41. Boorooma (West)

41.1 ADMINISTRATION

41.1.1 Citation
41.1.2 Land to which this plan applies
41.1.3 Relationship to Other Planning Instruments
41.1.4 Objectives
41.1.5 Operation of the plan
41.1.6 Application of the Chapter
41.1.7 Application of the Neighbourhood Design Guideline

41.2 DEVELOPMENT CONTROLS

41.2.1 Lot size and Density
41.2.2 Building Envelopes and Building Design
41.2.3 Road and Street Design
41.2.4 Vehicular Access and Parking
41.2.5 Pedestrian Access
41.2.6 Open Space
41.2.7 Community Facilities
41.2.8 Stormwater
41.2.9 Services and Amenities
41.2.10 Noise Reduction
41.2.11 Flora and Fauna
41.2.12 Potentially Contaminated Land
41.2.13 Staging

41.3 OTHER MATTERS FOR CONSIDERATION

41.3.1 Information to be submitted with Development Application
41.1 ADMINISTRATION

41.1.1 Citation

This Chapter may be cited as Wagga Wagga Development Control Plan 2005 Chapter 41 Boorooma (West).

41.1.2 Land to which this plan applies

This chapter applies to land within the Boorooma neighbourhood, west of Amundsen Street, identified in Figure 1. The land is bounded by Farrer Road to the north, the Amundsen Street to the east, Olympic Highway to the south and Boorooma Street to the west.

41.1.3 Relationship to Other Planning Documents

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

Wagga Wagga Local Environmental Plan 1985.
Other relevant chapters of Wagga Wagga Development Control Plan 2005

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

41.1.4 Objectives

- Support the overall urban strategy principles listed in the Boorooma (West) Neighbourhood Design Guideline, namely:
  - Provide reasonable certainty to the development of the land in the west Boorooma estate.
  - Provide the most equitable and safe development layout for existing landowners, future residents, service providers and surrounding road users.
  - Provide an agreed road pattern and drainage layout, based on solid engineering principles, to enable development to proceed in the short term without further planning studies.

- To provide scope for a variety of residential styles whilst maintaining environmental amenity of the area.

- To allow for sufficient 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 neighbourhoods;
• To ensure that the new development recognises the environmental constraints covering the site and embraces best practice techniques to ensure that harm to the environment is mitigated and in some respects further reduced; and

• To set reasonable environmental controls for solar access, privacy, noise, vehicle access and landscaping.

41.1.5 Operation of the Chapter

This Chapter has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979.

41.1.6 Application of the Chapter

The Chapter consists of 3 components:

1. The introduction of development guidelines for the Boorooma neighbourhood through this Chapter, as well as a map amendment to align residential and open space zones with the proposed subdivision layout;
2. A supporting Neighbourhood Plan, to assist in guiding the development of the land; and
3. An indicative subdivision plan

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.

41.1.7 Application of the Neighbourhood Plan

This Chapter should be read in conjunction with the Boorooma (West) Neighbourhood Plan July 2006, prepared by MJM Solutions (and is available from Council). To the extent that there is any discrepancy between the Boorooma Neighbourhood Plan and the Chapter, the provisions of this Chapter will prevail.

The Neighbourhood Plan has been prepared to provide parameters in which the orderly progression of subdivision can take place. The Neighbourhood Plan 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 Plan. 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 Plan. The Neighbourhood Plan provides no guarantee of consent for any stage or part of the development.

Information required to be submitted with each Development Application to allow Council to properly assess an application is outlined in the following sections.

41.2 DEVELOPMENT CONTROLS

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

41.2.1 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

- Given the presence of existing dwellings, dwelling densities shall be in accordance with the following:
  
  ▪ The subdivision achieves at least 7.3 dwellings per hectare (excluding the Riverina Anglican College land, the Vianney College and multiple dwelling lots), and increase to at least 8.4 dwellings per hectare with the provision of unit site.

- To achieve the above mentioned dwelling densities within the Residential 2(a) dwelling entitlements may be transferred between stages of the subdivision providing that those stages are held within the one ownership. With each Development Application for subdivision, the developer shall provide the following information:

  ▪ Number of dwelling entitlements available in the overall development site;

  ▪ 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.

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

41.2.2 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.

• A 20 metre setback is required for properties that adjoin Boorooma Street or Farrer Road.

• Maximum allowable height for dwellings within the Boorooma (West) 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.

41.2.3 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**

• Road layout shall be generally in accordance with Figure 1 Boorooma Lot Layout Plan and Boorooma Neighbourhood Plan Figure 10 Plan showing the road structure within the Neighbourhood Plan area.

• Main carrier roads shall be 13m wide road width, Link roads shall be 9m wide road width, and Cul-de-sacs shall be 7.5m wide road widths.

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

• Existing dwellings fronting Boorooma Street and Farrer Road will be expected to utilise new roads to the rear when available.

• New dwellings on Boorooma Street and Farrer Road will back onto the road, and will incorporate a 20m building setback at the rear of the properties.

• A common fenceline will be provided for all properties on Boorooma Street and Farrer Road to minimise the clutter and maintenance of different building materials.

• The road locations have been selected in order to maximise the sharing of provision of infrastructure between landowners. Specific arrangements between adjoining landowners can be negotiated in order to facilitate the protection of existing vegetation whilst still sharing the cost of road construction.

• If vegetation is significant enough to be retained the layout can be amended through detailed design. Otherwise additional planting can be enforced.

**41.2.4 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.
• Temporary road accesses can be considered by Council in order to facilitate development, however will be closed off when alternate road access is available.

• Cooramin Street will provide for temporary road access only.

41.2.5 Pedestrian 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

• The developer shall provide footpaths along the collector routes and to the main open space areas generally in accordance with the Boorooma Neighbourhood Plan Figure 13 Bus Routes within the Neighbourhood Plan area.

