



Wagga Wagga  
City Council

# Industry Newsletter

## Planning and Regulatory Services



EDITION 68  
May 2016



**Important Notice**

### **NOTICE OF COMMENCEMENT OF BUILDING, OR SUBDIVISION WORK & APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY**

Please ensure when the above form is submitted to Council that it includes all signatures, and all pages.

Previously Council has had instances where page 5 was not submitted, this may result in a possible delay of your application, if not included with your Notice of Commencement of Building, or Subdivision Work & Appointment of a Principal Certifying Authority.

For any queries regarding any of the above matters please contact Council's Development Services on 1300 292 442.

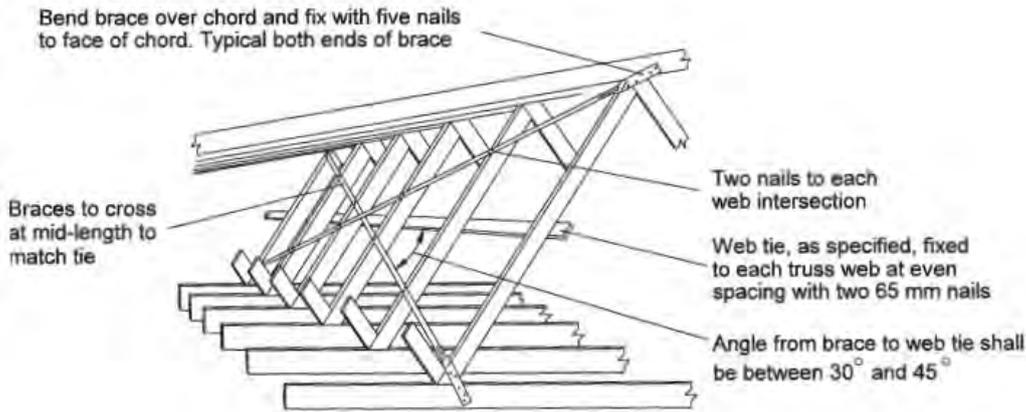
Please submit any comments or suggestions by email to [council@wagga.nsw.gov.au](mailto:council@wagga.nsw.gov.au) or by calling customer services staff on **1300 2 WAGGA (1300 292 442)**.



# Timber Framing Spotlight

## Mid Web Bracing

Mid web bracing may be required, where long webs are specified that will come under compression load during the life of the structure. Typically this is achieved with a 70x35 F5 or MGP10 web tie located mid-length of the web. Keep an eye out for mid web bracing, specified on the truss layout plan provided by you truss manufacturer.



TYPICAL WEB TIES BRACING AND FIXING DETAILS

## Truncated Girder to Jack Truss Connection

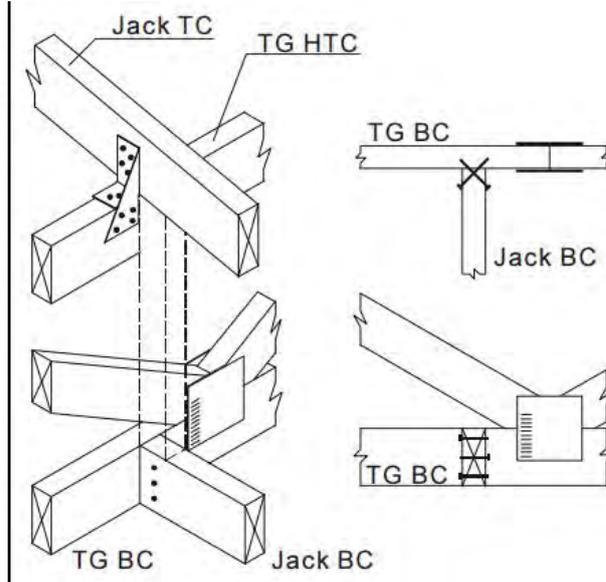
Please note that where the top cord of a jack truss is supported by the main truncated girder truss, the top cord framing anchor must be provided to each jack truss. Additional framing anchors may also be required for secondary truncated girders, where specified by the manufacturer truss plan, based on the uplift characteristics of the site.

