J10 Proposed Cycle Paths and Walkways**
- **J11 Existing Vegetation Plan**
- **J12 Catchment Plan**
- **J13 Staging Plan**
- **J14 Conservation Plan**
- **J15 Piezometer Location Plan**
- **J16 Solar Orientation Plan**
- **J17 Footpath Plan**
- **J18 Exiting Infiltration Plan**
- **J19 Quarry Development Plan**
- **J20 Land Use Plan**

South-Eastern Precinct Masterplans

- **J21 Bus Route, Footpath, Cycleway and Walkway**
- **J22 Drainage Sub Catchments**
- **J23 Open Space and Drainage**
- **J24 Piezometer Location**

J25 Road Hierarchy Plan
J26 Proposed Sewer Reticulation Plan
J27 Staging Plan
J28 Overall Neighbourhood Plan
Example 80:20 Plans
J29 Typical 80:20 Lot Layouts
J30 80:20 Development Plan
J31 80:20 Development Plan – Stage 1

Figure J1 - Lloyd (Salinity Management) Masterplan STAGE 1 (courtesy of EA Systems P/L)



Notes

1. Stage 1 Contingency Woodland Offsets area is to remain as perennial pasture until actual water use values and groundwater recharge is re-assessed at the completion of Stage 1.

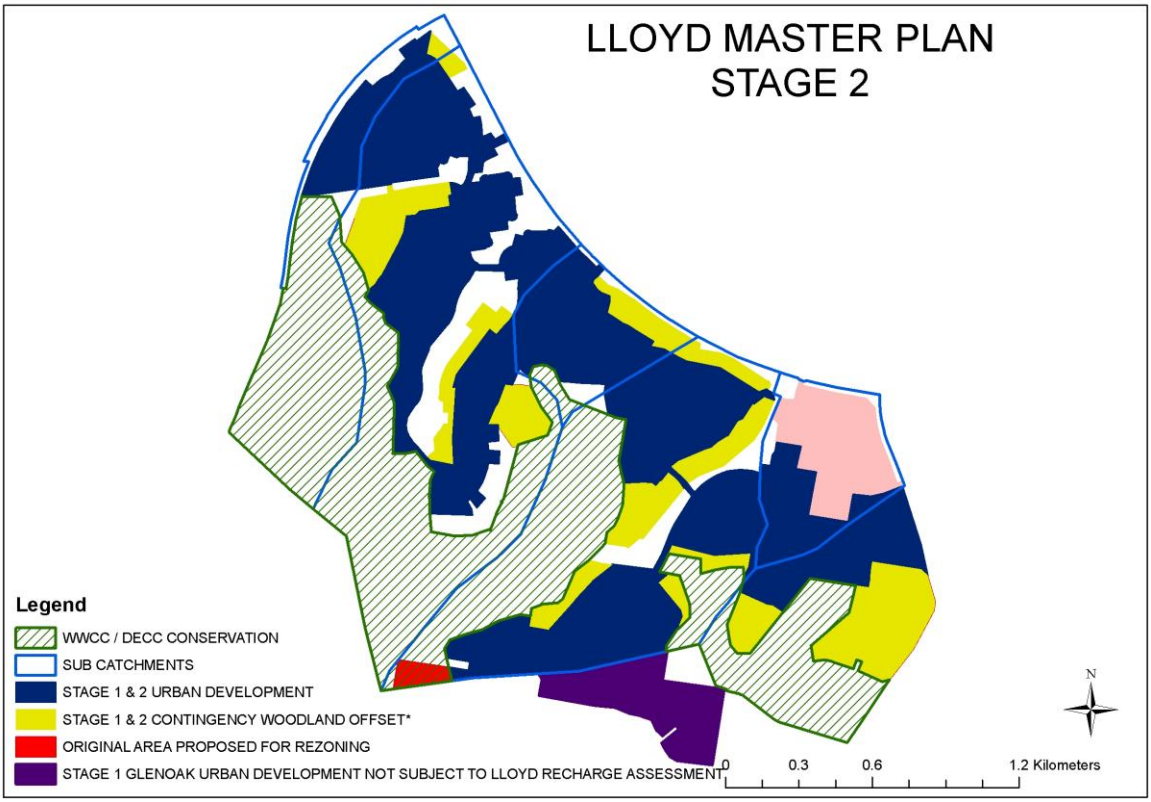
   If the re-assessment finds that recharge estimates used in the current study were accurate, this area is to be established with woodland offset.

   If the re-assessment finds that original recharge estimates were underestimated; this area, as well as sufficient additional land area, is to be converted to woodland offset.

   If the re-assessment finds that original recharge estimates were overestimated scope should exist to revise the original recommendations in any or all of the following ways:

   - The Stage 1 Contingency Offset area could be developed as residential areas to an extent calculated with the revised data.
   - Lots sizes and / or pervious to impervious ratios in the latter development stages could be increased to an extent calculated with the revised data.
   - Any restriction on lawn areas and / or watering could be relaxed to the extent calculated with the revised data.

Figure J2 - Lloyd (Salinity Management) Masterplan STAGE 2 (courtesy of EA Systems P/L)



Notes

1. Depending on the outcome of the re-assessment conducted at the completion of Stage 1 and Stage 2, Contingency Woodland Offsets Area would be used for one of the three possible outcomes described below.
    - Established entirely to offset woodland.
    - Established partially with residential development with the remaining area as woodland offset.
    - Established entirely with residential development.

LEGEND:

- RE1
- R1
- E2
- RU1
- B1
- R5

R1
R1
RU1
E2
R1
RE1
RE1
RU1
B1
R1
RU1
RE1
E2
R1
RU1
RU1
E2
RU1

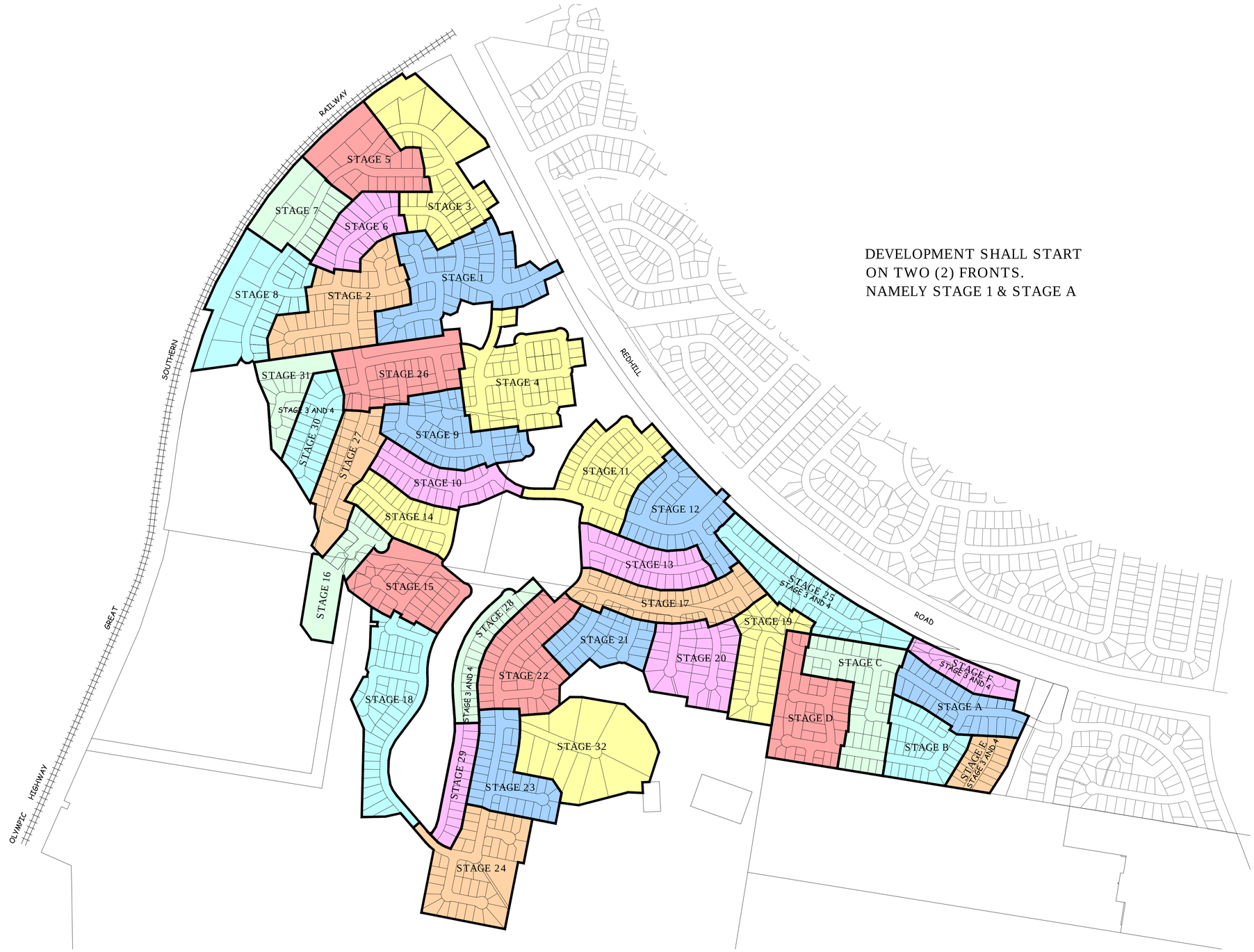
SOUTHERN
HIGHWAY
OLYMPIC

N
W E
S
NORTHPOINT

PROJECT
LLOYD URBAN RELEASE AREA

0m 50m 100m 250m 500m
BAR SCALE
1:5000

Lloyd Growth Area – North-Western Precinct Masterplans



DEVELOPMENT SHALL START
ON TWO (2) FRONTS.
NAMELY STAGE 1 & STAGE A

STAGING PLAN

N
W E
S
NORTHPOINT

No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS
B	03/07/12	STAGE 3 AND 4 ADDED	MM

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR. IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:

MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN

LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
STAGING PLAN

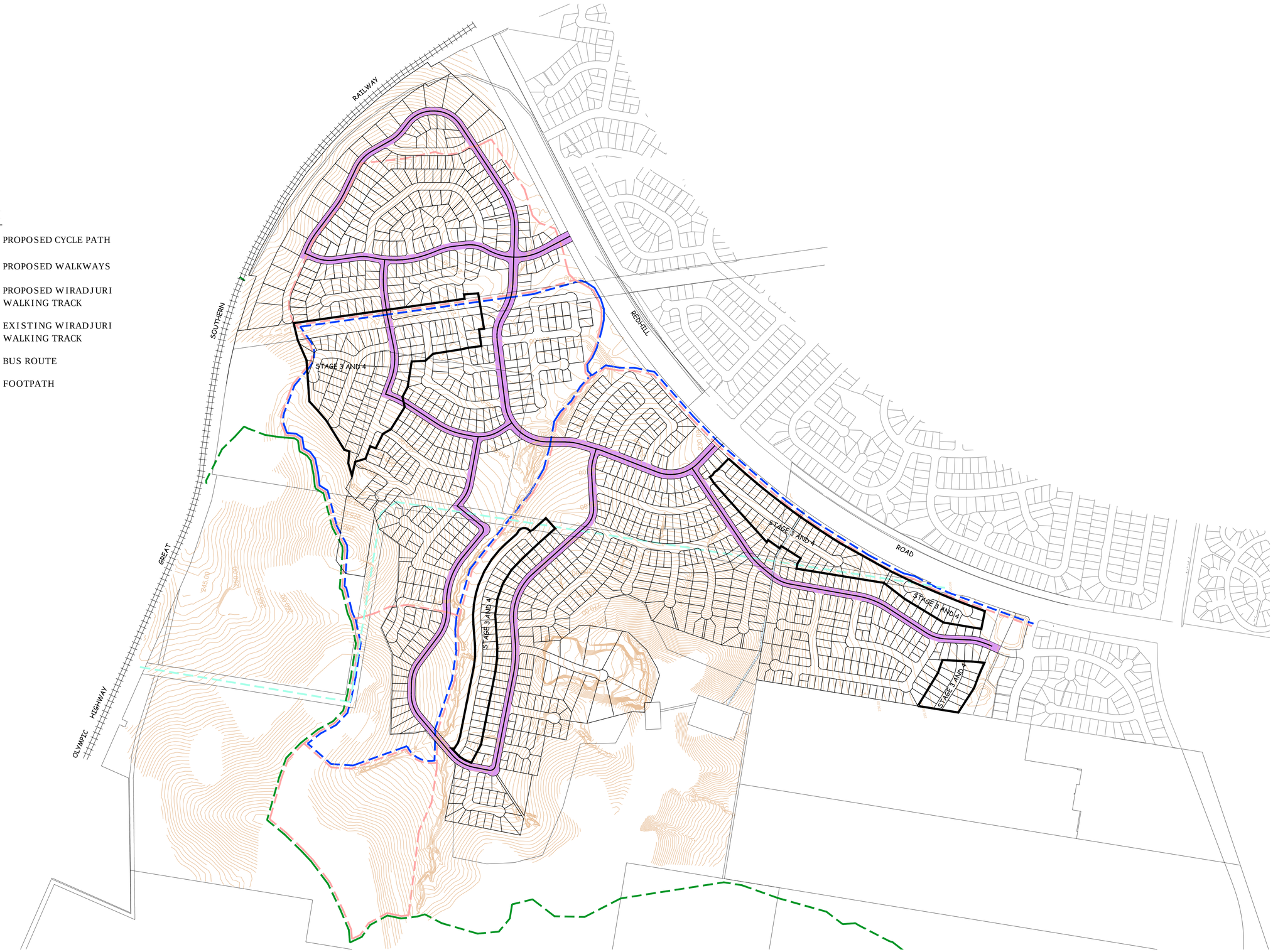
CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	070081	STG1

JOB LOCATION: Z:/Jobs/070081

LEGEND:

- PROPOSED CYCLE PATH
- PROPOSED WALKWAYS
- PROPOSED WIRADJURI WALKING TRACK
- EXISTING WIRADJURI WALKING TRACK
- BUS ROUTE
- FOOTPATH



BUS ROUTE

N
W E
S
NORTHPOINT

No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS
B	03/07/2012	STAGE 3 AND 4 ADDED	MM
C	31/08/2012	QUARRY & BOUNDARIES AMENDED	CB

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR. IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:

MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

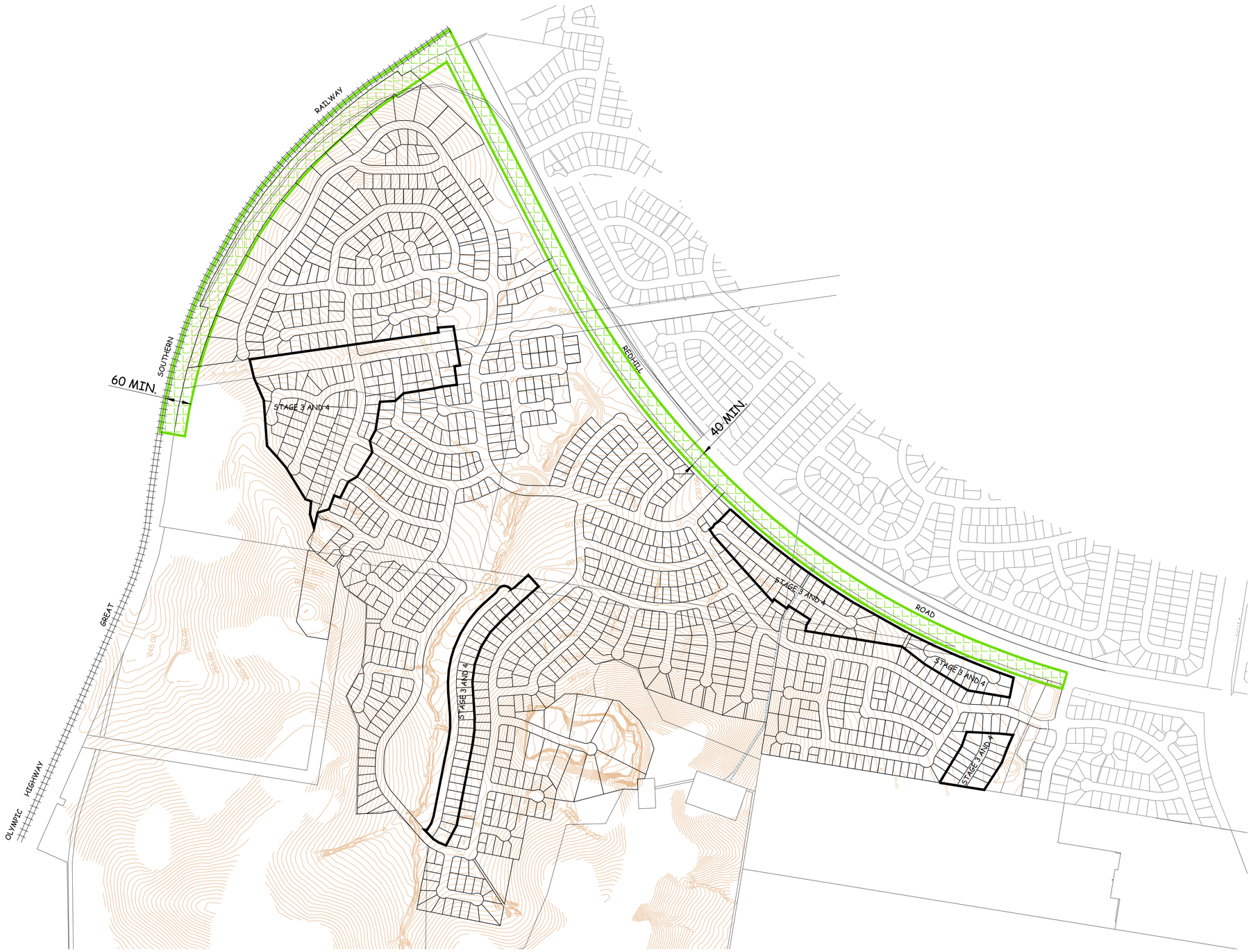
PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
BUS ROUTE, WALKWAYS & CYCLEWAYS PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	C	070081	B1

JOB LOCATION: Z:/Jobs/070081



NOISE BUFFER PLAN

NOISE BUFFER ZONE

N
W E
S
NORTHPOINT

No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR. IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:

MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
NOISE BUFFER PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	NB1

JOB LOCATION: Z:/Jobs/070081



CONTOUR PLAN

— - WATER SUPPLY RESTRICTION LINE

N
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NORTHPOINT

No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR. IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:

MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

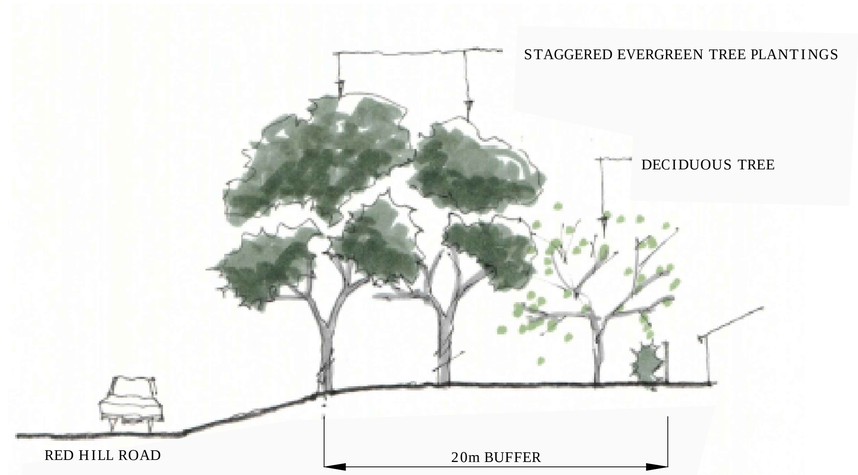
SHEET SUBJECT
CONTOUR PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	CP1

JOB LOCATION: Z:/Jobs/070081





OPEN SPACE

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NORTHPOINT

No.	DATE	AMENDMENTS	BY
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B	03/07/12	STAGE 3 AND 4 ADDED	MM

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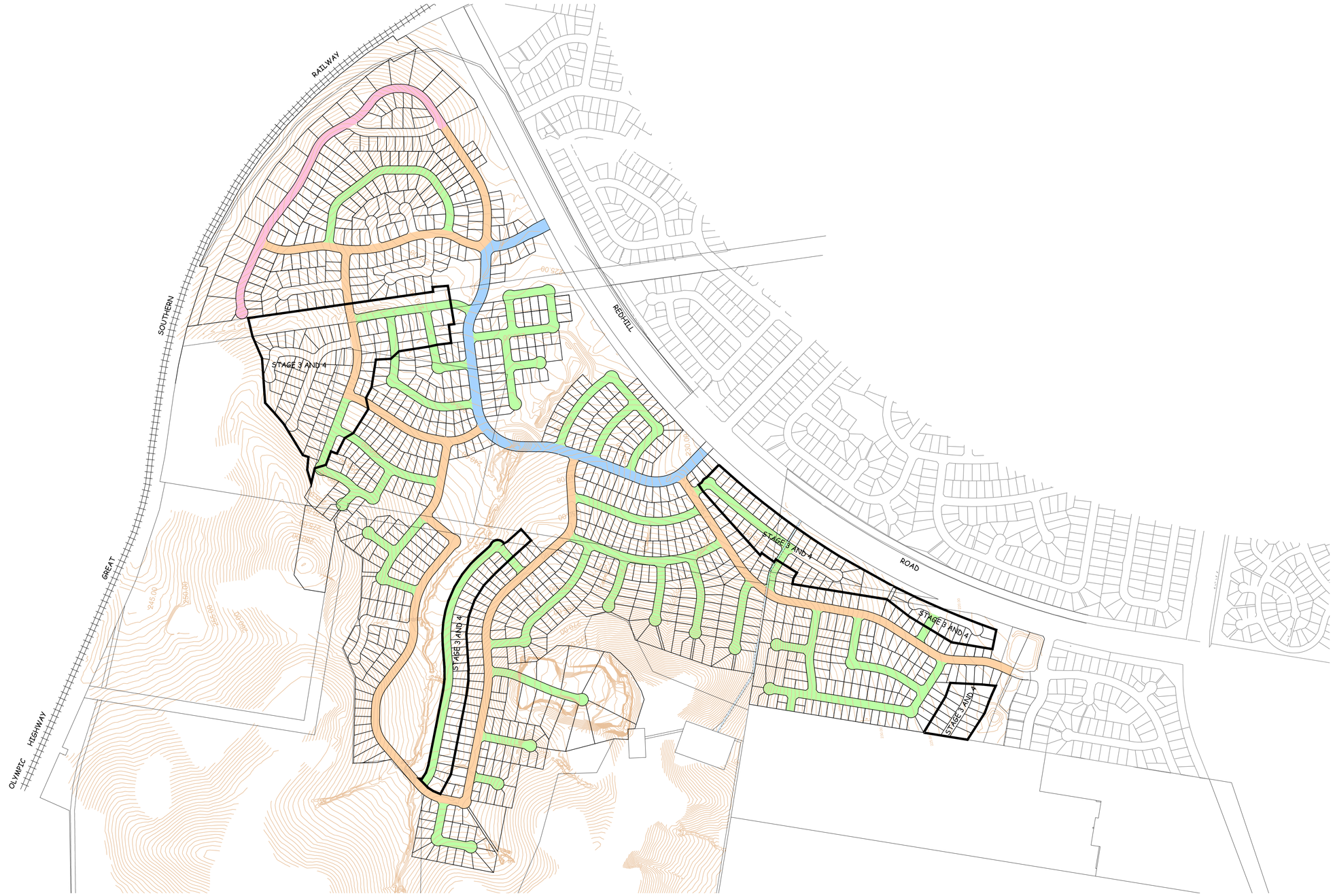
PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
OPEN SPACE

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	070081	OS1

JOB LOCATION: Z:/Jobs/070081



ROAD HIERARCHY

MAIN CARRIER (24.0m)	
MAIN CARRIER (20.0m)	
LINK ROAD	
½ RURAL ROAD ½ 20m ROAD	

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PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
ROAD HIERARCHY PLAN

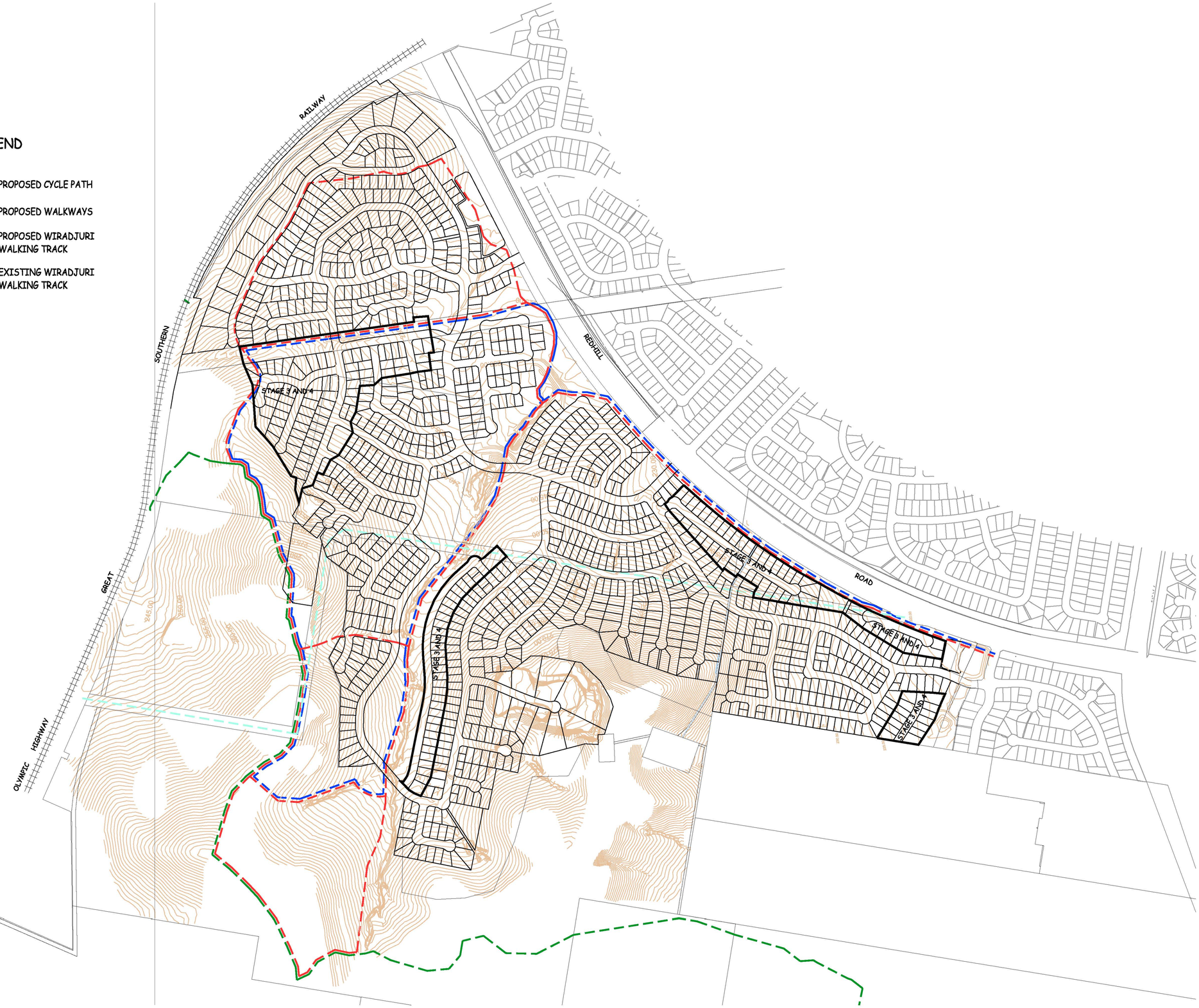
CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	070081	RH1

JOB LOCATION: Z:/Jobs/070081

LEGEND

- PROPOSED CYCLE PATH
- PROPOSED WALKWAYS
- PROPOSED WIRADJURI WALKING TRACK
- EXISTING WIRADJURI WALKING TRACK



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NORTHPOINT

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PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
PROPOSED CYCLE PATHS AND WALKWAYS

