



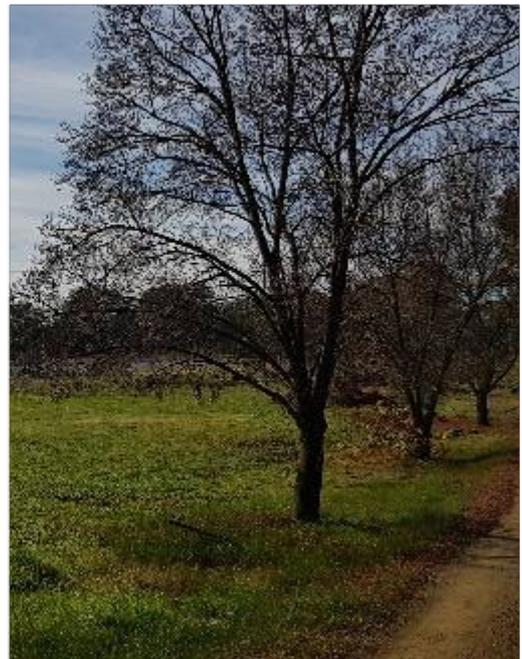
**NGH**

**MATT JENKINS**  
— H O M E S —

# **GUIDANCE DOCUMENT**

## **Concept Development Application Proposed Residential Development 52 Plumpton Road, Tatton**

January 2023



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# **1. INTRODUCTION**

## **1.1. PURPOSE OF THIS DOCUMENT**

A Concept Development Application (CDA) has been prepared for residential development at 52 Plumpton Road, Tatton (Lot 336 DP1247818 at the time of development commencement). The concept development was informed by an urban design analysis of the locality that determined the site presented opportunity to create a bespoke infill development. Ongoing site analysis and consultation with Council's Strategic Planning section resulted in support for a higher density infill development responding to site characteristics.

The concept development, being unique, departs from the shire-wide planning controls. The purpose of this Guidance Document and accompanying Masterplan is to provide site-specific development provisions and parameters for the orderly and economic development of the subject precinct (Figure 1-1), that would substitute the provisions of the Wagga Wagga Development Control Plan 2010 and South Tatton Development Control Plan 2005.

This document provides an overarching development scenario that will be used by Council to assess any application for development within the subject precinct. Proposed development or works carried out on the subject precinct must be consistent with the provisions set out in this Guidance Document.

## **1.2. HOW TO USE THIS DOCUMENT**

This Guidance Document is to be used by the proponent and by Council. This document fundamentally assists in the preparation and assessment of future development applications under the CDA, by detailing provisions and parameters which will be used by Council as benchmarks of what is acceptable development on the site.

## **1.3. RELATIONSHIP TO OTHER PLANNING DOCUMENTATION**

This Guidance Document overrides the provisions of the Wagga Wagga Development Control Plan 2010 and South Tatton Development Control Plan 2005, with respect to future development applications in the subject precinct, under the CDA.

## **1.4. SUBJECT PRECINCT**

The subject precinct is known as 52 Plumpton Road, Tatton (also known as Elkington Grove). The land is located on the western side of Plumpton Road, at the intersection with Brindabella Drive.

This Guidance Document applies to the precinct identified in the figure below.

**Guidance Document**  
**Concept Development Application**  
**Proposed Residential Development 52 Plumpton Road, Tatton**

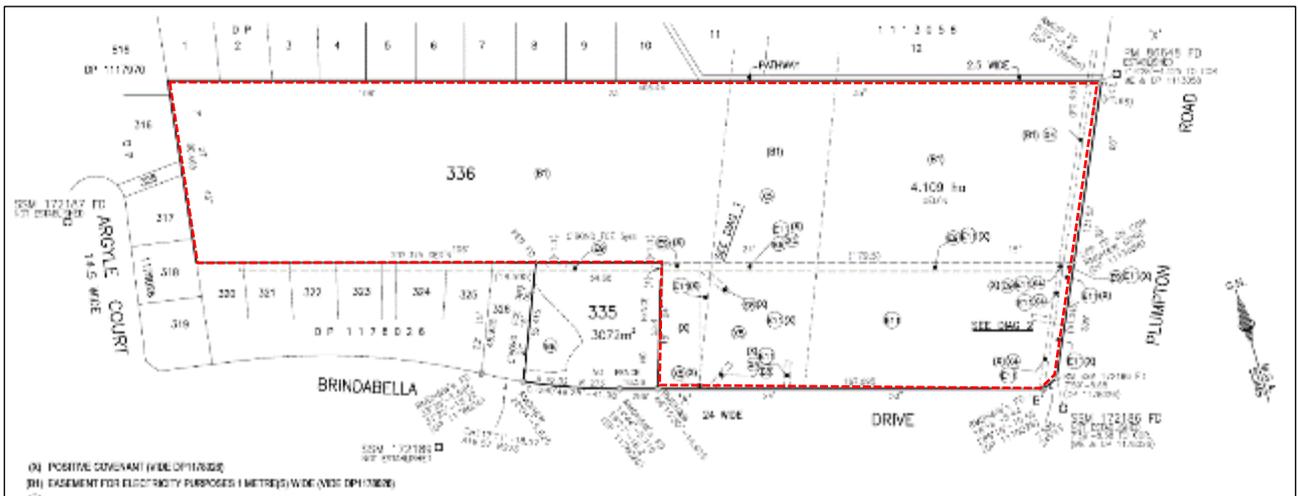


Figure 1-1 Subject precinct (Source: WWCC online mapping, 2019)

## **2. ENVIRONMENTAL ANALYSIS**

### **2.1. SITE DESCRIPTION**

The subject land is known as 52 Plumpton Road, Tatton. The land is legally identified as Lot 336 DP1247818. The allotment is L shaped, with an area of approximately 4.1 hectares.

The land is located on the western side of Plumpton Road, at the intersection with Brindabella Drive. The frontage to Plumpton Road is approximately 135 metres and approximately 171 metres to Brindabella Drive.

The concept design, indicated in Figure 2-1, is responsive to these restrictions resulting from easements burdening the land. These easements include a telecommunications easement running east-west, and an overhead power transmission easement running north-south.

### **2.2. LOCAL CHARACTER**

A review of the local context was undertaken by Urbis and is indicated in Figure 2-2 and Figure 2-3. below.

The review identified the following social, environmental, and economic features within 2km:

- Three primary schools and 1 high school,
- Lake Albert recreation precinct,
- Country Club golf club,
- Other local recreation areas and natural reserves.

The review identified the following social, environmental, and economic features within 4km:

- Four neighbourhood shopping precincts,
- A further two primary schools and two high schools
- Other local recreation areas and natural reserves.