### B1 Jack truss to truncated girder truss

*Top chord*—one framing anchor bent to suit, with 4/Ø2.8 mm × 30 mm reinforced-head nails into the side of each top chord for truncated girder

NOTE: For wind classification up to N2, tile roofs, truncated girder with truss spans up to 8000 mm and station up to 2400 mm, detail C1 may be used.

*Bottom chord*—three effective flat-head 65 mm nails each side of jack truss



Please refer to AS4440.1 for further information, or contact Council's Building Services on 1300 292 442.

## Complying Development and Development Consents



*By Megan Hawley, Lindsay Taylor Lawyers*

The Land & Environment Court has considered yet another case regarding the validity of a complying development certificate (CDC), this time involving an alleged failure to consider the terms of an existing development consent, when determining whether the relevant development was a complying development.

In *Mosman Municipal Council v IPM Pty Ltd*, the Land & Environment Court considered the validity of a CDC issued in respect of works for an internal tenancy at a premises which were the subject of a development consent.

The development, was a development described as a type described in clause 5.1 of the State Environmental Planning Policy, (Exempt and Complying Development Codes) 2008 (Codes SEPP), as a complying development, as it constituted internal alterations to a retail building the subject of a development consent. The development standards specified for such development in the Codes SEPP, included that car parking must be provided in accordance with any existing consent, or relevant requirements of planning controls applied to the land.

The Court confirmed that consideration of compliance with the development standards in the Codes SEPP, is a mandatory consideration when determining whether development is a complying development, and therefore consideration of the conditions of the existing consent regarding car parking was mandatory. The Court found that the existing consent had been considered.

The next question was therefore whether the development, the subject of the CDC, met the development standard regarding parking, or breached the conditions of the existing consent regarding car parking.

The Codes SEPP prescribes conditions to be attached to all CDCs. One condition is in regard to car parking. It was argued that this condition, if complied with, would result in a breach of the condition of the existing consent regarding car parking.

However the Court held that when the condition of the CDC was properly interpreted, there was no conflict. Her Honour reached this conclusion for a number of reasons, but noted that the standard conditions to be applied to all CDCs should be construed in a manner that promotes harmony with an existing consent, and avoids conflict.

Ultimately the Court found there was no conflict between the conditions, and that the development was properly considered to be a complying development and the CDC was properly issued.

The case highlights the importance of certifiers properly undertaking the task of determining whether the development is a complying development. This task does not end with finding a type of complying development in the Codes SEPP which would encompass the particular development. The task involves consideration of compliance with development standards specified for the development, and the general requirements for complying development in the Codes SEPP. It also requires a consideration of the standard conditions, which will be imposed as part of the CDC to determine whether those standard conditions would effect the ability of the development to meet the relevant development standards.

The case can be found at the following link— <https://www.caselaw.nsw.gov.au/decision/56f1d873e4b05f2c4f04c22b>.



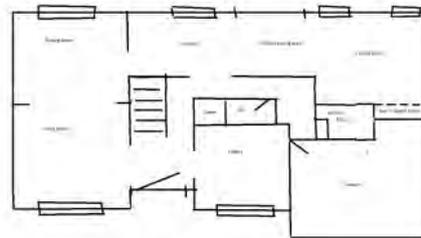
## Electronic Subdivision Inspections

Shortly the Subdivision Section will be conducting electronic site inspections. This has proved successful with the Plumbing and Building Sections, working on site and ensures a smooth and quick delivery of information to the customer.

The electronic process enables the engineer on site to have available all the information relating to the project. So he/she can ensure a smooth and efficient delivery to the customer and an electronic inspection will be emailed to the applicant at the completion of the inspection, doing away with the hand written inspection form, this will reduce any confusion on what has occurred at previous inspections, which may have been conducted by a different engineer, enabling a smooth completion of the project.

The process is currently under its final review and we will hopefully introduce the system 'live' in the not too distant future.