CLIENT
EHKUK/HUDSON LAND GROUP

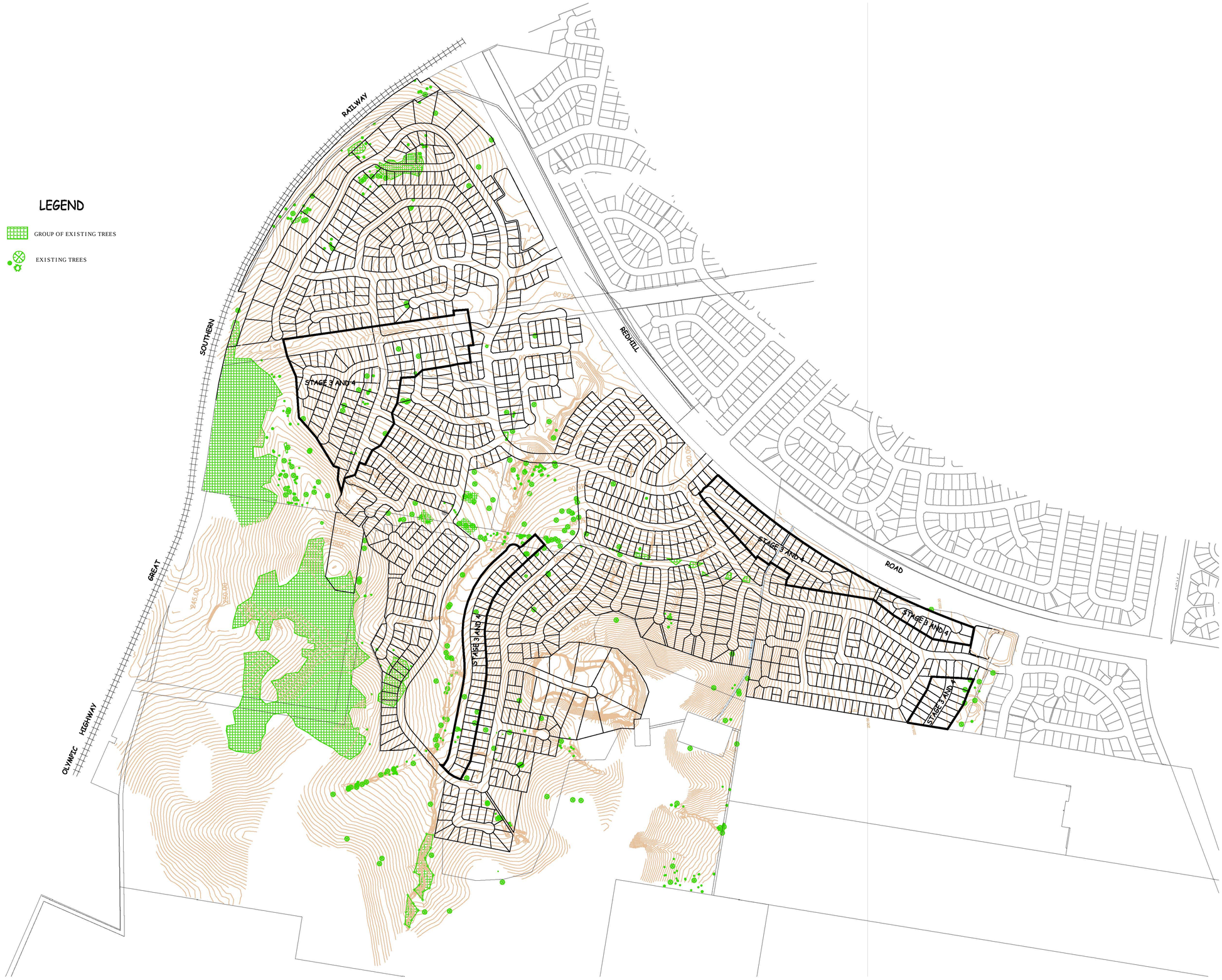
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CHECKED	DRAWN	DATE	
	C. Butt	FEB 2010	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	W1

JOB LOCATION: Z:/Jobs/070081

LEGEND

GROUP OF EXISTING TREES

EXISTING TREES



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NORTHPOINT

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PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
EXISTING VEGETATION PLAN

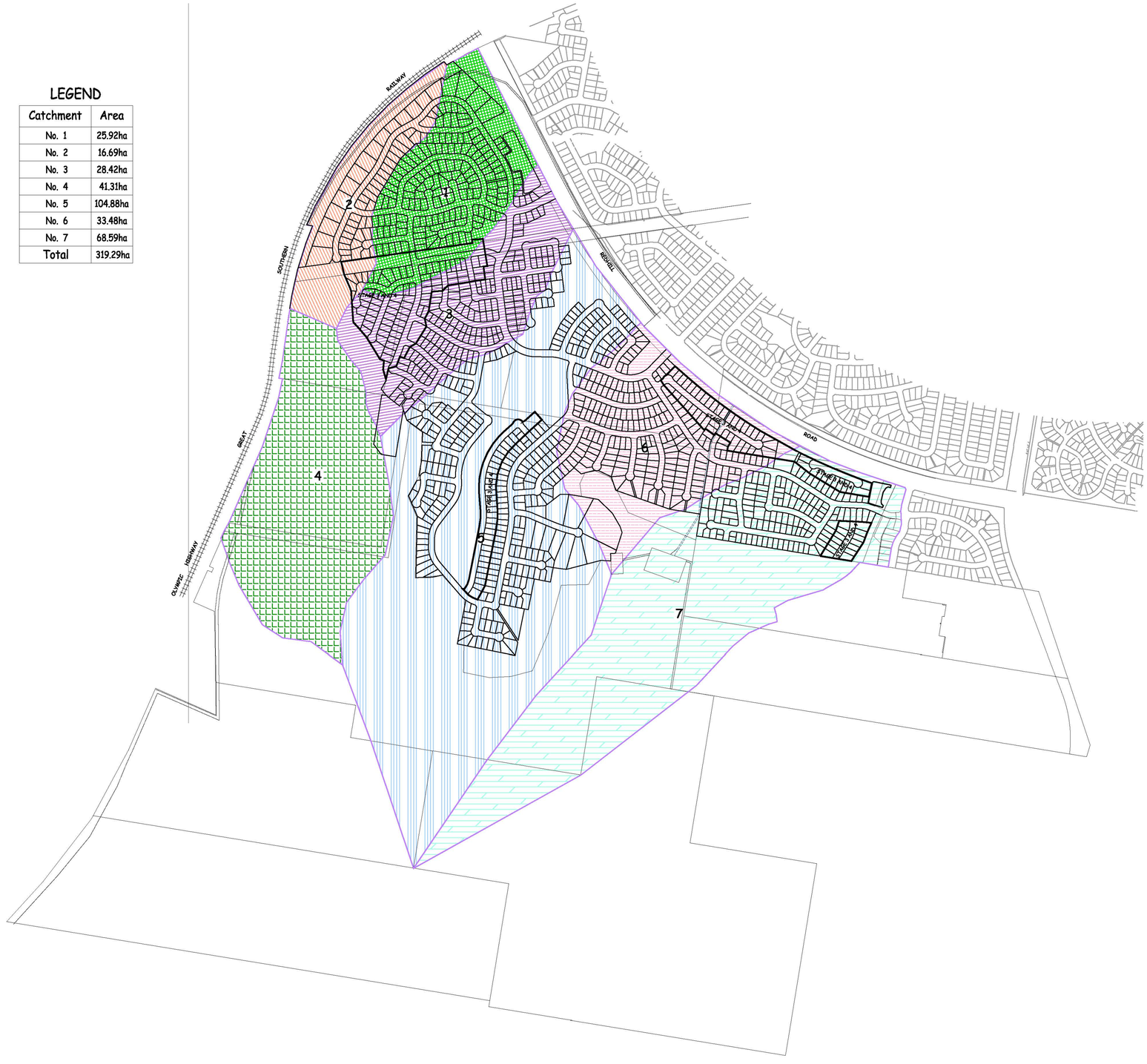
CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	FEB 2010	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	E1

JOB LOCATION: Z:/Jobs/070081

LEGEND

Catchment	Area
No. 1	25.92ha
No. 2	16.69ha
No. 3	28.42ha
No. 4	41.31ha
No. 5	104.88ha
No. 6	33.48ha
No. 7	68.59ha
Total	319.29ha



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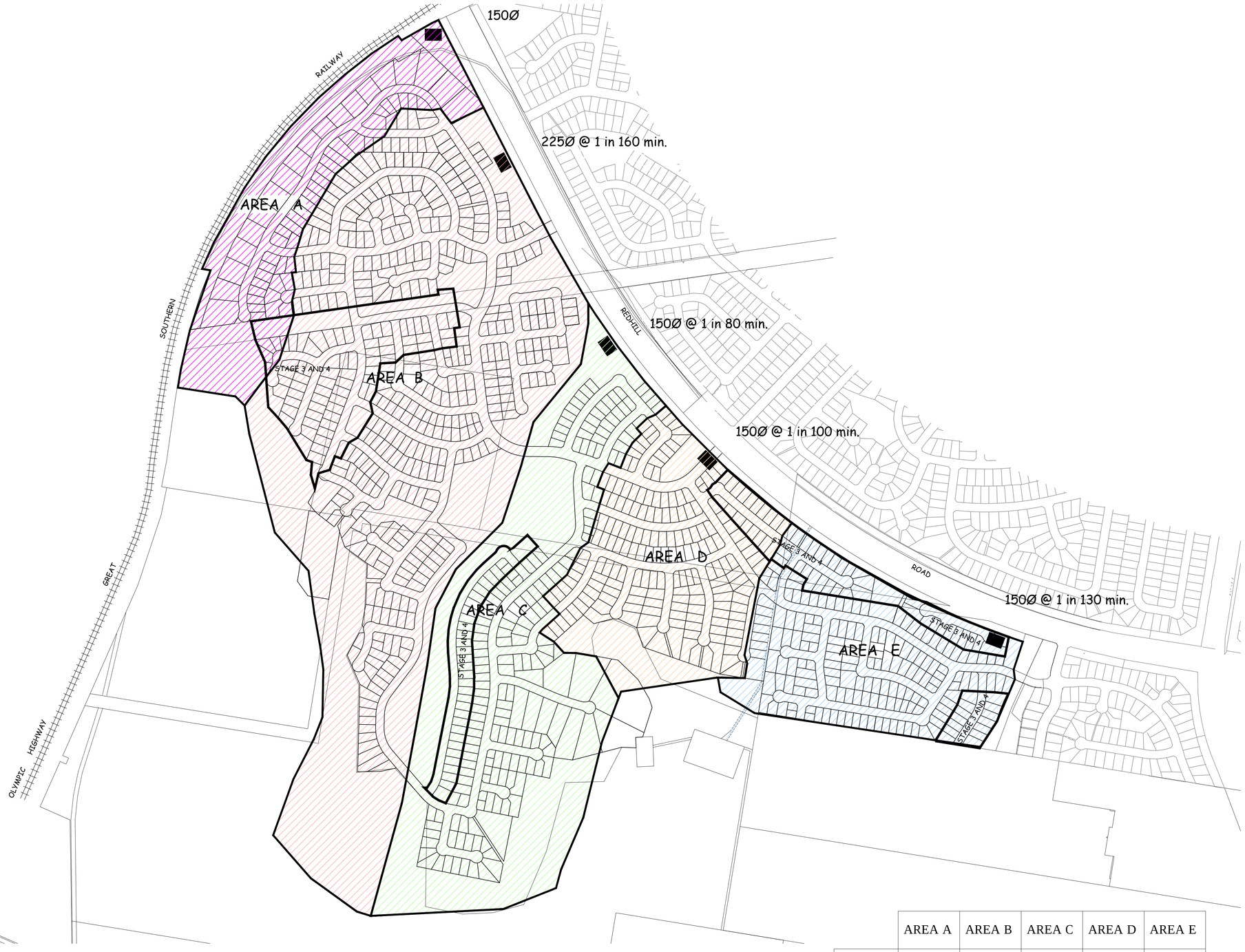
PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
CATCHMENT PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:7500(A1) 1:15000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	070081	C1

JOB LOCATION: Z:/Jobs/070081



SEWER STRATEGY PLAN

■ - PROPOSED DISCHARGE POINTS

	AREA A	AREA B	AREA C	AREA D	AREA E
LOTS	63	454	212	191	202
PIT SIZE(mm)	150	225	150	150	150
MIN. GRADE	-	1 in 160	1 in 80	1 in 100	1 in 130

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E-mail admin@mjm-solutions.com
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PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
SEWER STRATEGY PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	060121	S1

JOB LOCATION: Z:/Jobs/060121



CONSERVATION PLAN

N
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NORTHPOINT

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A	17/04/2012	ISSUED FOR APPROVAL	BS

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CAPACITY: Director

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MJM
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STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
CONSERVATION PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	CN1

JOB LOCATION: Z:/Jobs/070081



PIEZOMETER LOCATION PLAN

P1 - PIEZOMETER LOCATION & NUMBER

N
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NORTHPOINT

No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS
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STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
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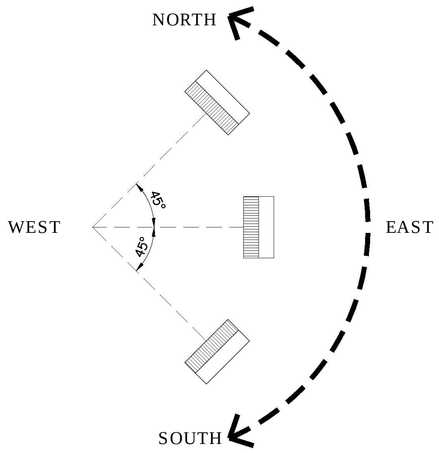
PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
PIEZOMETER LOCATION PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	070081	P1

JOB LOCATION: Z:/Jobs/070081

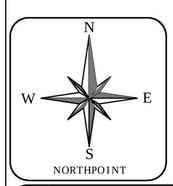


LEGEND:

- INDICATES BLOCKS WITH LONG AXIS WITHIN 45° OF EAST-WEST

50% OF TOTAL ALLOTMENTS





No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	CB

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BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
SOLAR ORIENTATION PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	SO1

JOB LOCATION: Z:/Jobs/070081



FOOTPATH SECTION
N.T.S.

