42. Forest Hill

42.1 ADMINISTRATION

42.1.1 Citation
42.1.2 Land to which this plan applies
42.1.3 Relationship to Other Planning Instruments
42.1.4 Objectives
42.1.5 Operation of the plan
42.1.6 Application of the Chapter
42.1.7 Application of the Neighbourhood Design Guideline

42.2 DEVELOPMENT CONTROLS

42.2.1 Lot size and Density
42.2.2 Energy Efficiency
42.2.3 Building Envelopes and Building Design
42.2.4 Road and Street Design
42.2.5 Vehicular Access and Parking
42.2.6 Pedestrian Access
42.2.7 Stormwater
42.2.8 Services and Amenities
42.2.9 Community and Shopping Facilities

42.3 OTHER MATTERS FOR CONSIDERATION

42.3.1 Information to be submitted with Development Application
42.1 ADMINISTRATION

42.1.1 Citation

This Chapter may be cited as Wagga Wagga Development Control Plan 2005 Chapter 42 Forest Hill.

42.1.2 Land to which this plan applies

This chapter applies to all land within the western section of Forest Hill identified in Figure 1, known as “Brunslea Park”.

42.1.3 Relationship to Other Planning Documents

This plan supports the objectives and recommendations of Council’s existing policies, in particular:

Wagga Wagga Rural Local Environmental Plan 1991.
Other relevant chapters of Wagga Wagga Development Control Plan 2005.

This plan is to be implemented in conjunction with Council’s existing policy documents.

42.1.4 Objectives

- To provide scope for a variety of residential styles while maintaining environmental amenity of the area;
- To provide guidance to ensure that the design of new development relates to the characteristics and potential of the particular site;
- To ensure that the scale and appearance of new development is compatible with the character of surrounding residential development;
- To ensure that new development recognises the environmental constraints covering the site and embraces best practice techniques to ensure that harm to the environment is mitigated and, if possible, further reduced;
- To set reasonable environmental controls for solar access, privacy, noise, vehicle access and landscaping; and
- To provide an accessible neighbourhood centre that caters for community activities and convenience shopping.
42.1.5 Operation of the chapter

This chapter has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979 and consists of a written document and a Neighbourhood Design Guideline.

42.1.6 Application of the Chapter

The Chapter consists of 3 components:

1. The introduction of development guidelines for the western section of Forest Hill; and
2. The introduction of an indicative subdivision layout to assist in guiding the development of the land.
3. An amendment to the DCP map to introduce 6a Recreation (Rural Living Area) Zones over sites identified for open space purposes.

Development of land to which this plan applies shall be generally in accordance with the provisions of this Chapter. Where Council is of the opinion that strict compliance with a specified numerical control or boundary requirement is unreasonable or unnecessary, it may permit a variation provided the aims and objectives of this Chapter are complied with. It is the applicant’s responsibility to present sufficient evidence justifying the variation.

42.1.7 Application of the Neighbourhood Design Guideline

This Chapter should be read in conjunction with the Forest Hill Masterplan (approved by Council in 1993). The Forest Hill Masterplan is now referred to as the Forest Hill Neighbourhood Design Guideline (and is available from Council). Some minor changes were made to the adopted Neighbourhood Design Guideline, in order to improve the provision of open space. To the extent that there is any discrepancy between the Forest Hill Neighbourhood Design Guideline and the Chapter, the provisions of the Chapter will prevail.

The Neighbourhood Design Guideline has been prepared to provide parameters in which the orderly progression of subdivision can take place. The Neighbourhood Design Guideline also provides a degree of predictability in the development of the land for the benefit of existing and future residents and other affected parties. It is, therefore, a requirement of this Chapter that the design and construction of any subdivision be generally in accordance with the adopted Neighbourhood Design Guideline. Any necessary variation will be assessed on its merits.

Each stage of subdivision is subject to development approval and will be individually assessed based on information that is relevant to the specific site. Further investigation into site specific details may necessitate variation from the Neighbourhood Design Guideline. The Neighbourhood Design Guideline provides no guarantee of consent for any stage or part of the development.
Information required to be submitted and issues to be addressed, with each Development Application to allow Council to properly assess an application is outlined in the following sections.