# PROVIDING PLANS TO SCALE



The 'Plans Elevations and Sections' submitted with any application lodged with Council, must be to scale at the printed size. For example, if you submit A3 size plans, they must be to scale on the A3 page, or if you submit A1 size plans, they must be submitted on A1 sheets. See the checklist example – the plans highlighted in red below would need to be to scale and submitted on the correct page size for that scale.

Standard scales are to be used. For example, dwelling house and multi-unit developments should provide Site Plans at a scale of 1:200 and Elevations, Floor Plans and Sections at a scale of 1:100.

You may have also noticed that Councils lodgement checklists include a requirement for you to provide reduced plans, (for ease of scanning) or an electronic copy of your plans. This applies only where the development when drawn to scale does not fit on an A4 or A3 pages or where plans are chosen to be presented on larger page sizes, for example: site plan, elevations and sections all on one A1 sheet. See the checklist example – the plans highlighted in yellow below, require a reduced sheet size and 1 set of the reduced plans would also be required with lodgement of your application.

## CHECKLIST EXAMPLE

Always Required				
<input type="checkbox"/>	Statement of Environmental Effects	3	3	
<input type="checkbox"/>	Site Analysis Plan to scale of 1:100 or 1:200	3	2.1	
<input type="checkbox"/>	Plans, Elevations and Sections to scale of 1:100 or 1:200	3	2.3	
<input type="checkbox"/>	Soil and Water Management Plans	3	2.7	
<input type="checkbox"/>	Reduced Plans and Documents (A4 or A3) or Electronic Copy	1	2.10	
<input type="checkbox"/>	BASIX certificate (and annotated plans)	2	2.19	

To summarise, if you provide a reduced or electronic set of plans, the required number of hardcopy sets of plans to scale must also be provided. i.e. as per checklist example, where plans are to scale on an A1 sheet, you would need to lodge with your application:

- 3 sets of plans to scale at A1 size
- 1 reduced plan at A3/A4 size or 1 electronic copy.

If you are concerned about the legibility of your reduced plans, it is best to provide an electronic copy instead of the reduced plan.

The following information is also provided in Councils Development Application Lodgement Guide:

### 2.10 - Reduced plans and documents (A4 or A3) or electronic copy

You are required to provide one (1) reduced copy (at A3 or A4 format) of any plans or documentation that you are submitting with your application, that are of a larger format (e.g. A1 or A0). Council requires these reduced documents to enable them to be scanned so that they can be stored electronically.

**Note:** When providing reduced plans in A4 format, please ensure that the plans remain legible. Pay particular attention to line and text clarity if they are reduced from larger scale drawings.

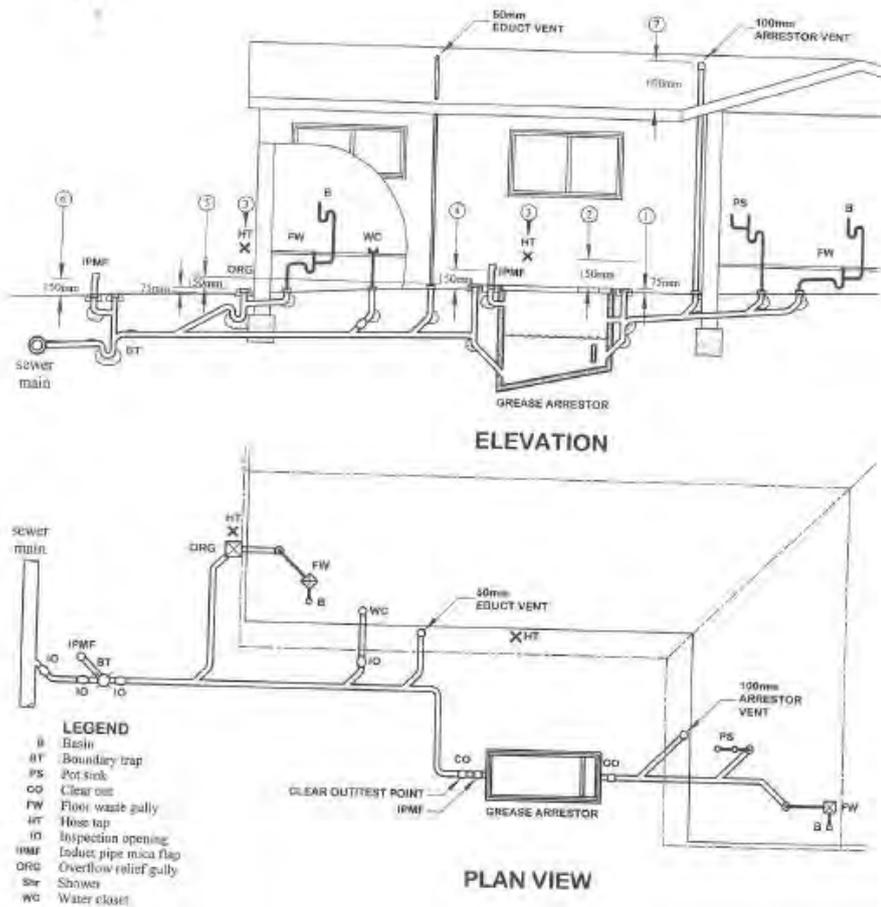
**Alternatively** you may elect to provide an electronic copy (PDF) of **all** your documentation on Compact Disc (CD), rather than providing reduced copies. **Note** – all applications are still required to be accompanied by required number of copies of plans as nominated in respective checklists.