FOOTPATH PLAN

- INDICATES ROAD WITH FOOTPATH ON ONE SIDE

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NORTHPOINT

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PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
FOOTPATH PLAN

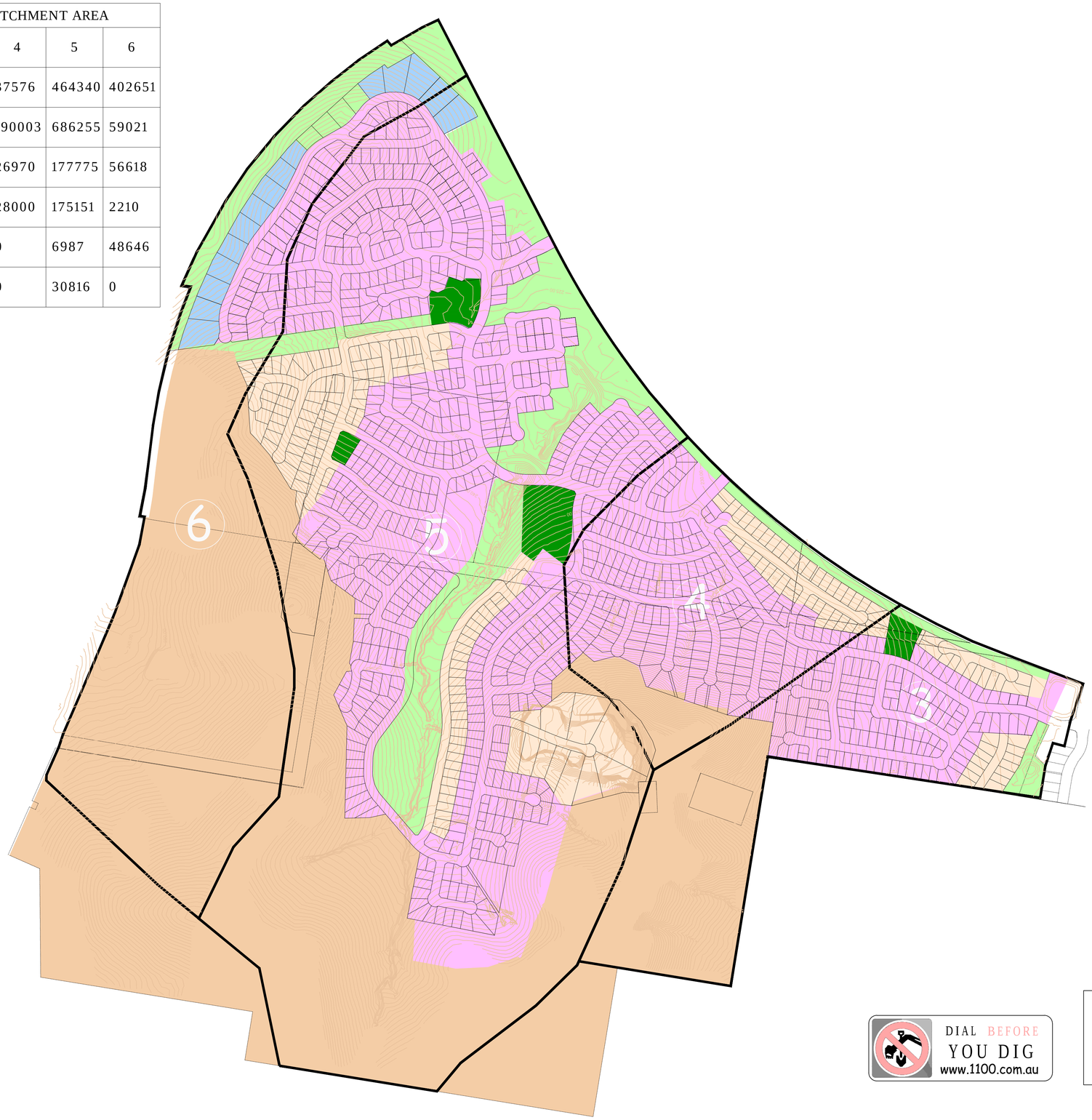
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	A	070081	F1

JOB LOCATION: Z:/Jobs/070081

	CATCHMENT AREA			
	3	4	5	6
- WOODLAND OFFSET AREA	160806	37576	464340	402651
- STAGES 1 & 2 RESIDENTIAL AREA	140457	190003	686255	59021
- REVEGETATED PASSIVE PARK AREA	15360	26970	177775	56618
- STAGES 3 & 4	32827	28000	175151	2210
- LARGE LOT AREA	0	0	6987	48646
- ACTIVE PARK AREA	5677	0	30816	0

NOTE:
ALL IRRIGATED PARK TO BE MOISTURE DEFICIT WATERED



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Local Government PROCUREMENT
APPROVED CONTRACTOR

No.	DATE	AMENDMENTS	BY
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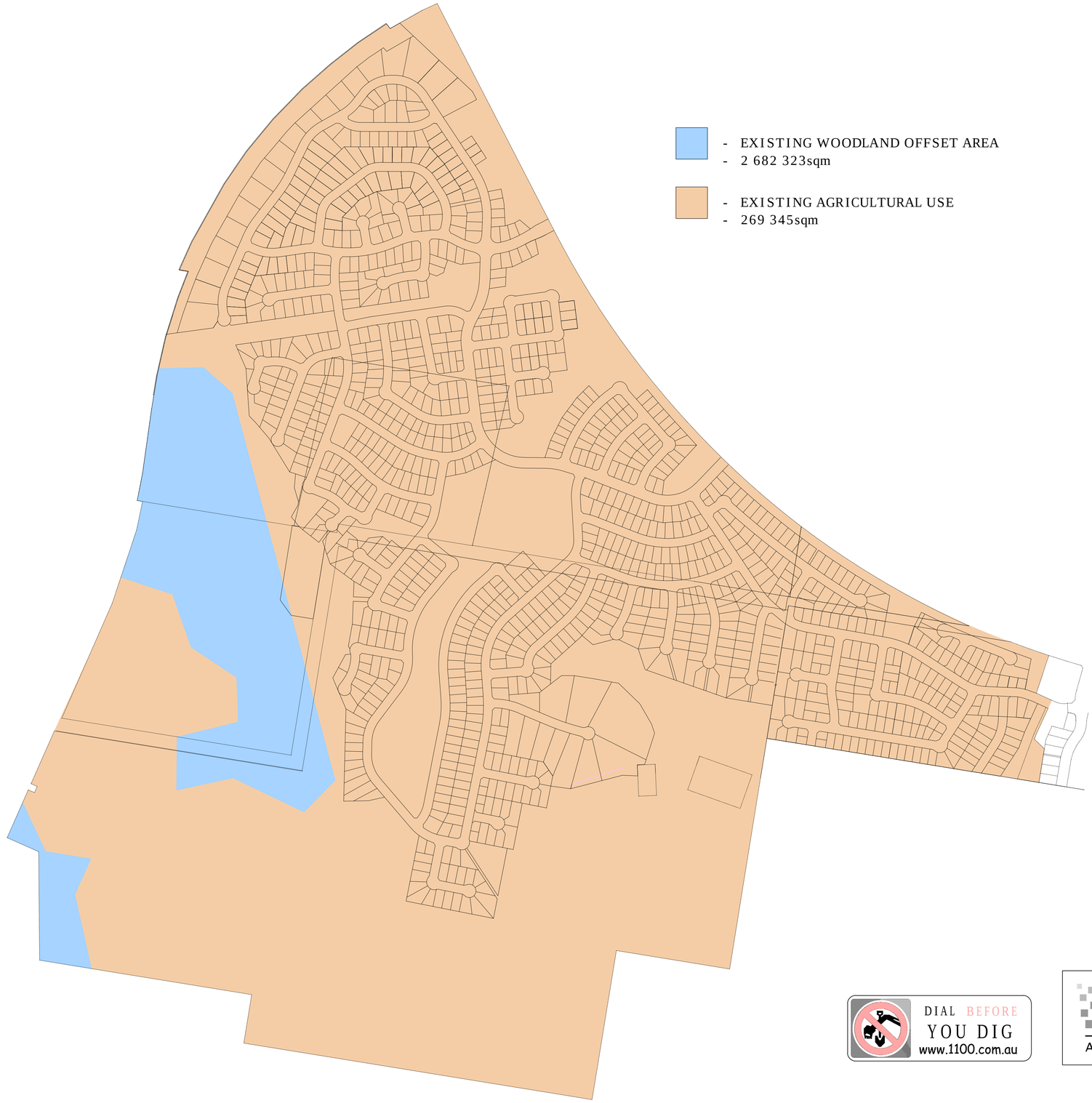
PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
SALINITY STUDY PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
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JOB LOCATION: Z:/Jobs/070081



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PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
EXISTING INFILTRATION PLAN

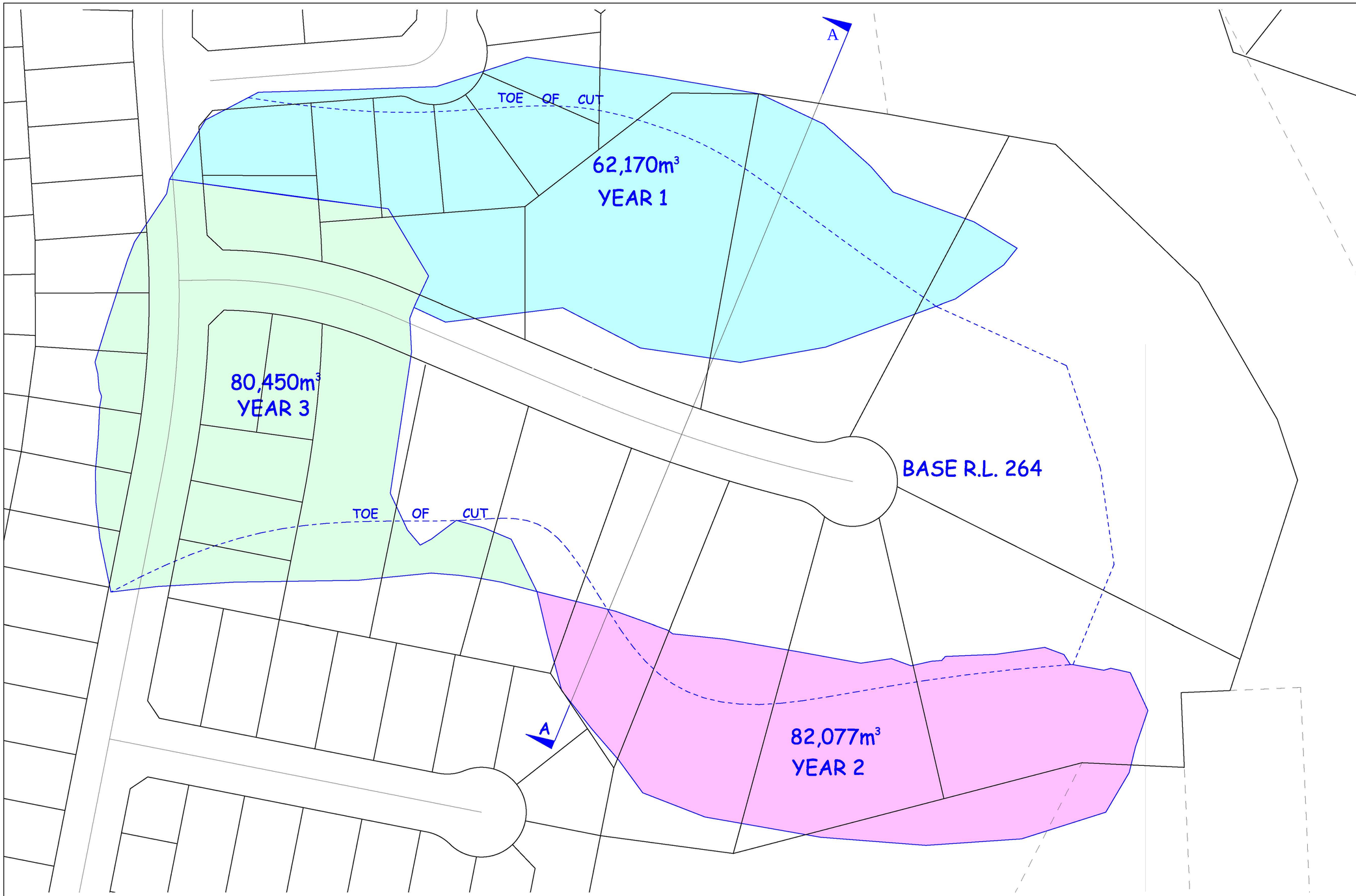
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	A	070081	IP1

JOB LOCATION: Z:/Jobs/070081

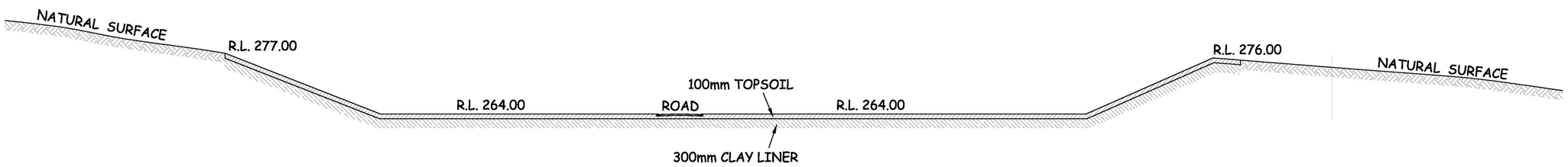
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Local Government PROCUREMENT
APPROVED CONTRACTOR



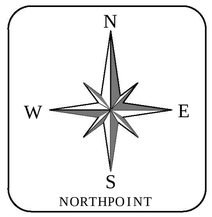
PLAN

SCALE 1:750 (A1)



SECTION A-A

SCALE 1:500 (A1)



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CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