42.2 DEVELOPMENT CONTROLS

The following controls apply to the development of land contained within this plan.

42.2.1 Lot Size and Density

Objective

- To create a residential development which is sustainable in terms of the environmental and urban capability of the area.
- To provide for a variety of housing types to supply a range of markets and lifestyle needs.
- To encourage dwelling densities that reflect the existing surrounding developments.

Performance Criteria

- Dwelling densities shall be in accordance with the following:
  - 2(a) General (Rural Living Area) - 10 dwellings per residential hectare.

- To achieve the above mentioned dwelling densities within the 2(a) General sub-zone dwelling entitlements may be transferred between stages of the subdivision providing that those stages are held within one ownership. With each Development Application for subdivision, the developer shall provide the following information:
  - Number of dwelling entitlements available within their land ownership;
  - Number of dwelling entitlements utilised in previous stages;
  - Number of dwelling entitlements in proposed stage of subdivision; and
  - Remaining dwelling entitlements available.

- All proposed duplex sites or multi unit sites shall be nominated upon submission of the Development Application (and identified on plans submitted with the Development Application).

- Minimum Lot sizes of 375m² are permitted in a residential zone where building envelopes and privacy provisions are incorporated in subdivision plans and
permitted dwelling densities are not exceeded. A default minimum lot size of 600m² applies where this design criteria is not met.

42.2.2 Building Envelopes and Building Design

Objectives

- To site and design buildings to meet community expectations in regard to privacy, solar access, views and residential character.
- To enhance the general appearance and character of the streetscape.
- To protect the visual amenity of the natural ridgelines.
- To create dwellings that use minimal energy, are economical to run and are comfortable.

Performance Criteria

- Dwelling and outbuildings shall be designed and sited so they do not significantly detract from other properties in terms of privacy, solar access and views. A statement should be included with any development application stating how these criteria are achieved.
- Maximum allowable height for dwellings within the Forest Hill neighbourhood is two storeys.
- All residential lots under 1000 m² shall be designed in accordance with chapter 31, section 31.2.2 of this DCP (energy efficiency).
- Minimum street setback is 6.0 metres.

42.2.3 Road and Street Design

Objectives

- To provide sufficient width of carriageway and verge to allow streets to perform their designated functions within the street network.
- To allow all users of the street, including motorists, pedestrians and cyclists, to proceed safely and without inconvenience and delay.
- To provide a network of streets which is easily legible for all.
- To control the maximum length of time travelled in a low speed environment.
• To establish a street and pedestrian network which provides convenient linkages to activity centres and areas.

Performance Criteria

• Streets and vehicle networks in new release residential areas of Forest Hill will integrate into the existing Forest Hill streets and vehicle networks.

• A road hierarchy plan must be approved by Council prior to any additional subdivision of the site. The road hierarchy plan must indicate the provision of footpaths.

• All roads and related infrastructure, shall be constructed in accordance with Council’s Engineering Guidelines for Subdivisions and Developments, at full cost to the developer.

42.2.4 Vehicular Access and Parking

Objectives

• To provide appropriate levels of vehicular access, safety and convenience for motorists in residential areas, whilst maintaining amenity and protection from the impact of traffic on other street users.

Performance Criteria

• Parking shall be provided in accordance with Council’s Engineering Guidelines for Subdivisions and Developments.

42.2.5 Pedestrian and Cycle Access

Objectives

• To provide appropriate levels of access, safety and convenience for pedestrians and cyclists in residential areas, while ensuring acceptable levels of amenity and protection from the impact of traffic.

• To provide a safe, convenient and legible network of all weather paths for pedestrian and cyclist movement.

Performance Criteria

• Pedestrian/cycle networks in new release residential areas of Forest Hill will be integrated into the existing Forest Hill pedestrian/cycle networks.

• New release residential areas of Forest Hill will have walking and cycling access to the existing community centre and open space within Forest Hill.
• The developer shall provide concrete footpaths along the collector routes and to the main open space areas.

• Pedestrian linkages shall be provided in accordance with Figure 1.