• Footpaths shall be constructed to Council’s Engineering Guidelines for Subdivisions and Developments at full cost to the developer. The footpaths shall be constructed by the developer, following the construction of all dwellings within their subdivision which front the footpath, or within two years of subdivision approval, whichever is sooner.

41.2.6 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

• To ensure buffers are satisfactorily landscape in order to reduce maintenance, increase security and discourage rubbish dumping

Performance Criteria

• Open space provided is to be located and linked in accordance with the Boorooma Neighbourhood Plan Figure 12 Open Space within the Neighbourhood Plan area

• All developers will be required to contribute to the cost of the design and embellishment of the general community use park. The design of the park must
be approved by the Director of Asset Services as part of the subdivision that creates the park.

- The park is to be completed within 12 months of the release of subdivision plans containing it.

- A 5 metre wide planting buffer will be provided within the rear of each property adjoining Boorooma Street and Farrer Road. This area is to be planted out by the developer, and dedicated to the public. This will form the roadside planting buffer area. A landscaping plan for the buffer strip is required to be submitted as part of any application for subdivision adjoining Boorooma Street or Farrer Road, and endorsed by the Director of Asset Services. Refer to Figure 7 of the Boorooma Neighbourhood Plan.

41.2.7 Community Facilities

Objectives

- To provide centrally located neighbourhood centre uses that are accessible and visible

- To focus community activities along main streets and key public spaces close to the neighbourhood centre

- To locate residential neighbourhoods within easy walking and cycling distance from the neighbourhood centre and adjoining open space corridors

Performance Criteria

- Any application for a neighbourhood retail centre within Boorooma West will refer to the Commercial and Retail Strategy prepared by Leyshon Consulting Pty Ltd.

- The proposed commercial site identified within Boorooma West will be of an appropriate size, location, be economically viable, and best serve the needs of the population of both Boorooma West and Estella.

41.2.8 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 implement planting of the drainage reserve in accordance with the “Woodlots and Wetlands Runoff Water Management Boorooma Estate Wagga Wagga” plan.

• 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.

• Stormwater management shall refer to the Boorooma Neighbourhood Plan Figure 8 Plan showing treatment of 1 in 100 year stormwater flow.

• Detailed calculations on stormwater management will be required at the subdivision application stage.

• Drainage lines and stormwater event areas will be encompassed within special purpose basins and in some cases, dual use open space and drainage reserves. All developers will be required to contribute to the cost of the design and construction of required detention basins.

• The dual use open space/basin is to be discharged by a drainage pipe to the stormwater system that forms part of the overall design. There will be a low point in the banks of the basin to discharge onto the road if the basin overtops. This forms part of the overland flow path.

• Consent to discharge stormwater is required from downstream owners as development progresses and is required.

• Developers that are considering using temporary basins as detailed in the Boorooma Neighbourhood Plan Figure 9 Plan showing detailed stormwater treatment and temporary basins will be required to consult with Council’s engineering officers as part of the consideration of a Development Application for subdivision.

• A Development Servicing Plan will be prepared by Council to implement planting of the drainage reserve in accordance with the “Woodlots and Wetlands Runoff Water Management Boorooma Estate Wagga Wagga” plan.

### 41.2.9 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**

Last updated May 2009
Electricity

- Each developer shall be responsible for the cost and provision of mains electricity supply to all lots within their subdivision to the satisfaction of Council and the relevant service provider.
- A 30 metre wide easement will run along the line of the 66kV cable on Amundsen Street, 15 metres each side of the cable, as shown on the amended neighbourhood plan.

Telecommunications

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

Water Supply

- Each developer shall be responsible for the cost and provision of reticulated water supply to all allotments within their subdivision 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

- Each developer shall be responsible for the cost and provision of reticulated sewer services to all allotments within their subdivision in accordance with the requirements of Council.
- The cost of the sewer pump stations will be required to be shared between developers.

41.2.10 Noise Reduction

Objectives

- To reduce the impact of traffic noise on existing and future residents of Boorooma (West).

Performance Criteria

- A noise buffer along the Olympic Way will contain noise reduction measures such as acoustic fencing or planting, setbacks or building envelopes. This will require noise assessment and negotiation between Council and affected landowners at the development application stage. Conditions may be placed on dwelling construction and materials.

41.2.11 Flora and Fauna

Objectives
• To protect existing vegetation and preserve the flyway of the Superb Parrot.

• To revegetate the major drainage line within Boorooma West.

**Performance Criteria**

• A 10 metre buffer is provided around the canopy of all remnant trees on the site (River Red Gum, Yellow Box and Grey Box).

• A 10 metre buffer zone is provided around the two main drainage lines.

• Retain all mature native trees, particularly those displaying hollows.

• A revegetation plan is prepared and implemented in accordance with the recommendations of the Eight Part Test for proposed subdivision Boorooma, Wagga Wagga prepared by Aitken Rowe Testing Laboratories Pty Ltd dated January 2006.

41.2.12 Potentially Contaminated Land

**Objectives**

• To ensure that any potential land contamination is investigated prior to any future development application for subdivision

**Performance Criteria**

• An assessment of potential land contamination is included with all future development applications for subdivision within Boorooma West.

41.2.13 Staging

**Objectives**

• To provide for a preferred staging or sequence of development to ensure efficient provision of infrastructure

**Performance Criteria**

• Subdivision development occurs in accordance with the preferred staging plan.

• Development proposed to occur out of sequence demonstrates how infrastructure can be provided, without increased burden on Council or negative impact upon the community. It will be the responsibility of the developer to negotiate with Council and affected landowners for the provision of services.

41.3 OTHER MATTERS FOR CONSIDERATION

41.3.1 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