The electronic plans and documents are also used for referring the application to some internal departments and external agencies.

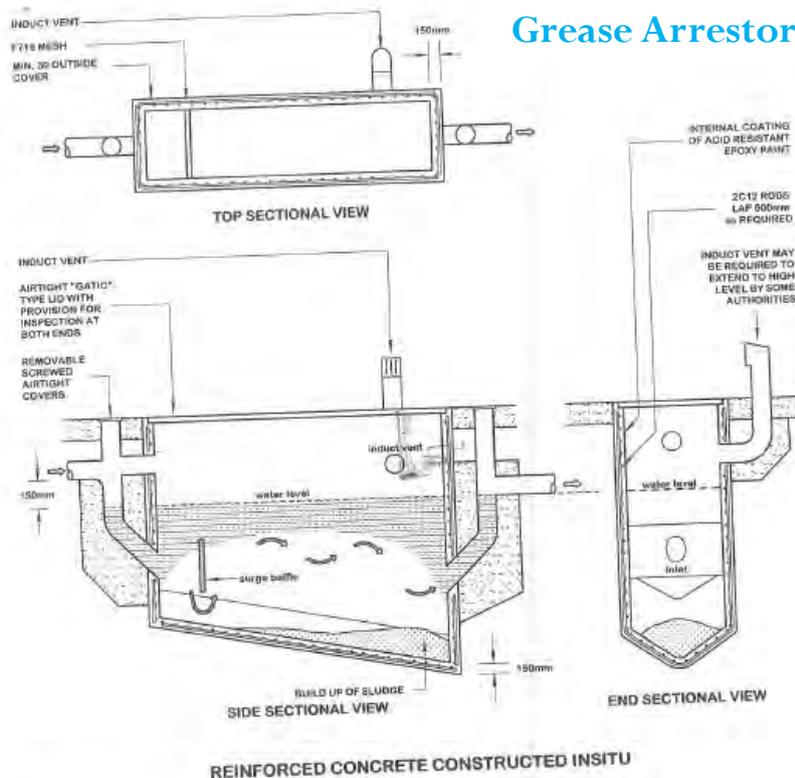
If plans are received that are not to scale, the application may be rejected, or you may be required to provide the correct sheet sizes, as an additional information request – this will delay determination of your application.

Please contact Council's duty town planner on 1300 292 442, if you require further assistance with plan scales, or if you have any questions regarding this matter.