No.	DATE	AMENDMENTS	BY
A	17/04/2012	PRELIMINARY	CB
B	31/08/2012	QUARRY LAYOUT AMENDED	CB

PROJECT

LLOYD URBAN RELEASE AREA

SHEET SUBJECT

QUARRY DEVELOPMENT PLAN

CLIENT

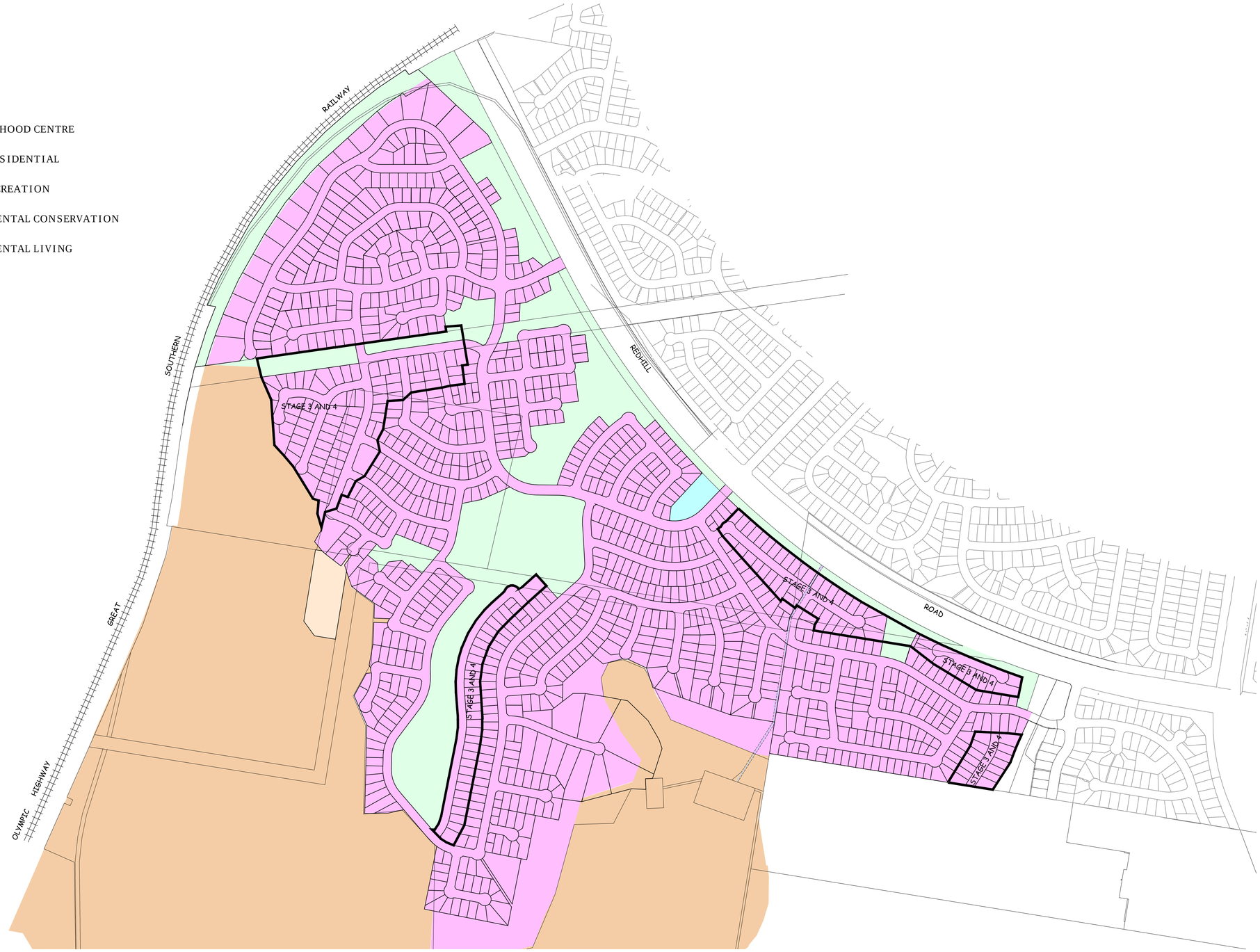
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:4000(A1) 1:8000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	B	070081	Q1

JOB LOCATION: C:/Jobs/070081

LEGEND:

- B1 - NEIGHBOURHOOD CENTRE
- R1 - GENERAL RESIDENTIAL
- RE1 - PUBLIC RECREATION
- E2 - ENVIRONMENTAL CONSERVATION
- E4 - ENVIRONMENTAL LIVING



LAND USE PLAN

N
W E
S
NORTHPOINT

No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR. IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:

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LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
LAND USE PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	A	070081	LU1

JOB LOCATION: Z:/Jobs/070081

Lloyd Growth Area – South-Eastern Precinct Masterplans



NOTE: AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

LEGEND:
- FOOTPATHS & WALKWAY
- BUS ROUTES
- E2, ENVIROMENTAL ZONE
- RU1, PRIMARY RESIDENTIAL ZONE
- RE1, OPEN SPACE 3.8 HECTARES
- EA SYSTEMS AREA, STAGES 3 & 4

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

BUS ROUTE, FOOTPATH, CYCLEWAY & WALKWAY

eslers & ASSOCIATES
SURVEYORS CIVIL ENGINEER DEVELOPMENT CONSULTANT
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS5805

AMENDMENTS\ACTIONS:-	DATE
1. DA ISSUE, A. NEWLAND	29/05/
2. DA ISSUE, A. NEWLAND	31/05/
3. DA ISSUE, A. NEWLAND	01/06/
4. DA ISSUE, A. NEWLAND	03/07/
5.	
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H40 0 80 160 240
SCALE 1:4000 @ A1

CHECKED:-

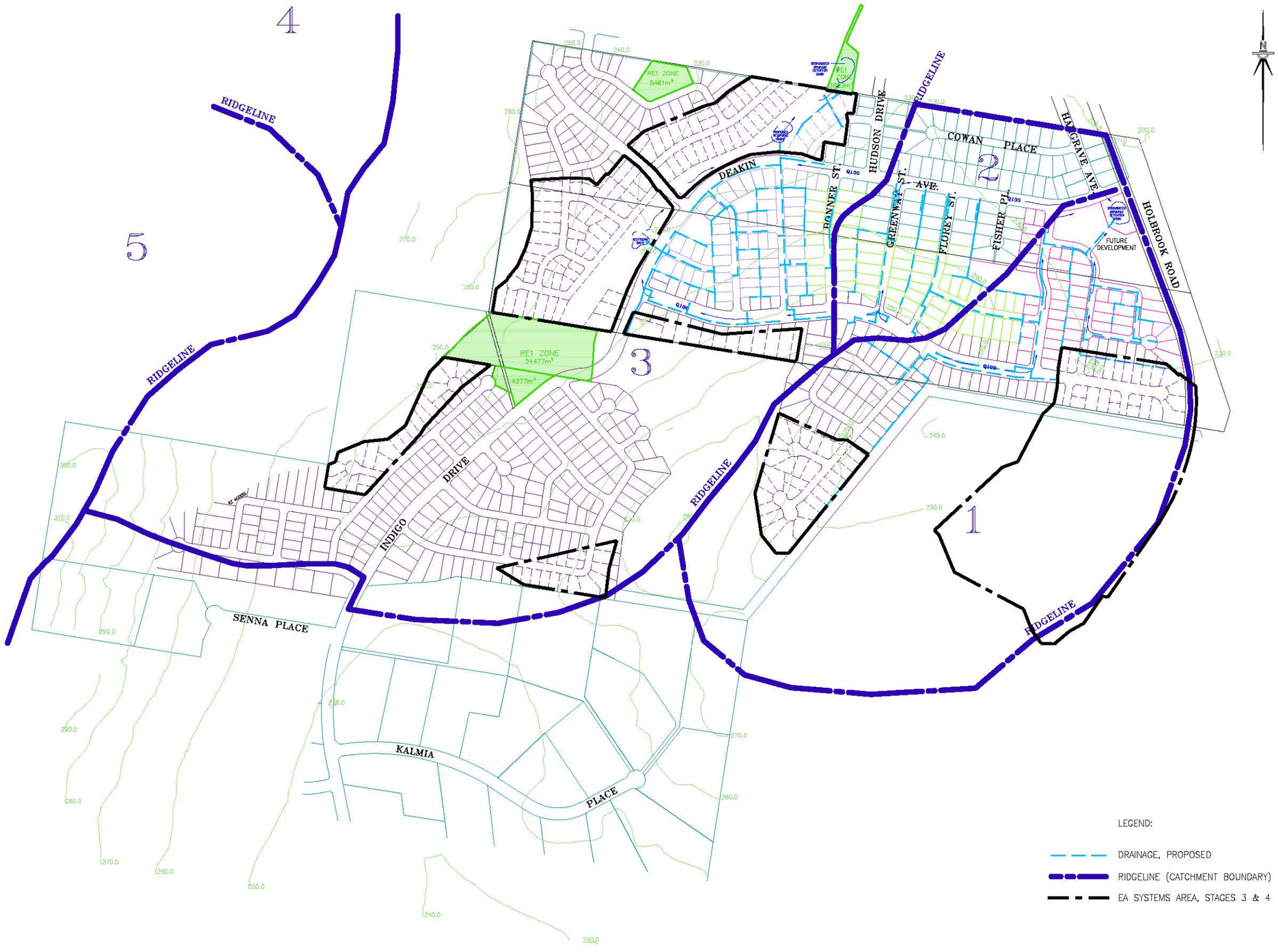
APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

PROJECT No: 00016589 REV: C

SHEET 2 OF 8 A

FILE PATH:- P:\00016589\Drawings\16589_LLOYD_BaseLayout_03-06-2012.dwg DATE SHEET PRINTED:- (Wednesday, July 04, 2012)



LEGEND:

- DRAINAGE, PROPOSED
- RIDGELINE (CATCHMENT BOUNDARY)
- EA SYSTEMS AREA, STAGES 3 & 4

NOTE:

STORMWATER DRAINAGE AND DETENTION BASINS TO BE DESIGNED IN ACCORDANCE WITH COUNCIL ENGINEERING GUIDELINCES AND EASYSTEMS "SALINITY RISK AND MITIGATION ASSESSMENT, LLOYD SUBDIVISION, WAGGA WAGGA, NSW"

NOTE: AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

DRAINAGE SUB-CATCHMENTS

eslers & ASSOCIATES
SURVEYORS CIVIL ENGINEER DEVELOPMENT CONSULTANT
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS55207

AMENDMENTS\ACTIONS:-	DATE
1. DA ISSUE, A. NEWLAND	29/05/
2. DA ISSUE, A. NEWLAND	31/05/
3. DA ISSUE, A. NEWLAND	01/06/
4. DA ISSUE, A. NEWLAND	03/07/
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H40 0 80 160 240
SCALE 1:4000 @ A1

CHECKED:-

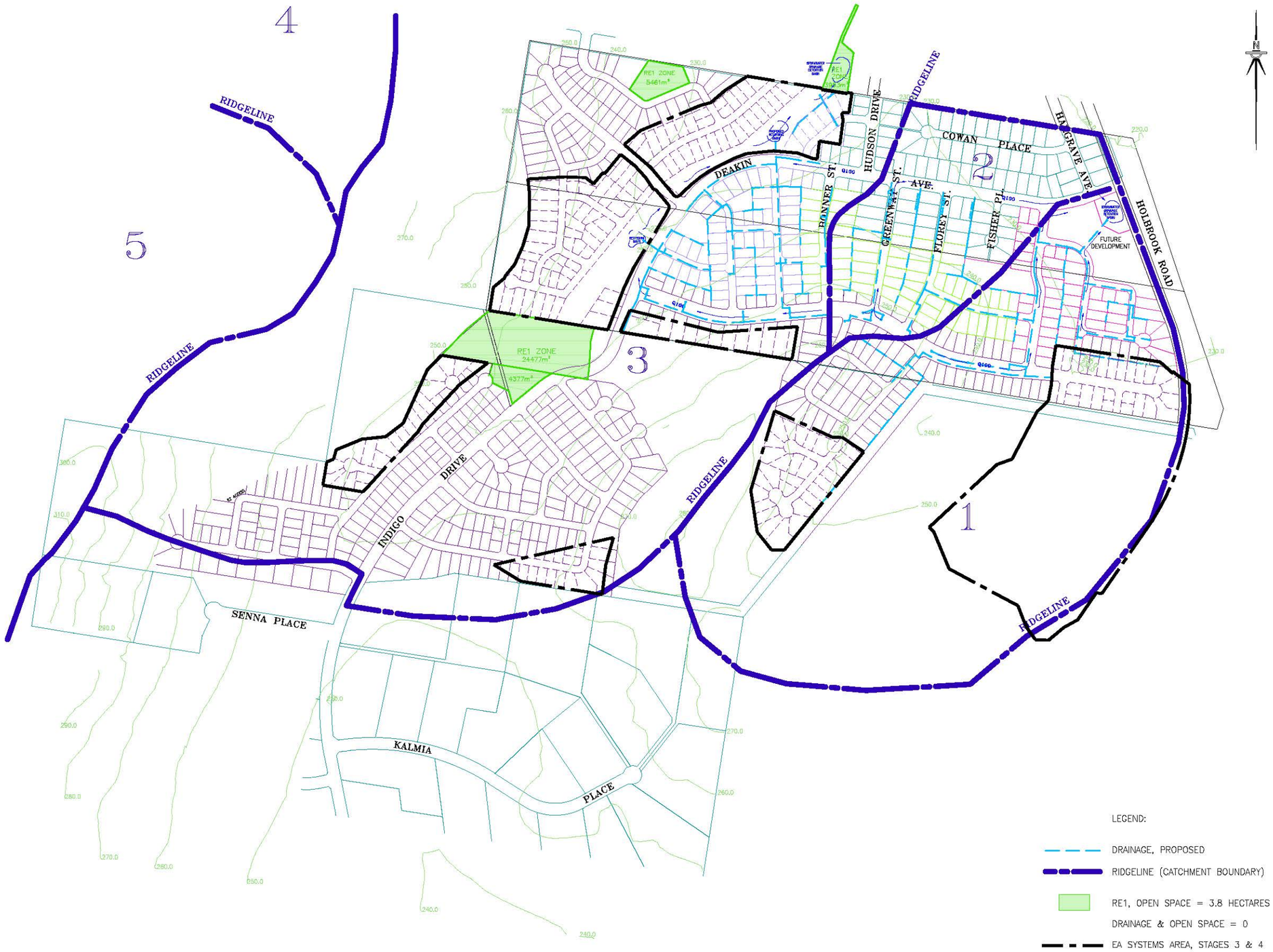
APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

PROJECT No: 00016589 REV: C

SHEET 5 OF 8 A

FILE PATH:- P:\00016589\Drawings\16589_LLOYD_Base plt layout_03-06-2012.dwg DATE SHEET PRINTED:- (Wednesday, July 04, 2012)



LEGEND:

- DRAINAGE, PROPOSED
- RIDGELINE (CATCHMENT BOUNDARY)
- RE1, OPEN SPACE = 3.8 HECTARES
- DRAINAGE & OPEN SPACE = 0
- EA SYSTEMS AREA, STAGES 3 & 4