## SITE ANALYSIS

The site currently consists of one single residential dwelling and incorporates some remnant vegetation, predominantly around the existing home and driveway. The vegetation flanking the driveway is highly visible from the surrounding areas and its formal planting pattern contribute the rural feel of the area.

The site slopes from west to east and its lowest point within the south-east corner accommodates a large drainage basin. This basin is a prominent feature of the site and will need to be retained post development. The western (and lowest) part of the site is relatively flat and is flood affected. It is subject to inundation from overland flow.

Vehicle access to the site currently obtained from Plumpton Road which is the main spine road in the area. With traffic volumes predicted to further increase in the future post development access will need to be obtained from Brindabella Drive.

The site is well connected from a pedestrian perspective with existing connections provided the east, north and south. There is the opportunity to create an additional link (accommodating both pedestrian movement and golf carts) to the west connecting the site with the golf course and Lake Albert.

An overhead powerline and associated easement intersect the eastern portion of the site. Whilst the transmission corridor can be accommodated within private lots it limits the development potential as no buildings or structures can be constructed within the easement.

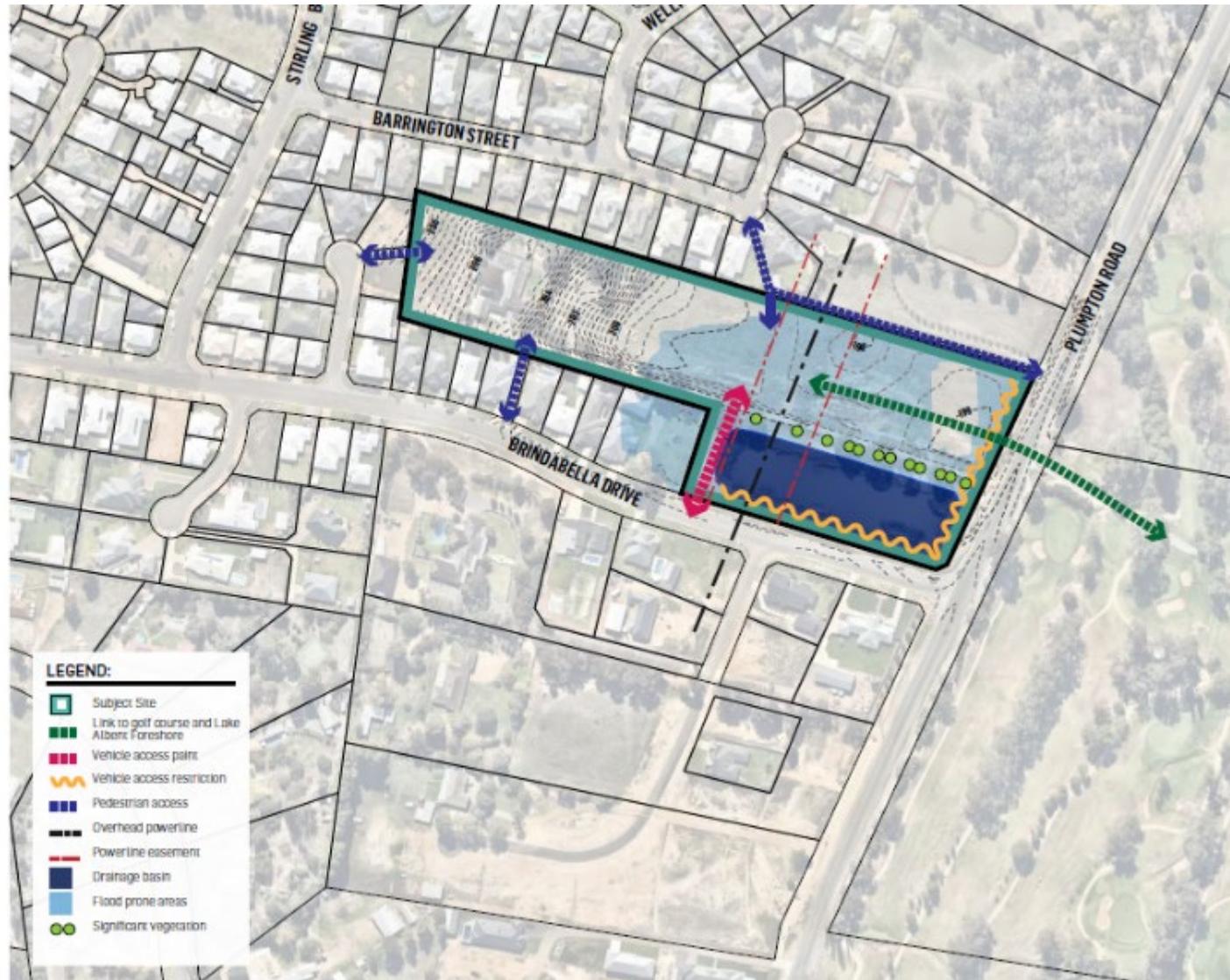


Figure 2-1 Review of site opportunities and constraints (Source: Urbis, 2019)