# Typical Installation of a Grease Arrestor



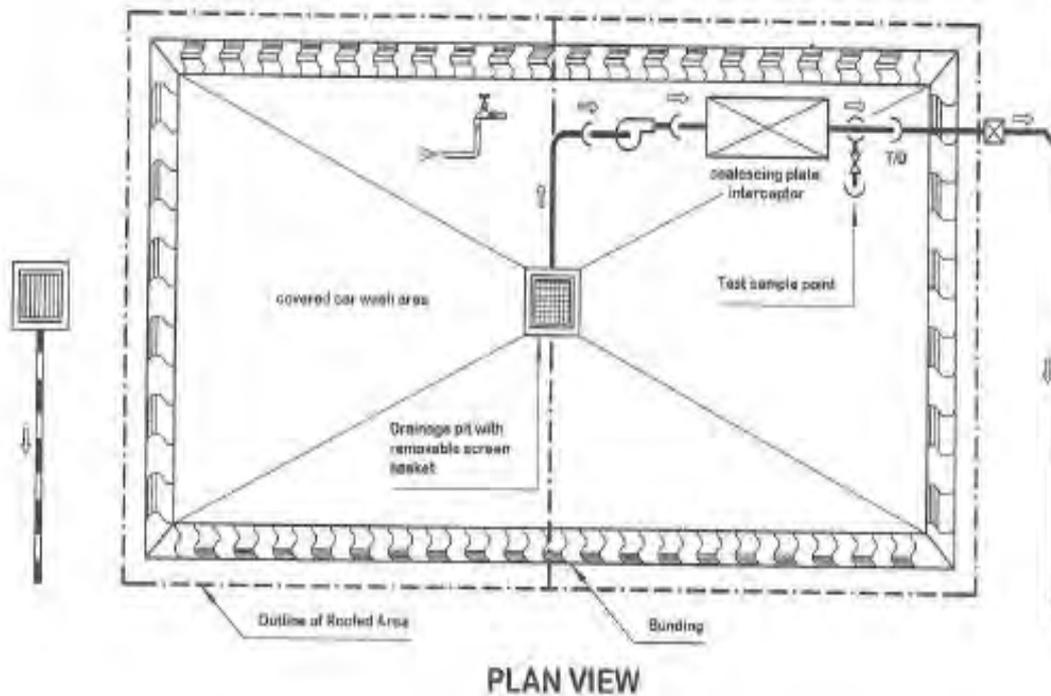
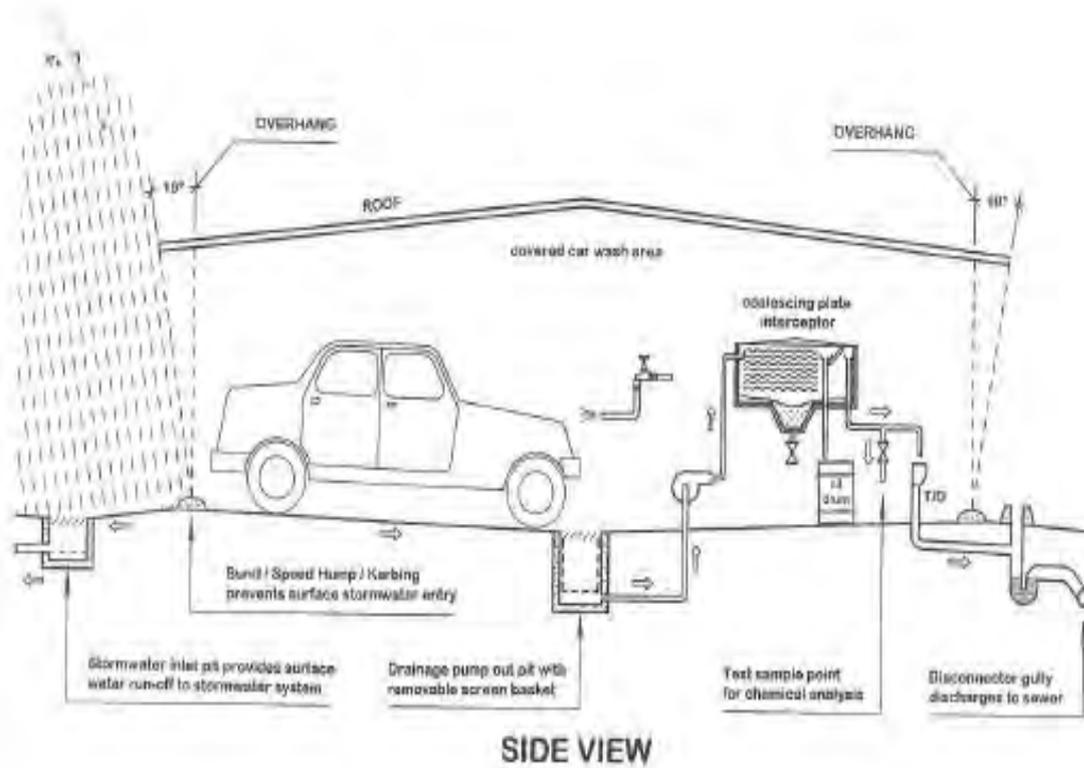
1. Top of arrestor to terminate 75mm min. above ground level. If level with ground, must have an airtight cover (Gatic type), to prevent stormwater entry.
2. Top of arrestor to be 150mm min. below inside floor level.
3. Hose tap protected from cross connection by a hose connection vacuum breaker. Hose may be used for cleaning arrestor.
4. Induct vent to be 150mm min. above ground level. Some Authorities require this vent to be a high level vent in the city areas.
5. Overflow gully rim level to be 150mm min. below arrestor lid and 75mm min. above ground level.
6. Induct vent to be 150mm min. above ground level.
7. Vents to be 600mm min. above eaves level.