NOTE:

STORMWATER DRAINAGE AND DETENTION BASINS TO BE DESIGNED IN ACCORDANCE WITH COUNCIL ENGINEERING GUIDELINCES AND EASYSTEMS "SALINITY RISK AND MITIGATION ASSESSMENT, LLOYD SUBDIVISION, WAGGA WAGGA, NSW"

NOTE: AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

OPEN SPACE & DRAINAGE PLAN

eslers & ASSOCIATES
SURVEYORS CIVIL ENGINEER DEVELOPMENT CONSULTANT
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS55057

AMENDMENTS\ACTIONS:-	DATE
1. DA ISSUE, A. NEWLAND	29/05/
2. DA ISSUE, A. NEWLAND	31/05/
3. DA ISSUE, A. NEWLAND	01/06/
4. DA ISSUE, A. NEWLAND	03/07/
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SCALE 1:4000 @ A1

CHECKED:-

APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

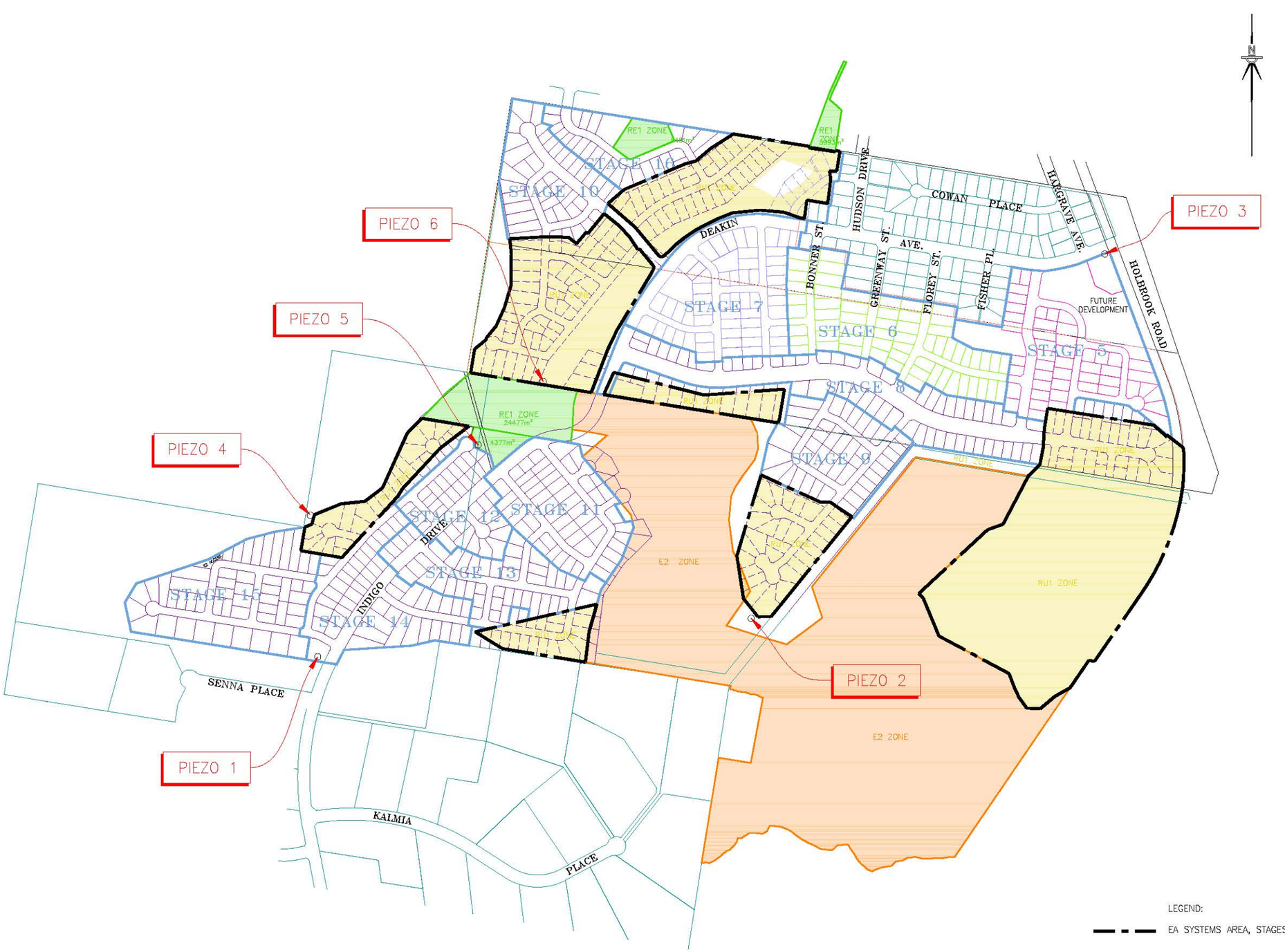
PROJECT No: 00016589 REV: C

SHEET 4 OF 8 A

FILE PATH:- P:\00016589\Drawings\16589_LLOYD_BaseLotLayout_03-06-2012.dwg DATE SHEET PRINTED:- (Wednesday, July 04, 2012)

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

PIEZOMETER LOCATION PLAN



LEGEND:

EA SYSTEMS AREA, STAGES 3 & 4

WORK AS EXECUTED PIEZOMETER LOCATIONS
PLAN UPDATED 24/10/2012

NOTE:
LOCATIONS OF PIEZOMETERS
AS RECOMMENDED BY
EnviroAg Autralia Pty Ltd.

esler & ASSOCIATES
SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS520879

AMENDMENTS\ACTIONS:-	DATE:
1. DA ISSUE, A. NEWLAND	29/05/12
2. DA ISSUE, A. NEWLAND	31/05/12
3. DA ISSUE, A. NEWLAND	01/06/12
4. DA ISSUE, A. NEWLAND	03/07/12
5. WAE PIEZOMETER LOCATIONS	24/10/12
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APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

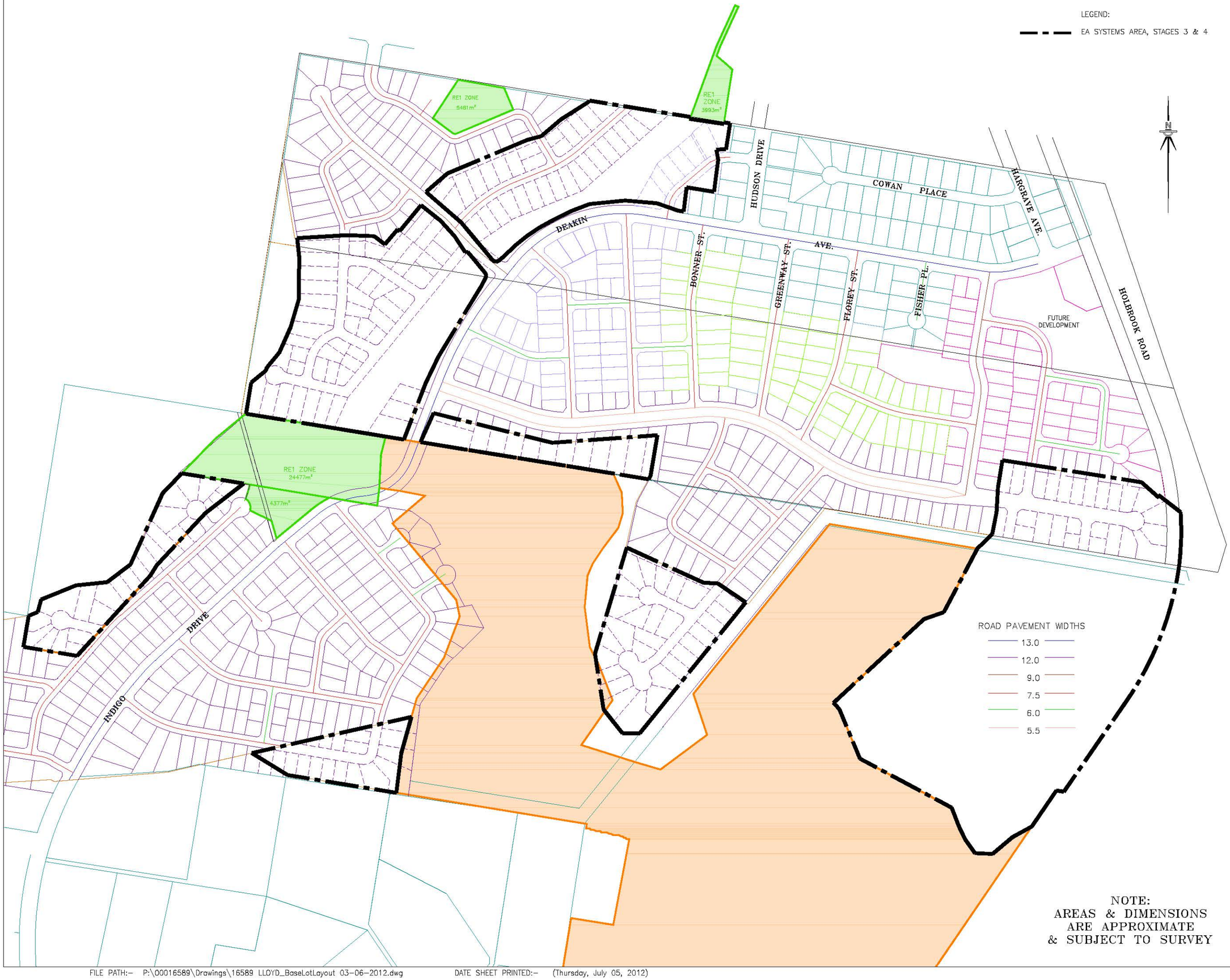
PROJECT No: 00016589 REV: D

SHEET 7 OF 8 A1

FILE PATH:- P:\00016589\Drawings\16589 LLOYD_BaseLotLayout 24-10-2012.dwg DATE SHEET PRINTED:- (Wednesday, October 24, 2012)

LEGEND:

EA SYSTEMS AREA, STAGES 3 & 4



NOTE:
AREAS & DIMENSIONS
ARE APPROXIMATE
& SUBJECT TO SURVEY

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

ROAD HIERARCHY PLAN

esler & ASSOCIATES
SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FES20579

AMENDMENTS\ACTIONS:-	DATE:
1. DA ISSUE, A. NEWLAND	29/05/12
2. DA ISSUE, A. NEWLAND	31/05/12
3. DA ISSUE, A. NEWLAND	01/06/12
4. DA ISSUE, A. NEWLAND	03/07/12
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H25 0 50 100 150
SCALE 1:2500 @ A1

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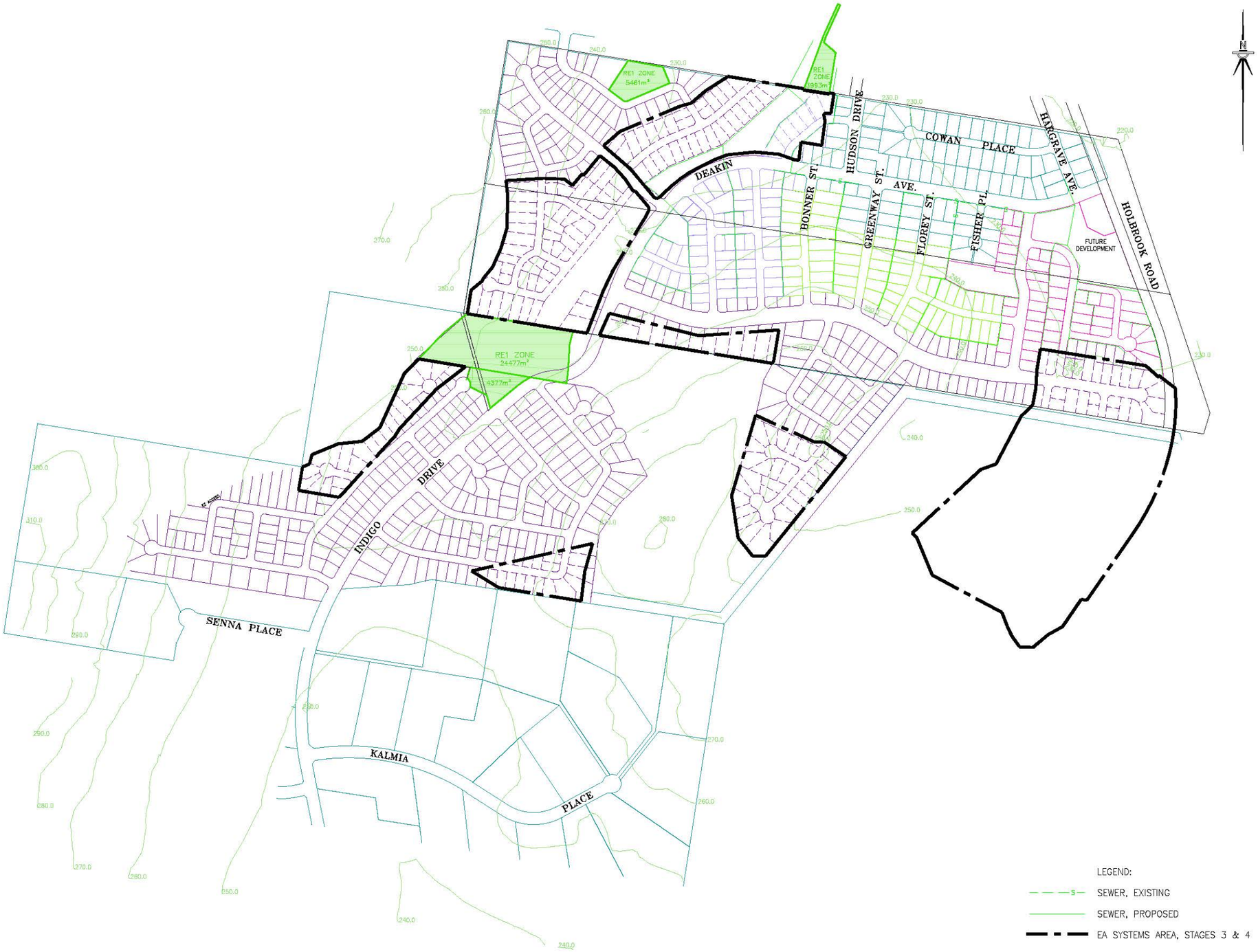
APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