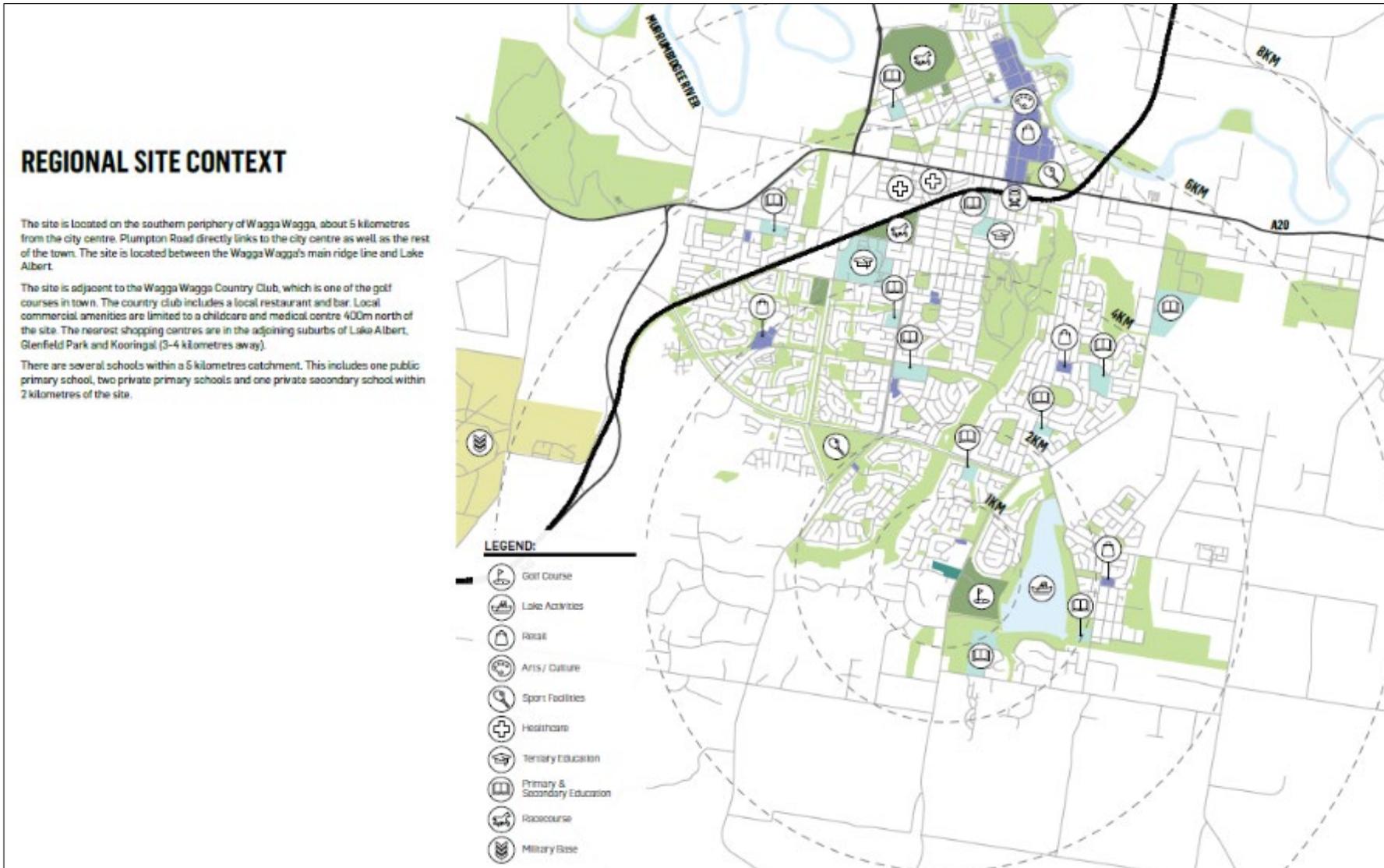


Figure 2-2 Review of regional context (Source: Urbis, 2019)

## LOCAL SITE CONTEXT

The site is within walking distance of two major walking trails. The Wiradjuri Walking Track is located to the west and follows Wagga Wagga's main ridge line. To the east a loop pathway network encircles Albert Lake. The lake and its foreshore provide opportunities for active and passive recreation including water-based activities. Both the lake and ridge are great assets to the site and the wider community.

The local area has been undergoing a transition in the past decade. Traditional rural lots have been developed into low-to-medium residential development predominantly comprising detached single houses. The area is now characterised by a mix of (semi) rural residential lots and standard suburban development with Plumpton Street largely retaining its rural feel.

The intention is to build on the existing character of the surrounding community, providing residential uses that compliment each other and contribute in a positive way to the Tatton lifestyle.



Figure 2-3: Locality analysis (Source: Urbis, 2019)

The analysis comprised in the Wagga Wagga Recreation, Open Space & Community Strategy (ROSC) 2040 (Figure 2-4) also highlights other features such as childcare facilities and medical facilities in the local catchment.

These features comprise the public realm framework for the envisioned lifestyle of the residents of this development.

The Wagga Wagga Recreation, Open Space & Community Strategy (ROSC) 2040 indicates the Tatton precinct (evaluated in the ROSC together with Lake Albert) has a higher socio-economic index (999-1130), compared with the City as a whole (998)<sup>1</sup>.

The 2016 census<sup>2</sup> identified the following characteristics of the Tatton neighbourhood.

- 81 percent of dwellings are occupied by family groups (compared with single person households or unrelated group households),
- 57 percent of dwellings are occupied by couples with children,
- The most common occupation was professionals, accounting for 28 percent of employed residents,
- The median weekly household income was 50 percent higher than the NSW average,
- Four-bedroom dwellings accounted for 69 percent of dwellings in the neighbourhood.

The concept development responds to these characteristics to align with the identified target market.

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<sup>1</sup> Wagga Wagga City Council, *Wagga Wagga Recreation, Open Space & Community Strategy (ROSC) 2040*, p.109, accessed <https://wagga.nsw.gov.au/city-of-wagga-wagga/council/plans-and-reports/planning-for-our-community/recreation,-open-space-and-community-strategy-and-implementation-plan-2040>

<sup>2</sup> Australian Bureau of Statistics (ABS), 2016 Census Quickstats, accessed [https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC13775](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC13775)