Example of Sizing of Grease Arrestor:

- ⇒ Restaurant with 200 seating capacity at 5L per person = 1000L  
 Plus 250L per D.W. machine  
 Therefore total discharge = 1250 per setting
- ⇒ A grease arrestor of 1250L + 20% safety margin would be required  
 1250L + 20% = 1500l per setting

# Typical Installation of a Grease Arrestor continued...



## LEGEND

- |  |                      |  |                                                |
|--|----------------------|--|------------------------------------------------|
|  | Stop valve           |  | Hose tap with "HOSE CONNECTION VACUUM BREAKER" |
|  | Non-emulsifying pump |  | Tundish                                        |
|  | Storm water pipe     |  | Pipe dropper from band                         |
|  | House drainage pipe  |  | Pipe dropper from toe                          |
|  |                      |  | Disconnector gully                             |

## General Design for Covered Car Hand washing Area



# Planning Proposal Updates

## Cartwrights Hill

A planning proposal has been prepared and submitted to the Department of Planning & Environment for Gateway Determination.

## B6 Enterprise Corridor at Gumly Gumly (North & South)

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

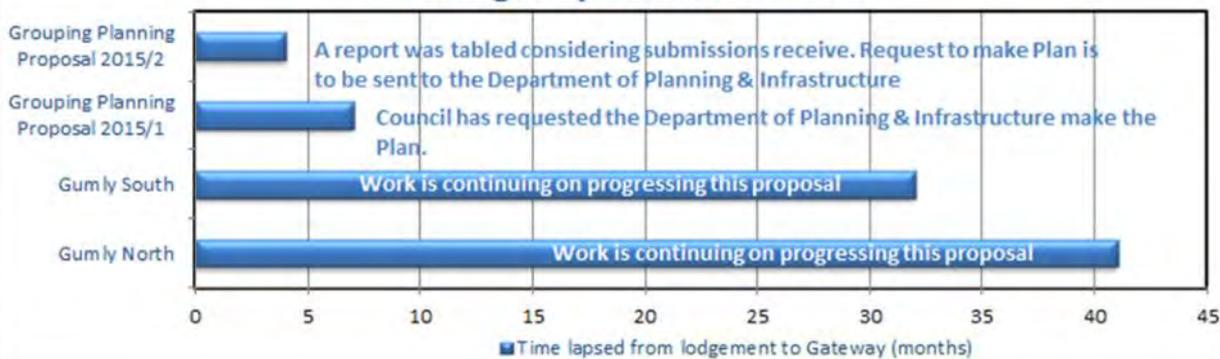
## Planning Proposal 2015 – Round 1 - Miscellaneous Items

Public Exhibition was undertaken between 28 November 2015 and 29 January 2016. A report was considered at the March Policy & Strategy Meeting to consider submissions. A request will be sent to the Department of Planning make the Plan.