• Footpaths shall be constructed to Council’s Engineering Guidelines for Subdivisions and Developments at full cost to the developer. The footpaths shall be constructed prior to the release of the survey plan for the next stage of subdivision or prior to release of the maintenance bond (if there is no further subdivision proposed).

• Concrete footpaths should be constructed after at least 80% of houses in the subdivision are constructed or within 2 years (whichever occurs first).

• Footpaths adjacent to vacant sites will be constructed to a standard to withstand construction vehicles.

42.2.6 Open Space

Objectives

• To provide open space to meet a variety of recreational needs for the community

• To provide buffers and relief from built form

Performance Criteria

• Open Space provided is to be located in accordance with Figure 1, by the developer.

• A community park is created north of Bulloak Avenue, which will be embellished with landscaping, irrigation, play equipment, gravel paths and seating.

• A small park is provided east of the proposed shopping centre, which will be embellished with landscaping, irrigation, play equipment, gravel paths and seating.

• Street tree plantings and buffer strip along the Railway Reserve and Elizabeth Avenue are provided.

• A 20 metre wide plantation reserve is provided at the rear of lots adjoining the proposed airport link road.

• Landscaping shall occur with locally native vegetation, to be approved by Council prior to planting works.

• All landscaping will be carried out in accordance with Chapter 29 of WWDCP 2005, with approval of Council.
• The embellishment of the parks shall occur within 12 months of the release of the Consent for a development application that includes the parks. The plans are to be approved by the Council prior to release of the subdivision plan.

42.2.7 Stormwater

Objectives

• To detain and discharge water in a manner that will not impact on adjoining catchments.

• To handle and dispose stormwater in a manner that ensures public safety.

• To reduce the inconvenience caused by stormwater and its potential to cause damage to property.

• To improve the quality of stormwater leaving the site.

Performance Criteria

• Stormwater drainage shall be provided throughout the development in accordance with Council’s Engineering Guidelines for Subdivisions and Developments at full cost to the developer.

• A Stormwater Catchment Management Plan for the site must be approved by Council prior to any additional subdivision of the site. Detailed drainage design plans for each stage of subdivision must be submitted with the development application for that stage of subdivision.

• A drainage pipe with capacity for a 1-in-10 storm event is to be provided within the airport link road reserve.

42.2.8 Services and Amenities

Objectives

• To cater for the efficient provision of public utility networks and other services including water supply, sewerage, electricity, telecommunications and gas.

Performance Criteria

Electricity
The developer shall be responsible for the cost and provision of mains electricity supply to all lots in the subdivision to the satisfaction of Council and the relevant service provider.

**Telecommunications**

- The developer shall be responsible for the cost and provision of telephone connections for all allotments to the satisfaction of the relevant service provider.

**Water Supply**

- The developer shall be responsible for the cost and provision of reticulated water supply to all allotments in accordance with the requirements of the relevant service authority. The developer shall be responsible for meeting the cost of internal water reticulation mains and extension of existing mains where necessary.

**Sewer**

- The developer shall be responsible for the cost and provision of reticulated mains sewer supply to allotments to the satisfaction of Council.
- A pump station is proposed to be located on Rural land, adjoining the Sturt Highway.

### 42.2.9 Community and Shopping Facilities

**Objectives**

- To ensure that suitable community and shopping facilities are provided to future residents.

**Performance Criteria**

- A community shopping area is provided in accordance with Figure 1.
- The area of the proposed shopping area is approximately 0.7 hectares.

### 42.3 OTHER MATTERS FOR CONSIDERATION

#### 42.3.1 Information to be submitted with Development Application

Development Application Checklist
• Council has prepared a Development Application Checklist for Subdivision that outlines information required for the application to be fully assessed. The information required within this checklist is in addition to any information required under this Chapter. Development Application Checklists are available from Council upon request.

Flora and Fauna

• For each stage of subdivision, details of whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats in accordance with the requirements of Section 5A of the Environmental Planning and Assessment Act 1979, shall be submitted with the required Development Application.

A Statement of Environmental Effects

• For each stage of subdivision, a statement of environmental effects shall be submitted with the required Development Application.
FIGURE 1
Lot Layout Plan