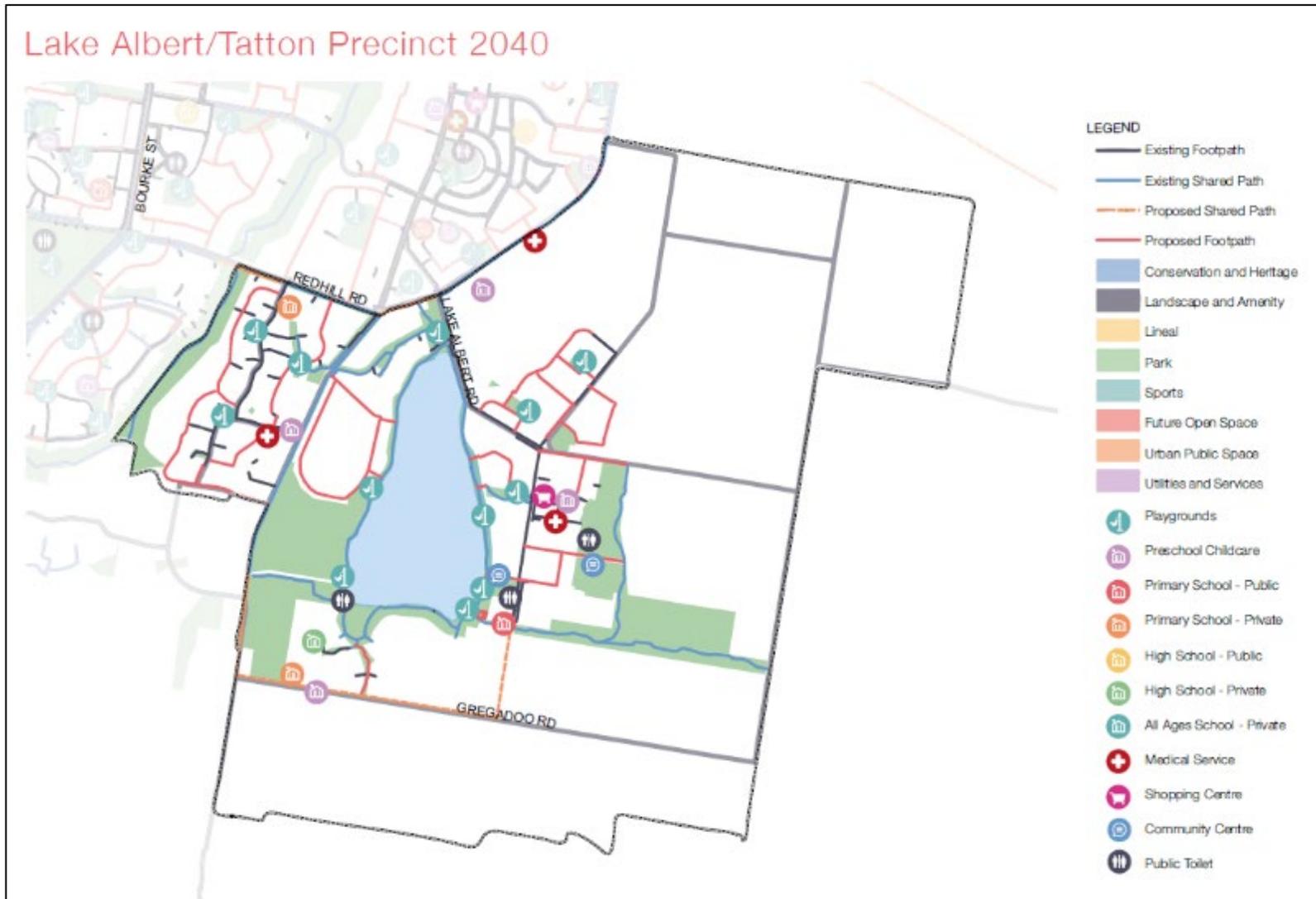


Figure 2-4: Tatton and Lake Albert catchment review (Source: Wagga Wagga City Council , 2018)

Pleasant features of the Tatton neighbourhood include well-maintained landscaped properties and attractive and modern architectural design. The neighbourhood comprises variation of architectural design, low-speed cul-de-sacs, and minor streets. Immediate road networks facilitate connections with legible collector roads through the neighbourhood and to surrounding arterial roads.



Figure 2-5: Vista from Brindabella Drive looking north (future road access point)



Figure 2-6: Vista from Plumpton Road looking west

## **2.3. SITE SUITABILITY**

A Preliminary Risk Analysis (NGH, 2018) supported the Planning Proposal to rezone the land. The findings of the risk analysis report and the Statement of Environmental Effects (NGH, 2019) that accompanies the Concept Development Application, both indicate the land is largely free of constraints.

Investigations were undertaken with respect to salinity, groundwater, flooding, bushfire, traffic, Aboriginal and post-European heritage, loss of agricultural land, native vegetation, and the like. Although overland flow flooding impacted the site, this would be managed through design and ongoing management details.

The site is considered an ideal 'brownfield' development site given the concept development has the potential to create a sense of place and community. The land is visually separated from Brindabella Drive. Given its visual separation from the greater Tatton neighbourhood, it is considered acceptable to depart from the rhythm of the established streetscape to achieve a higher density outcome and facilitate a more flexible and innovative design that could support an alternative development style. This direction was supported by Council's Strategic Planning section.

Redevelopment and intensification of existing residential areas ensures the optimal use of serviced urban land and reduces the environmental impacts associated with consumption of land on the urban fringes. The development of the subject site in the intended manner would assist in achieving these outcomes.

As previously discussed, the platform for the subject proposal is the strategic directions outlined in the Wagga Wagga Spatial Plan 2013-2043 and the strategic planning work currently being progressed by Council. In line with the goals and actions of the Riverina Murray Regional Plan 2036, Council has acknowledged that the city will grow to over 80,000 residents by 2040; however, the focus is to plan for over 100,000 people. Whilst the majority of new housing will likely be provided within Wagga Wagga's urban release areas, Council has identified and supported several strategic infill developments as these will play an important role in catering for population as well.

## 3. THE CONCEPT DEVELOPMENT

### 3.1. THE VISION STATEMENT

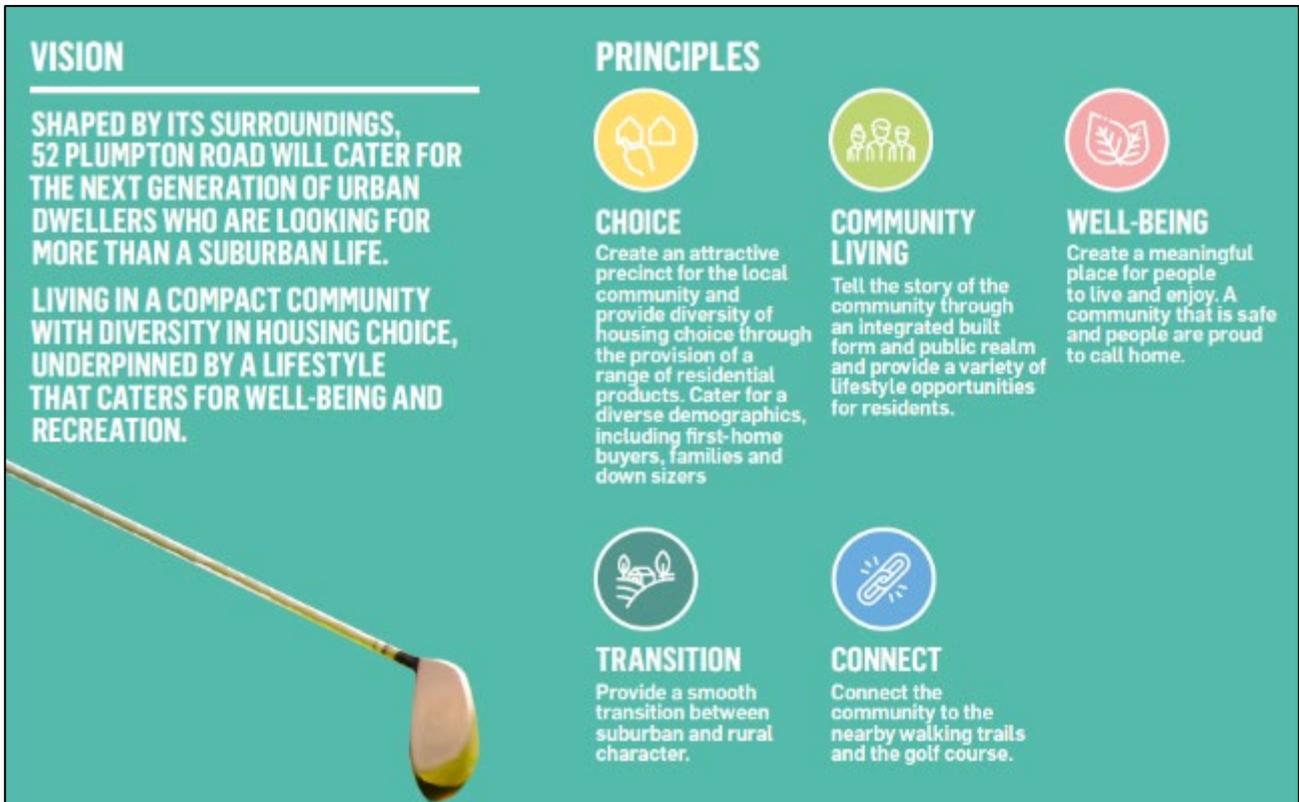


Figure 3-1: Development vision and principles (Source: Urbis, 2019)