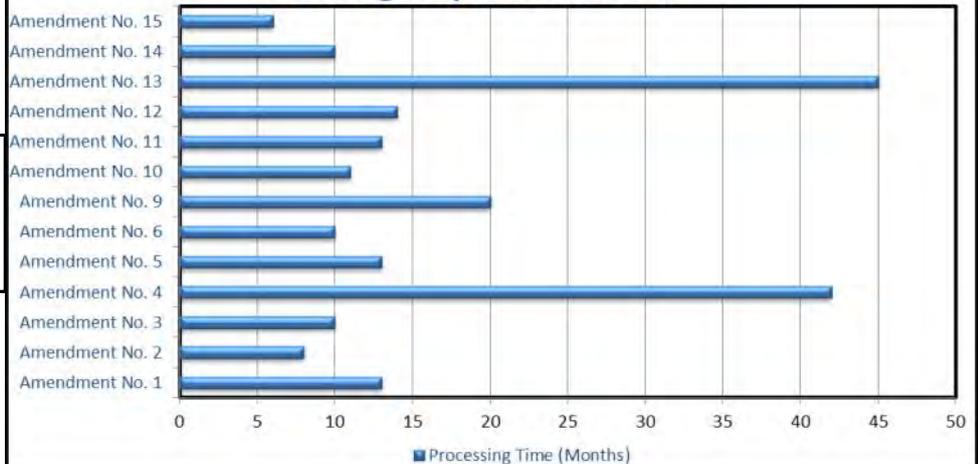
## Planning Proposal 2015 – Round 2 – 9-17 Sturt Street, Wagga Wagga

The planning proposal was exhibited until 21 March 2016. A report on submissions received during the exhibition period was considered by Council. A request will be sent to the Department requesting the Plan be made.

**Planning Proposals to Process**



**Planning Proposals Finalised**



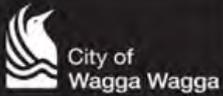
The track LEP amendments for Wagga Wagga on the Department of Planning & Environment's website follow this link:  
<http://bit.ly/1LamclN>

## Further information

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

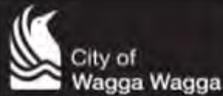
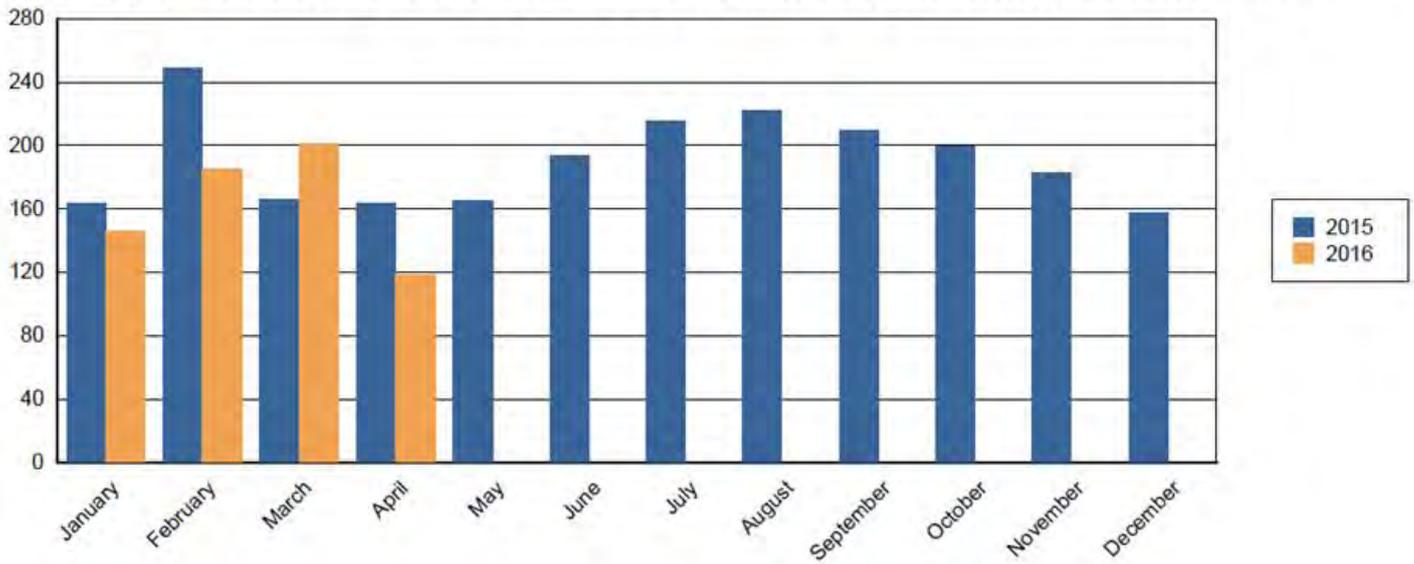
<http://leptracking.planning.nsw.gov.au/Default.aspx>