PROJECT No: 00016589 REV: C

SHEET 3 OF 8 A1

FILE PATH:- P:\00016589\Drawings\16589 LLOYD_BaseLotLayout 03-06-2012.dwg DATE SHEET PRINTED:- (Thursday, July 05, 2012)



LEGEND:

- SEWER, EXISTING
- SEWER, PROPOSED
- EA SYSTEMS AREA, STAGES 3 & 4

NOTE:

STORMWATER DRAINAGE AND DETENTION BASINS TO BE DESIGNED IN ACCORDANCE WITH COUNCIL ENGINEERING GUIDELINCES AND EASYSTEMS "SALINITY RISK AND MITIGATION ASSESSMENT, LLOYD SUBDIVISION, WAGGA WAGGA, NSW"

NOTE: AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

PROPOSED SEWER RETICULATION PLAN

eslers & ASSOCIATES
SURVEYORS CIVIL ENGINEER DEVELOPMENT CONSULTANT
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS5805

AMENDMENTS\ACTIONS:-	DATE
1. DA ISSUE, A. NEWLAND	29/05/
2. DA ISSUE, A. NEWLAND	31/05/
3. DA ISSUE, A. NEWLAND	01/06/
4. DA ISSUE, A. NEWLAND	03/07/
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H40 0 80 160 240
SCALE 1:4000 @ A1

CHECKED:-

APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

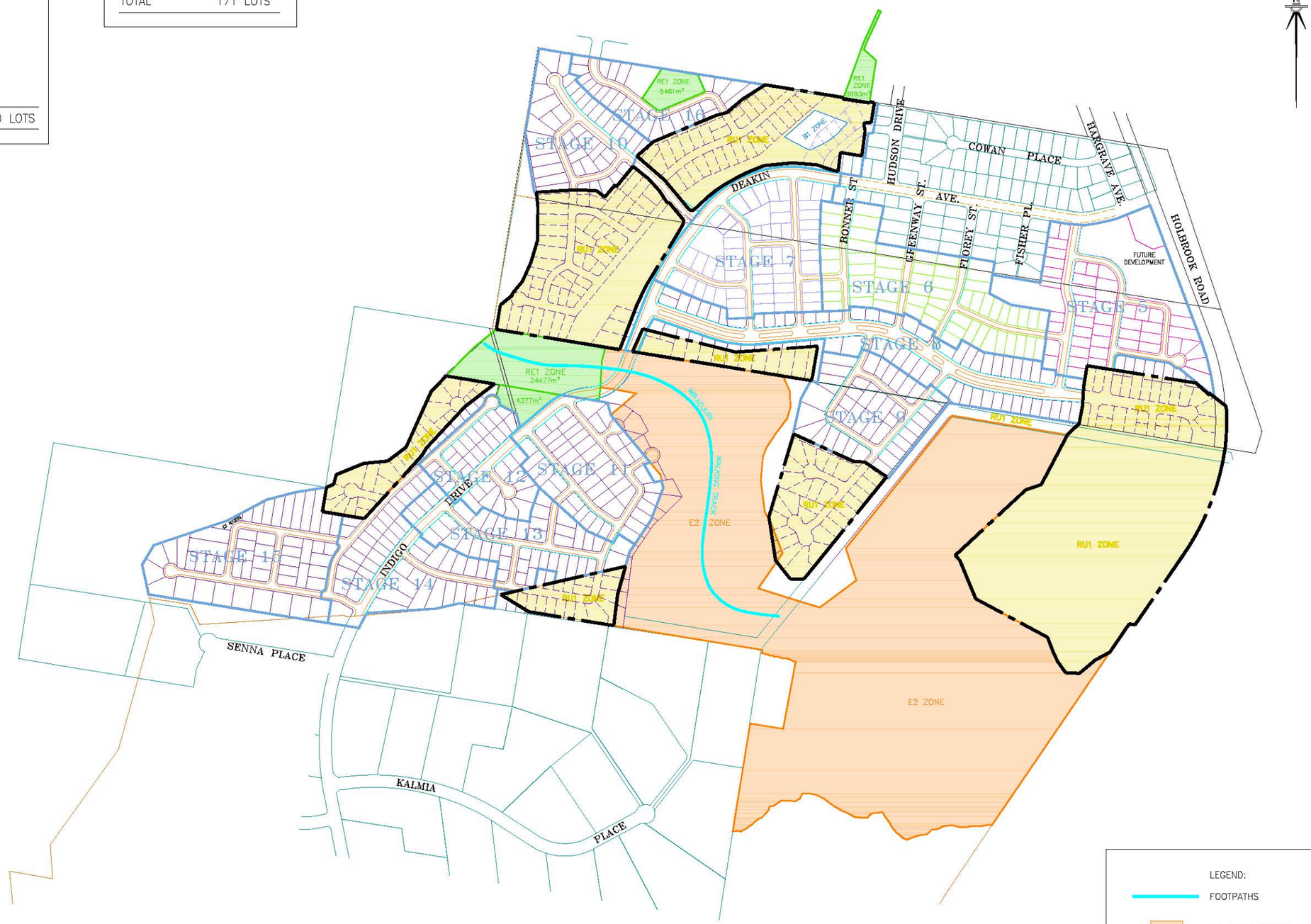
PROJECT No: 00016589 REV: C

SHEET 6 OF 8 A

FILE PATH:- P:\00016589\Drawings\16589_LLOYD_Basel ctLayout_03-06-2012.dwg DATE SHEET PRINTED:- (Wednesday, July 04, 2012)

STAGE	No. OF LOTS
5	50
6	60
7	61
8	54
9	41
10	40
11	49
12	35
13	45
14	48
15	50
16	27
TOTAL	560 LOTS

STAGE	RESIDENTIAL LOTS
5	50
6	60
7	61
TOTAL	171 LOTS



NOTE: AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

LEGEND:
- FOOTPATHS
- E2, ENVIROMENTAL ZONE
- RU1, PRIMARY RESIDENTIAL ZONE
- RE1, OPEN SPACE 3.8 HECTARES
- EA SYSTEMS AREA, STAGES 3 & 4

H40 0 80 160 240
SCALE 1:4000 @ A1

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

STAGING PLAN

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SURVEYORS CIVIL ENGINEER DEVELOPMENT CONSULTANT
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p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS5805

AMENDMENTS\ACTIONS:-	DATE
1. DA ISSUE, A. NEWLAND	29/05/
2. DA ISSUE, A. NEWLAND	31/05/
3. DA ISSUE, A. NEWLAND	01/06/
4. DA ISSUE, A. NEWLAND	03/07/
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8.	
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CHECKED:-

APPROVED:-

DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

PROJECT No: 00016589 REV: C

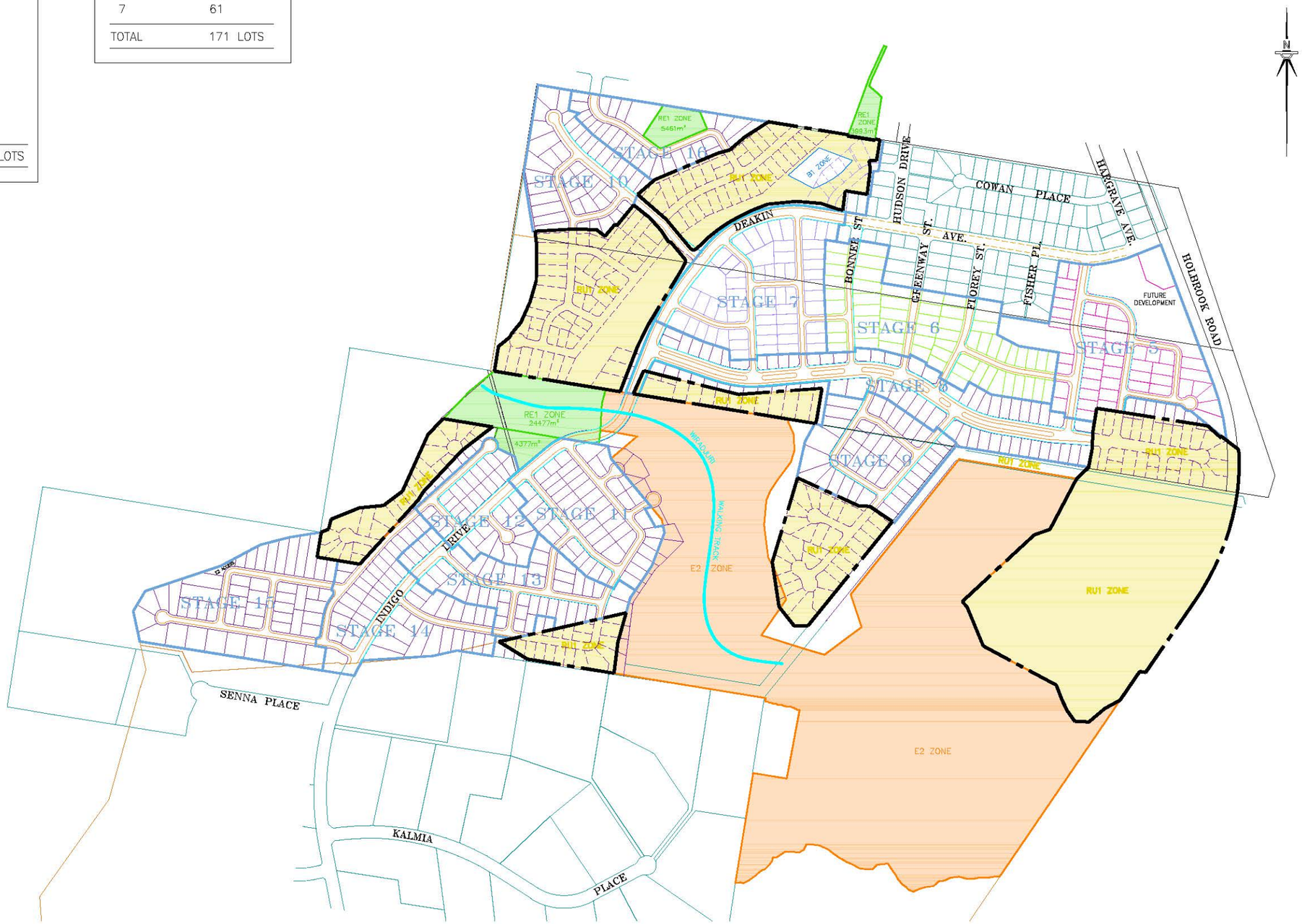
SHEET 1 OF 8 A

FILE PATH:- P:\00016589\Drawings\16589_LLOYD_Basel stLayout_03-06-2012.dwg DATE SHEET PRINTED:- (Wednesday, July 04, 2012)

Wagga Wagga Development Control Plan 2010 as amended - Section 15 - Lloyd Urban Release Area
Version: 22

STAGE	No. OF LOTS
5	50
6	60
7	61
8	54
9	41
10	40
11	49
12	35
13	45
14	48
15	50
16	27
TOTAL	560 LOTS

STAGE	RESIDENTIAL LOTS
5	50
6	60
7	61
TOTAL	171 LOTS



NOTE: AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO SURVEY

LEGEND:
- FOOTPATHS
- BUS ROUTES
- E2, ENVIROMENTAL ZONE
- RU1, PRIMARY RESIDENTIAL ZONE
- RE1, OPEN SPACE 3.8 HECTARES
- EA SYSTEMS AREA, STAGES 3 & 4

H40 0 80 160 240
SCALE 1:4000 @ A1

DIOCESE OF WAGGA WAGGA LLOYD STAGE 5, 6 & 7

OVERALL NEIGHBOURHOOD PLAN

eslers & ASSOCIATES
SURVEYORS CIVIL ENGINEER DEVELOPMENT CONSULTANT
598 Macauley Street, Albury
p: (02) 6021-1322
64 Hammond Avenue, Wagga Wagga
p: (02) 6921-3312
31 Baker St, Wangaratta
p: (03) 5721-5688
f: (02) 6021-8563
w: www.eslers.com.au
e: engineering@eslers.com.au
FS58057

AMENDMENTS\ACTIONS:-	DATE
1. DA ISSUE, A. NEWLAND	29/05/
2. DA ISSUE, A. NEWLAND	31/05/
3. DA ISSUE, A. NEWLAND	01/06/
4. DA ISSUE, A. NEWLAND	03/07/
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APPROVED:-

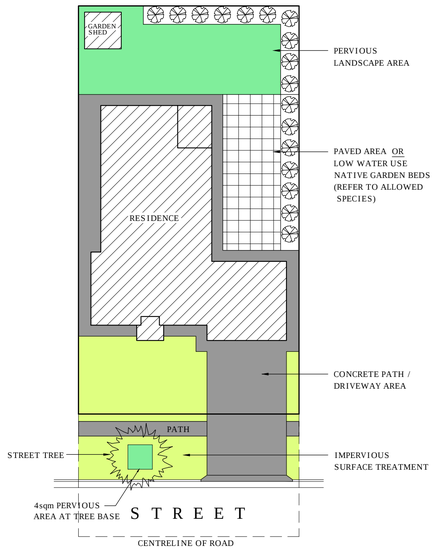
DATUM:	DRAWN:	DATE:
A.H.D	S.R. / T.R.	MAY-2012

PROJECT No: 00016589 REV: C

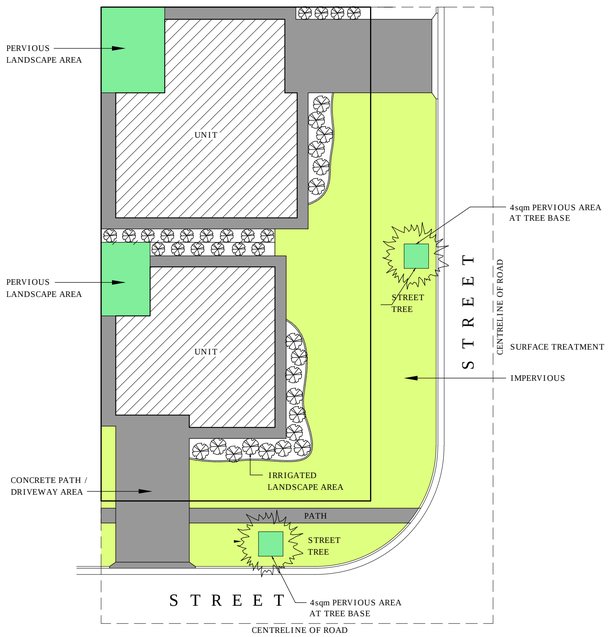
SHEET 8 OF 8 A

FILE PATH:- P:\00016589\Drawings\16589_LLOYD_Rosel etLayout_03-06-2012.dwg DATE SHEET PRINTED:- (Wednesday, July 04, 2012)