Building upon the character analysis of the site, locality and surrounds, a vision for the concept development was established.

The vision is centred on five principles that will guide future development on the site.

- Create an attractive precinct for the local community and provide diversity of housing choice through the provision of a range of residential products. Cater for a diverse demographics, including first-home buyers, families, and down sizers,
- Tell the story of the community through an integrated built form and public realm and provide a variety of lifestyle opportunities for residents,
- Create a meaningful place for people to live and enjoy. A community that is safe and people are proud to call home,
- Provide a smooth transition between suburban and rural character,
- Connect the community to the nearby walking trails and the golf course.

The project re-defines what it means to live in Tatton and create a village that respects the local character. Residents feel pride of place and are proud to call the community home.

All housing types will be subject to high quality design control by the proponent, to ensure individual components meet the vision for the site. The focus will be on creating sustainable, modern dwellings of a high architectural quality, integrated into the existing character of the Tatton neighbourhood.



Figure 3-2: Artist impression of potential streetscape view (Source: Urbis, 2019)



Figure 3-3: Artist impression of potential open space view (Source: Urbis, 2019)



Figure 3-4: Artist impression of neighbourhood view (western end) (Source: Urbis, 2019)



Figure 3-5: Desired low-speed, walkable, landscaped environment (Source: Matt Jenkins, 2019)



Figure 3-6: Artist impression of modern, high-quality, compact housing types (Source: Urbis, 2019)

### 3.2. CONCEPT DEVELOPMENT DETAILS

A site-specific Masterplan has been developed to guide the desired future character of the site. The framework will connect with the existing pleasant qualities of the neighbourhood, whilst balancing the objective of efficient use of urban land.

The Masterplan encourages a sustainable degree of dwelling diversity, whilst remaining compatible with the established typology of the neighbourhood and needs of the target market. Dwelling types will include compact single dwellings, dual occupancies, multi-dwelling housing, terrace style housing and large-lot living.

The Masterplan consists of:

- An internal network of roads and pathways, connecting to surrounding streets and nearby landmarks,
- Open space at the entry to the development, providing a pleasant pocket park, as well as a north-south connection between Brindabella Drive and Barrington Close,
- The delivery of housing for an additional 118 residents (based on household occupancy rates in Tatton) across a variety of housing types.

### 3.2.1. Subdivision configuration

The concept development would see the western portion of the site developed in a medium-density residential fashion. It is proposed that thirty-one Torrens title residential lots would be proposed, ranging in size from 333sqm to 977sqm.

Subject to the approval of the Concept Development Application subsequent Development Applications would be lodged with Wagga Wagga City Council for residential development on individual sites (proposed Lots 1-31), for the Community title subdivision of proposed Lots 32-37 and for future residential development upon the community title allotments.

These residential lots have been designed to support a range of housing types, including compact dwelling houses, dual occupancy development (attached or detached) and terrace style housing (multi-dwelling housing). Sites with more than one dwelling may be subdivided under either Torrens or community title arrangement, subject to meeting the design parameters outlined in this report.

Potential plans for the different housing types are included as *examples only*, in Attachment B to this report, to provide the community with an indication of the envisaged configuration and style of future development. Future dwelling designs may adopt these examples, wholly, or partially, or be entirely new designs. In all instances, future dwelling designs will be consistent with the design parameters included in Section 4 of this document.

The example plans for low-maintenance, compact-style single dwellings range from approximately 130sqm to 192sqm of habitable space. Example facades indicate visually interesting treatments such as front portico detailing, feature columns and pedestals and gable detailing. A wide range of materials would be used, and applied vertically and horizontally, to increase visual interest. No two adjacent dwelling facades would be similar.

Two of the Torrens title lots are indicated as attached terrace style development, in response to zone objectives and Council directions that seek increased variety in housing styles. Research found that, currently, the demand for these are quite limited. However, these lots would be some of the latter lots to be developed and market conditions and changing attitudes may make this style of development increasingly viable in future. More of the proposed lots may be dedicated towards terrace style development, to provide for market flexibility should a change in conditions/attitudes occur.

Potential plans for the terrace style dwellings are included as examples, in Attachment B of this report. These examples identify a dwelling size of approximately 230sqm of habitable space. An example facade indicates visually interesting treatments such a full height portico, varied roof styles/structures, feature columns, varying materials and colours, and horizontal and vertical cladding application.

The design of the eastern end of the development site responds to the rural character of Plumpton Road and overland flow flooding conditions. Six larger residential lots are proposed in this location, ranging from 1,050sqm to 2,355sqm. The lower density would ensure only a limited number of dwellings would be introduced to the affected area and restrain the potential impact of the development on overland flow flooding on the land and off-site levels on surrounding properties.

Development on any lots affected by overland flow flooding would be required to be constructed with a finished floor level (FFL) of 500mm above the 1% AEP flood level.

### **3.2.2. Infrastructure**

Public infrastructure including underground electricity, telecommunications, natural gas, and mains water would be extended to each of the proposed residential allotments. The proposed allotments would also be provided with individual connections to Council's reticulated sewer and drainage networks.

The concept development would rely on the construction of two new public roadways, one of these connecting with Brindabella Drive. Road 1 would be primarily used to access and egress the development site from Brindabella Drive. Road 2 would connect with Road 1, to provide internal access to proposed Lots 1-31. A communal driveway is also proposed to provide access to proposed Lots 32-37.

The development is intended to provide for an active, walkable community. A pedestrian footpath is proposed along Road 2 and a connection provided to the existing pathway along the northern boundary of the site.

### **3.2.3. Public open space**

It is proposed to dedicate an open space to Council. This includes an existing retention basin and proposed public linear park linking Barrington Street to Brindabella Drive.