# S149 PLANNING CERTIFICATES



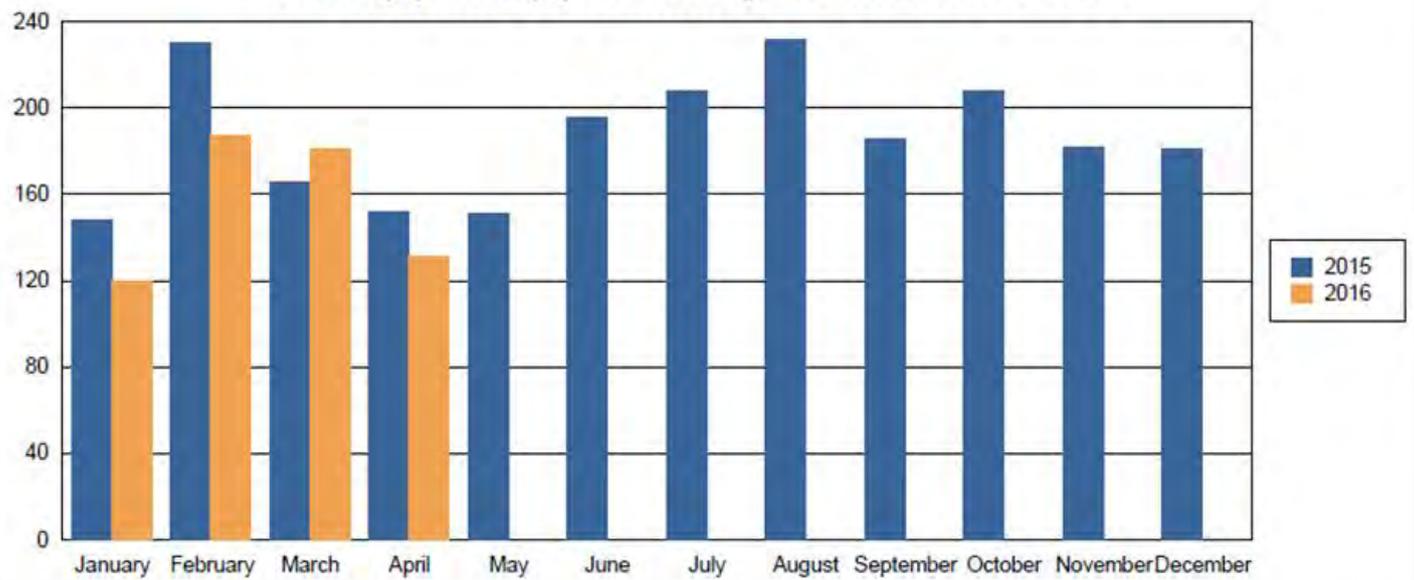
149 Certificates Received  
1/01/2015 to 21/04/2016

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



149 Certificates Issued  
1/01/2015 to 21/04/2016

### S149 (2) and (5) Planning Certificates Issued





# Update on Planning Directorate Forms and Documents

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

To ensure industry is kept up to date on the latest versions of Council's development guides and checklists, the correct versions as at 4 April 2016 are identified in the following table and can be viewed and downloaded at the link identified above.

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



# Update on Planning Directorate Forms and Documents

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