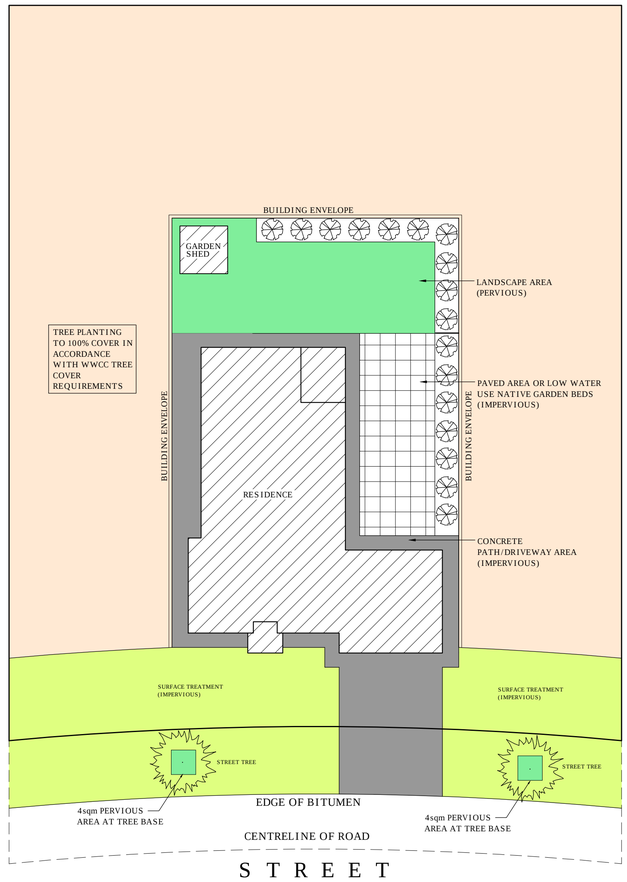
Lloyd Growth Area – Example 80:20 Plans



TYPICAL LAYOUT TO ACHIEVE
80%-20% IMPERVIOUS / PERVIOUS



TYPICAL LAYOUT TO ACHIEVE
80%-20% IMPERVIOUS / PERVIOUS
(CORNER LOT)



TYPICAL LAYOUT TO ACHIEVE
80%-20% IMPERVIOUS / PERVIOUS
(LARGE LOT)

LEGEND:

- PERVIOUS AREA
- IMPERVIOUS AREA

No.	DATE	AMENDMENTS	BY
A	04/10/2012	ISSUED FOR APPROVAL	CB
B	24/10/2012	ISSUED FOR APPROVAL	CB

MJM
CONSULTING ENGINEERS
STRUCTURAL • CIVIL • BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

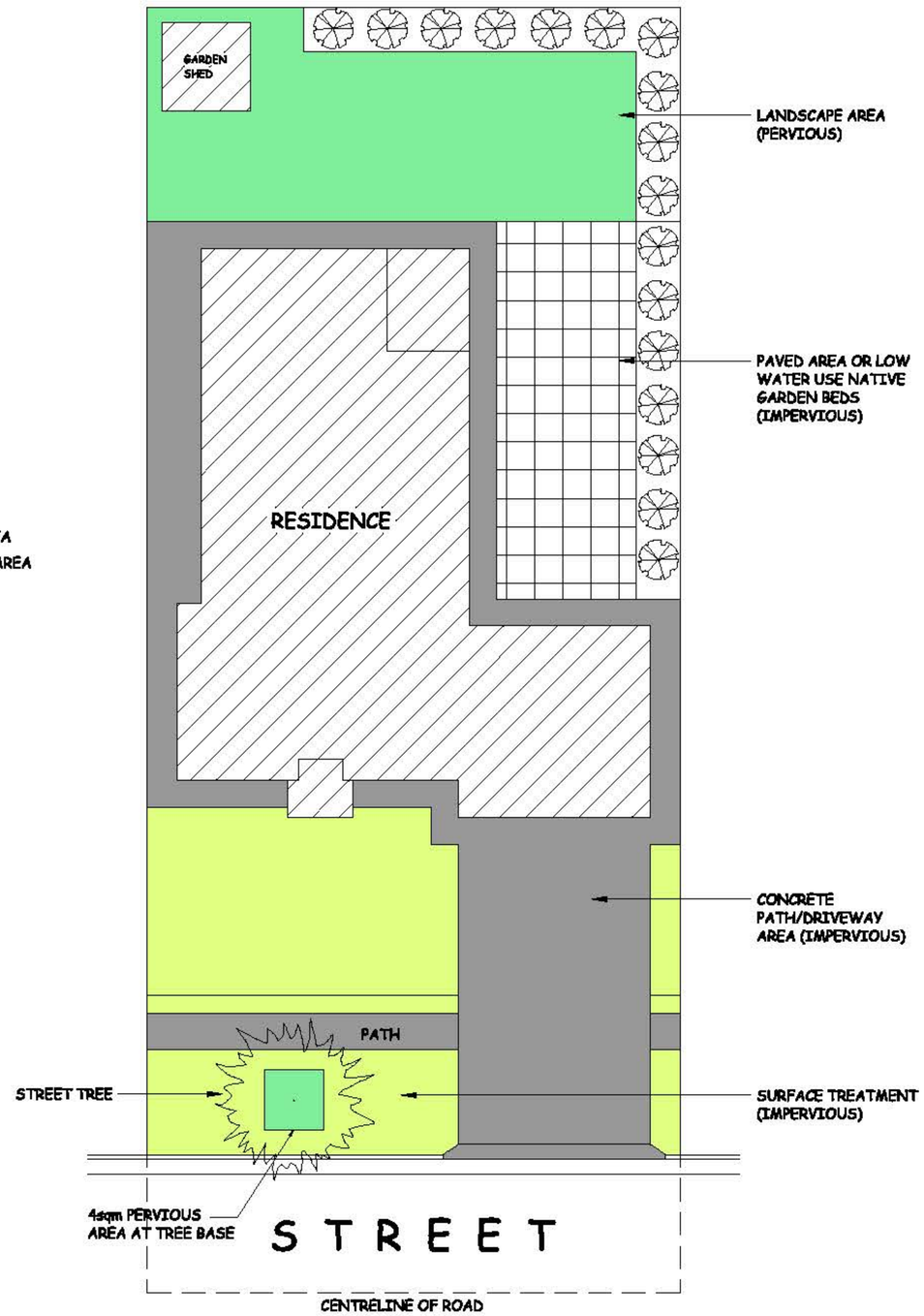
PROJECT
PROPOSED IRRIGATED AREA RESTRICTIONS FOR LLYOD AND GLENFIELD AREAS

SHEET SUBJECT
TYPICAL 80-20 LOT LAYOUTS

CLIENT
EHKUK/HUDSON LAND GROUP

DRAFTING CHECKED	SCALE 1:250(A1) 1:500(A3)		
ENGINEERING CHECKED	DESIGNED MM	DRAWN CB	DATE Oct 2012
ISSUE B	PROJECT NO. 070081		SHEET NO. DP3

JOB LOCATION: C:/Jobs/070081



LEGEND:

- PERVIOUS AREA
- IMPERVIOUS AREA



STREETSCAPE WITH SYNTHETIC GRASS



ROCK GARDEN



ROCK GARDEN



HEDGE/ROCK GARDEN

AREA REQUIREMENTS:

LOT SIZE:	ASSUMED LOT FRONTAGE	AREA INCL. LOT + TO ℄ ROAD	MAX. IRRIGATED LANDSCAPE AREA	MIN. RESIDENCE SIZE (TOTAL)
600m²	18m	780m²	156m² (20%)	220m²
700m²	20m	900m²	180m² (20%)	250m²
800m²	20m	1000m²	200m² (20%)	280m²
1000m²	22m	1220m²	244m² (20%)	340m²

No.	DATE	AMENDMENTS	BY
A	14/08/2009	ISSUED FOR COMMENT	BS
B	19/09/2009	ISSUED FOR COMMENT	BS
C	17/04/2012	ISSUED FOR APPROVAL	CB
D	24/05/2012	ISSUED FOR APPROVAL	CB
E	14/07/2012	ISSUED FOR APPROVAL	CB

MJM Solutions
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
PROPOSED IRRIGATED AREA RESTRICTIONS FOR LLYOD AND GLENFIELD AREAS

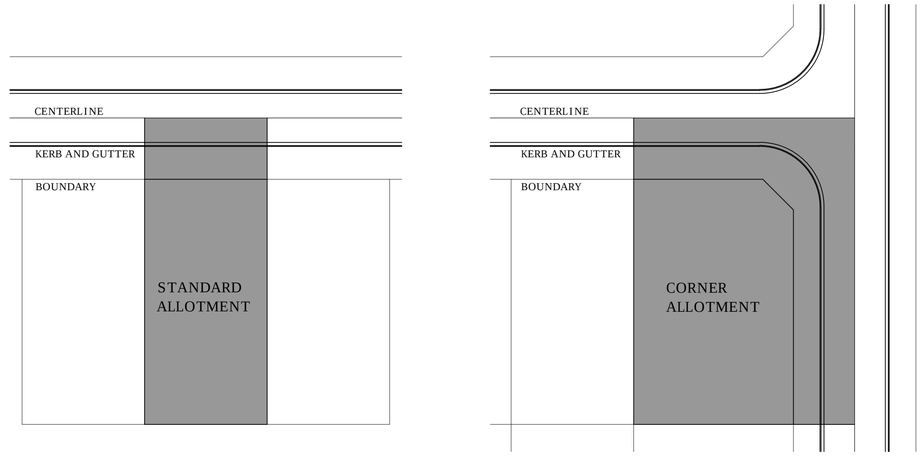
SHEET SUBJECT
80-20 DEVELOPMENT PLAN

CLIENT
EHKUK/HUDSON LAND GROUP

DRAFTING CHECKED	SCALE		
	1:100(A1) 1:200(A3)		
ENGINEERING CHECKED	DESIGNED	DRAWN	DATE
	MM	CB	Apr 2012
ISSUE	PROJECT NO.		SHEET NO.
E	070081		DP1

JOB LOCATION: C:/Jobs/070081

Lot No.	Lot Area (sq.m)	80-20 Area (sq.m)	Max. Pervious Area (sq.m)
1	680	1006	197
2	730	960	188
3	752	983	193
4	774	1003	197
5	744	1591	314
6	616	1000	196
7	908	622	120
8	687	970	190
9	705	1553	307
10	587	798	156
11	593	793	155
12	659	852	166
13	590	791	154
14	704	930	180
15	753	1002	196
16	782	1025	201
17	766	1010	198
18	720	920	180
19	908	1757	347
20	805	1514	299
21	833	1022	200
22	794	977	191
23	868	1070	210
24	1022	1358	268
25	849	1524	301
26	655	850	166
27	832	1519	300
28	763	912	178
29	783	919	180
30	802	889	174
31	917	1011	198
32	1071	1339	264
33	641	849	166
34	942	1546	305
35	775	987	193
36	824	1032	202
37	843	1551	306
38	923	1645	325
39	921	1355	267
40	912	1104	217
41	948	1013	199
42	1025	1091	214
43	925	999	196
44	734	942	184
45	887	1121	220
46	947	1168	230
47	947	1169	230
48	757	1090	214
49	674	916	179
50	782	991	194
51	693	1340	264
52	809	1018	200
53	792	1020	200
54	647	837	163
55	924	1681	332

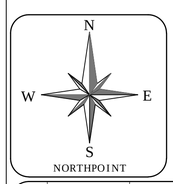


TYPICAL LAYOUT SHOWING AREA FOR 80%-20% CALCULATION



PLAN SHOWING AREA FOR 80% - 20% IMPERVIOUS / PERVIOUS

THE AREA USED TO CALCULATE THE MAXIMUM 20% PERVIOUS AREA PER ALLOTMENT IS OBTAINED BY ADDING THE AREA OF THE ALLOTMENT AND THE AREA OF ROAD RESERVE BETWEEN A LINE DRAWN AS A CONTINUATION OF THE SIDE BOUNDARIES OF THE ALLOTMENT (WHERE THEY MEET THE FRONT BOUNDARY) TO THE CENTRELINE OF THE ROAD. NO AREA OF ROAD RESERVE SHALL BE APPORTIONED TO MORE THAN ONE ALLOTMENT FOR THE PURPOSES OF THIS CALCULATION.



No.	DATE	AMENDMENTS	BY
A	17/04/2012	ISSUED FOR APPROVAL	BS
B	03/07/2012	STAGE 3 AND 4 ADDED	MM
C	31/08/2012	QUARRY & BOUNDARIES AMENDED	CB

I HEREBY CERTIFY THAT ENGINEERING WORKS AS SHOWN ON THIS PLAN ARE WORK AS EXECUTED AND HAVE BEEN CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR. IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE LOCAL COUNCIL

NAME: Michael J. McFeeters

SIGNATURE .....

CAPACITY: Director

DATE:

MJM
CONSULTING ENGINEERS
STRUCTURAL ? CIVIL ? BUILDING DESIGN
LEVEL 1, 25 TOMPSON STREET
WAGGA WAGGA NSW 2650
Telephone (02) 69 218 333
Facsimile (02) 69 218 179
E-mail admin@mjm-solutions.com
A.C.N. 107 158 350 A.B.N. 16 107 158 350
BOWTORT P/L TRADING AS MJM SOLUTIONS

PROJECT
LLOYD URBAN RELEASE AREA

SHEET SUBJECT
80-20 DEVELOPMENT PLAN - Stage 1

CLIENT
EHKUK/HUDSON LAND GROUP

DESIGNED	SCALE		
M.McFeeters	1:5000(A1) 1:10000(A3)		
CHECKED	DRAWN	DATE	
	C. Butt	Apr 2012	
COUNCIL REF.	ISSUE	PROJECT NO.	SHEET NO.
	C	070081	DP2

JOB LOCATION: Z:/Jobs/070081

City of
Wagga Wagga

Contact us

Wagga Wagga City Council
243 Baylis Street (PO Box 20)
Wagga Wagga NSW 2650

Phone 1300 292 442
council@wagga.nsw.gov.au

wagga.nsw.gov.au