## 4. FUTURE DEVELOPMENT PROVISIONS

The following provisions are intended to override the WWDCP 2010 and South Tatton DCP 2005 provisions, in respect of the subject development. The following relates to all future development on proposed Lots 1 to 37 (inclusive) within this Concept Development Application.

Table 4-1 Proposed overriding development controls

<b>Proposed overriding development parameters</b>	
<p><b><u>Notification of a development application</u></b></p> <p><b>Justification: it is intended to streamline the notification procedures for future development applications that are compatible with the original Concept Development Application.</b></p>	<p>The Concept Development Application will be publicly exhibited by Council.</p> <p>Development that is consistent with the concept design parameters would not be notified.</p> <p>Developments within this site that do not meet the concept design parameters outlined herein, would be notified to adjoining property owners for a period of 7 days. This would be notified to immediately adjoining lots at the side and rear of the lot/s on which development is proposed.</p>
<p><b><u>Off-street parking</u></b></p> <p><b>Justification: The proposed controls are also consistent with the requirements under the Low Rise Medium Density Housing Code Design Guide.</b></p>	<p>Parking is to be provided in accordance with below details.</p> <p>Dwelling house – 1 space/dwelling as a minimum.</p> <p>Multi dwelling housing (dual occupancy, attached dwellings, semi-detached dwellings) – 2 spaces/dwelling as a minimum.</p>
<p><b><u>Site area per dwelling</u></b></p> <p><b>Justification: The proposed development is intended to be of a medium density, therefore it is appropriate to provide for lot sizes that are similar to those supported in the medium density zone.</b></p>	<p>The minimum area of any lot on which development is carried out is to be</p> <ul style="list-style-type: none"> <li>• Single dwellings, attached dwellings, dual occupancy, multi-dwelling housing - 300sqm.</li> </ul> <p>The site area per dwelling may be distributed to provide a range of lot size and/or dwelling sizes, and to respond to site conditions and context.</p> <p>As noted above, lots may be further subdivided, provided that 300sqm is provided per dwelling pre-subdivision.</p>
<p><b><u>Site cover</u></b></p> <p><b>Justification: the proposed development is intended to be of a medium density, therefore it is appropriate to provide a site</b></p>	<p>The maximum site cover is to be:</p> <ul style="list-style-type: none"> <li>• 60 percent for single dwellings, dual occupancy and attached dwellings.</li> </ul>

<p><b>coverage rate that promotes the efficient use of the land. Developments would also be required to meet other controls for lot size, carparking, open space and the like.</b></p>	<ul style="list-style-type: none"> <li>• 60 percent for multi-dwelling housing.</li> <li>• 55 percent for Lots 32-37.</li> </ul>
<p><b><u>Solar access</u></b></p> <p><b>Justification: the controls are generally consistent with the DCP. The proposed development is intended to be of a medium density and these proposals are consistent with the requirements under the Low Rise Medium Density Housing Code Design Guide.</b></p>	<p>Building design and site layout is to ensure adequate sunlight access to the internal living spaces and private open space of the proposed development. Variations can be considered where it can be demonstrated that site constraints, existing built form and good design practices limit the ability of the proposal to comply with these controls.</p> <p>For any dwellings on neighbouring land, 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). Variations can be considered where it can be demonstrated that reasonable development would cause non-compliance and the impacts are minimised as far as possible.</p> <p>Any variation referenced above should not be considered development that is inconsistent with the concept design parameters.</p>
<p><b><u>Private open space</u></b></p> <p><b>Justification: the proposed development is intended to be of a medium density and these proposals are consistent with the requirements under the Low Rise Medium Density Housing Code Design Guide.</b></p>	<p>At least 16sqm of private open space is required per dwelling. The private open space is to be accessible to the main living area and have a minimum dimension of 3 metres.</p> <p>Roofing and enclosure of private open space is permitted, however at least one side is to remain open.</p>
<p><b><u>Front setback</u></b></p> <p><b>Justification: the proposed development is intended to be of a medium density and these proposals are consistent with the requirements under the Low Rise Medium Density Housing Code Design Guide.</b></p>	<p>Minimum front setbacks to the primary road are to be 4 metres. Minimum setbacks to the secondary road/frontage are to be 3 metres. Minimum setbacks to garages are to be 5.5 metres.</p> <p>In all instances, the garage shall not encroach on the front setback identified above.</p> <p>For Lot 32-37 the minimum front setbacks to the access road is to be 4 metres. The minimum setback to the Plumpton Road frontage is to be 10 metres. Minimum setbacks to garages are to be 5.5 metres. In all instances, the garage shall not encroach on the front setback identified above.</p>

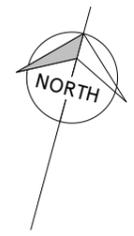
<p><b><u>Side and rear setbacks and building heights</u></b></p> <p><b>Justification: the proposed development is intended to be of a medium density and the provision of minimum standards will provide certainty, as well as design flexibility to achieve the most efficient outcomes. Developments would also be required to meet other controls for lot size, solar access, private open space and the like.</b></p>	<p>Objective:                  Building setbacks from the side and rear boundaries and building heights shall have careful regard to the impact of proposed dwellings on adjoining landowners.</p> <p>Controls:                  Minimum setbacks to parent lot boundaries for terrace/townhouse development and multi-dwelling developments are to be 1.5 metres to the side and 2.5 metres to the rear.</p> <p>Minimum side setbacks for all single dwellings in the R1 zone are to be 0.9 metres and 2.5 metres to the rear.</p> <p>Minimum side setbacks to the wall are to be 2 metres for all single storey dwellings in the R5 zone.</p> <p>Side and rear setbacks need to be increased for additional building height (for example, for two storey buildings), or on larger R5 lots.</p> <p>A maximum 8.5 metre building height from finished ground level applies to all dwellings (single, multi, etc).</p>
<p><b><u>Garages, carports, sheds and driveways</u></b></p>	<p>A garage door facing a primary or secondary road is not to comprise more than 50 percent of that frontage.</p> <p>The floor area of an outbuilding must not exceed 8 percent of the area of the lot. The maximum height is to be 4.8 metres.</p> <p>An outbuilding shall not be located in front of the main building line. Variations may be considered for a balcony, deck, patio, pergola, terrace, or verandah.</p>
<p><b><u>Flooding</u></b></p>	<p>Where affected by overland flow flooding, dwellings shall be constructed 500mm above the 100-year ARI overland flow flood level.</p>
<p><b><u>Earthworks</u></b></p>	<p>Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:</p> <p>a) If located no more than 1m from boundary – 1.5m, and</p>

	<p>b) If located more than 1m but not more than 1.5m from any boundary – 2m, and</p> <p>c) If located more than 1.5m from any boundary – 3m.</p> <p>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).</p> <p>Fill is not to exceed:</p> <p>a) 1.5m above ground level (existing), and</p> <p>b) Must be contained by either:</p> <ul style="list-style-type: none"><li>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</li><li>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.</li></ul> <p>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). Any variation referenced above should not be considered development that is inconsistent with the concept design parameters.</p> <p>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:</p> <p>(a) has been certified by a professional engineer, and</p> <p>(b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and</p>
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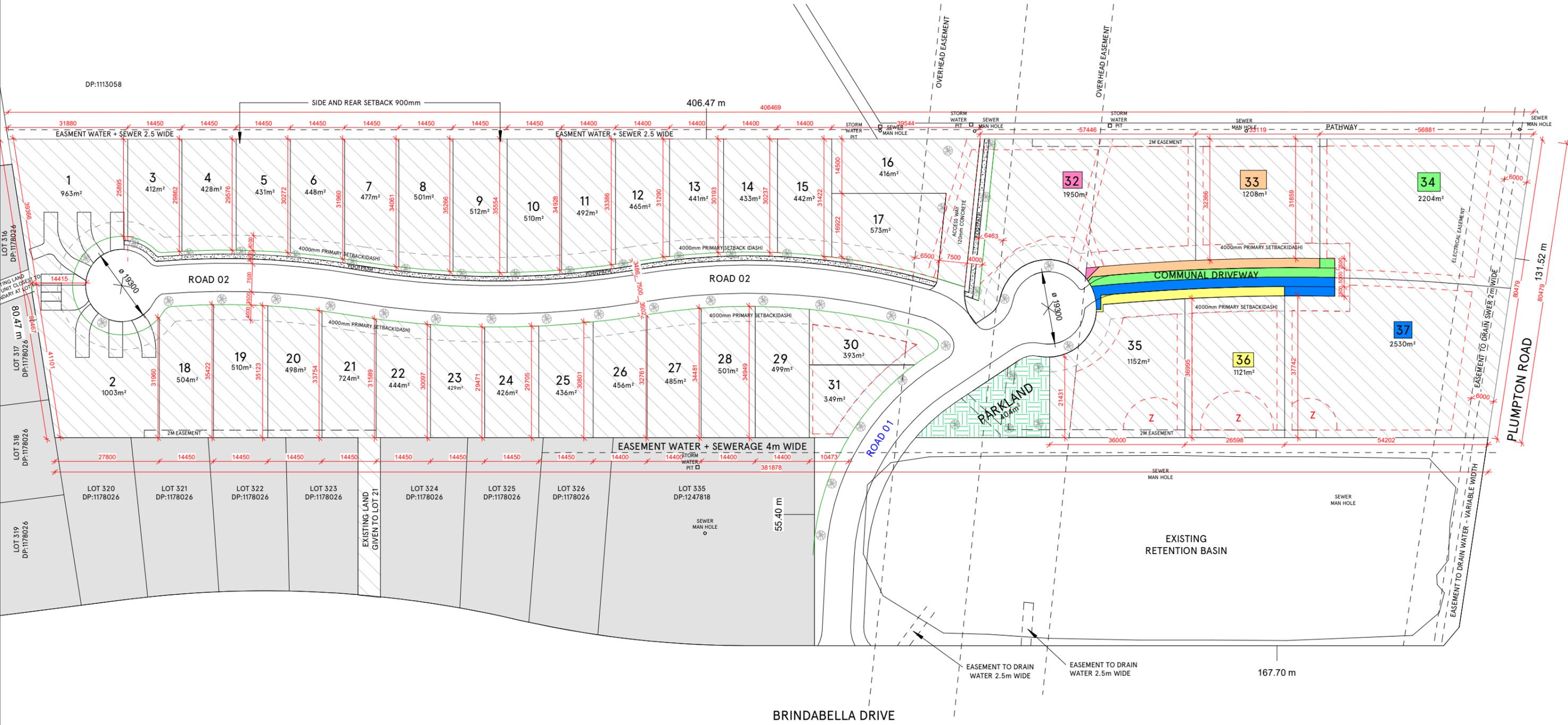
	<p>(c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion is:</p> <p>(i) more than 1.5m in height and within 1m from a side or rear boundary, or</p> <p>(ii) more than 3m in height at any other location.</p>
<p><b><u>Habitable windows to front elevation</u></b></p>	<p>All dwellings must include a minimum of one habitable window to the front elevation.</p>
<p><b><u>Privacy</u></b></p> <p><b>Justification: the proposed development is intended to be of a medium density and these proposals are consistent with the requirements under the Low Rise Medium Density Housing Code Design Guide.</b></p>	<p>A window in a habitable room must have a privacy screen over any part of that window that is less than 1.5m above the floor level of the room in the following cases—</p> <p>(a) the floor level of the habitable room is 1m or more, but not more than 3.5m, above ground level (existing) and the window faces a side or rear boundary and is less than 3m from that boundary,</p> <p>(b) the floor level of the habitable room is more than 3.5m above ground level (existing) and the window faces a side or rear boundary and is less than 6m from that boundary,</p> <p>(c) the floor level of the habitable room is 1m or more, but not more than 3.5m, above ground level (existing) and the window faces a dwelling on the same lot and is less than 6m from that dwelling,</p> <p>(d) the floor level of the habitable room is more than 3.5m above ground level (existing) and the window faces a dwelling on the same lot and is less than 12m from that dwelling.</p> <p>The above parameters do not apply to—</p> <p>(a) a habitable room with a floor level not more than 1m above ground level (existing), or</p> <p>(b) a window that faces a road or public space, or</p> <p>(c) a bedroom window that has an area of not more than 2m<sup>2</sup>.</p> <p>The edge of a balcony, deck, patio, terrace, or verandah must have a privacy screen with a height of at least 1.5m above the floor level of a</p>

	<p>balcony, deck, patio, terrace or verandah in the following cases—</p> <p>(a) the floor level of the balcony, deck, patio, terrace or verandah is 1m or more, but not more than 3m, above ground level (existing) and the edge faces a side or rear boundary and is less than 3m from that boundary,</p> <p>(b) the floor level of the balcony, deck, patio, terrace, or verandah is more than 3m above ground level (existing) and the edge faces a side or rear boundary and is less than 6m from that boundary,</p> <p>(c) the floor level of the balcony, deck, patio, terrace or verandah is 1m or more, but not more than 2m, above ground level (existing) and the edge faces a dwelling on the same lot and is less than 6m from that dwelling,</p> <p>(d) the floor level of the balcony, deck, patio, terrace, or verandah is more than 2m above ground level (existing) and the edge faces a dwelling on the same lot and is less than 12m from that dwelling.</p> <p>The above parameters do not apply to a balcony, deck, patio, terrace, or verandah—</p> <p>(a) with a floor level not more than 1m above ground level (existing), or</p> <p>(b) that faces a road or public space, or</p> <p>(c) that has an area of not more than 2m<sup>2</sup>.</p>
--	--

# APPENDIX A MASTERPLAN



52 PLUMPTON ROAD  
LOT 336  
DP 1247818



REV 21

1/12/2022  
2:20:32 PM

**A05.10**  
**TREE PROTECTION & B.E.**  
SITE LOCATION  
52 PLUMPTON ROAD

CLIENT  
**MJH**  
PLUMPTON SUB-DIVISION

SCALE  
**1 : 1000**

DO NOT SCALE OF THIS DRAWING. DISCREPANCIES ARE TO BE REFERRED TO THE BUILDER PRIOR TO COMMENCING WORK.  
FINISH AND WORKMANSHIP TO COMPLY WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS. MATERIALS TO BE SUPPLIED NEW AND UNDAMAGED.  
AS PER THE CONDITIONS OF THE CONTRACT, THESE DRAWINGS ARE A PRECISE REPRESENTATION OF WHAT IS TO BE BUILT AND ITEMS NOT ON THIS DRAWING OR IN THE SPECIFICATION ARE DEEMED NOT PART OF THE CONTRACT

CLIENT: .....  
CLIENT: .....  
BUILDER: .....



P. 02 6925 6888  
info@mattjenkinshomes.com.au  
po box 8757, Wagga Wagga, NSW 2650

## **APPENDIX B EXAMPLE HOUSING TYPOLOGY PLANS**

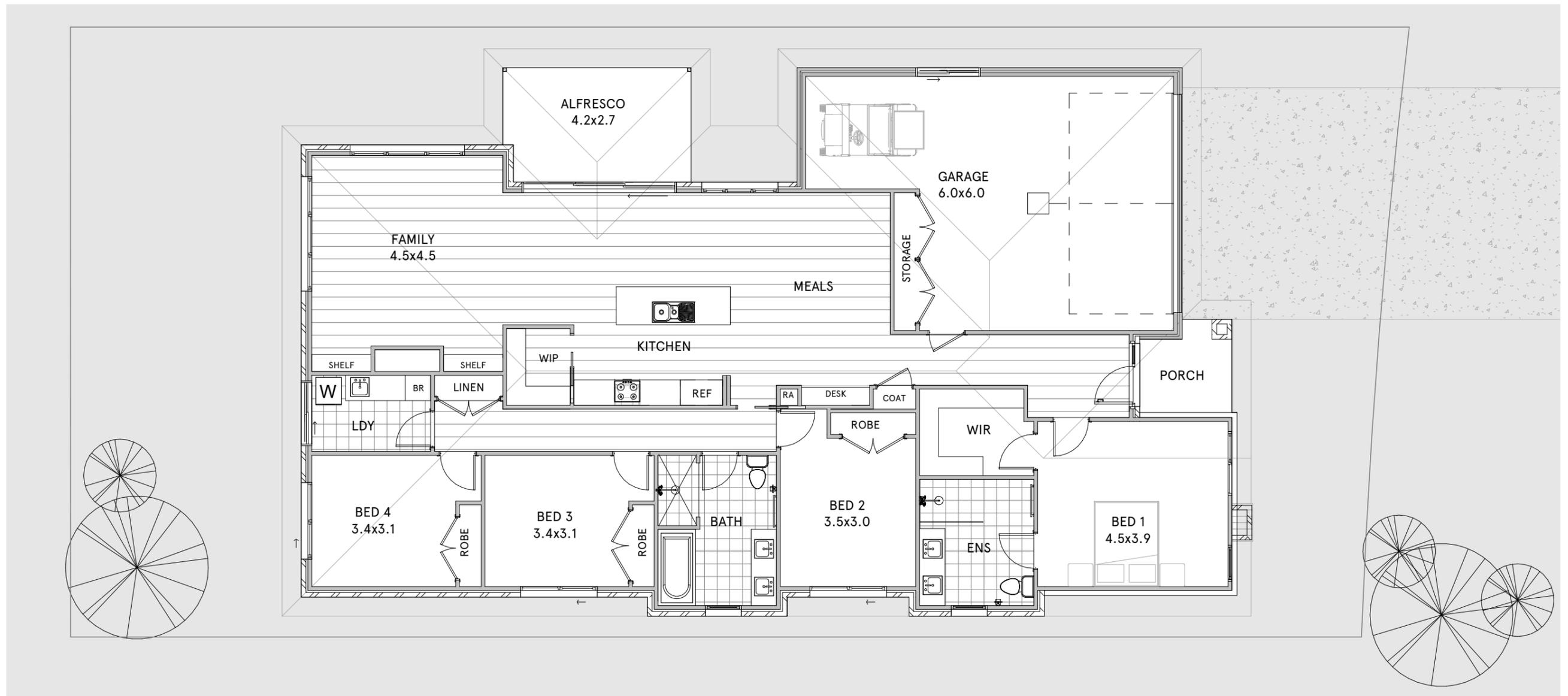
*Potential plans for the different housing types are included as examples only. Future dwelling designs may adopt these examples, wholly, or partially, or be entirely new designs. In all instances, future dwelling designs will be consistent with the design parameters included in Section 4 of this document.*

# PLAN 01

EXTERIOR LENGTH 22.0m  
EXTERIOR WIDTH 12.9m



- LIVING	188 m <sup>2</sup>
- GARAGE	50 m <sup>2</sup>
- ALFRESCO	12 m <sup>2</sup>
- PORCH	4 m <sup>2</sup>
	254 m <sup>2</sup>



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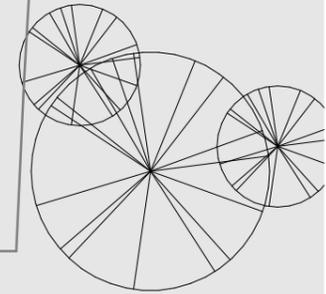
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STANDARDS. MATERIALS TO BE SUPPLIED NEW  
AND UNDAMAGED.

# PLAN 02

EXTERIOR LENGTH 23.9m  
EXTERIOR WIDTH 12.9m



- LIVING	192 m <sup>2</sup>
- GARAGE	45 m <sup>2</sup>
- ALFRESCO	15 m <sup>2</sup>
- PATIO	7 m <sup>2</sup>
- PORCH	3 m <sup>2</sup>
	261 m <sup>2</sup>



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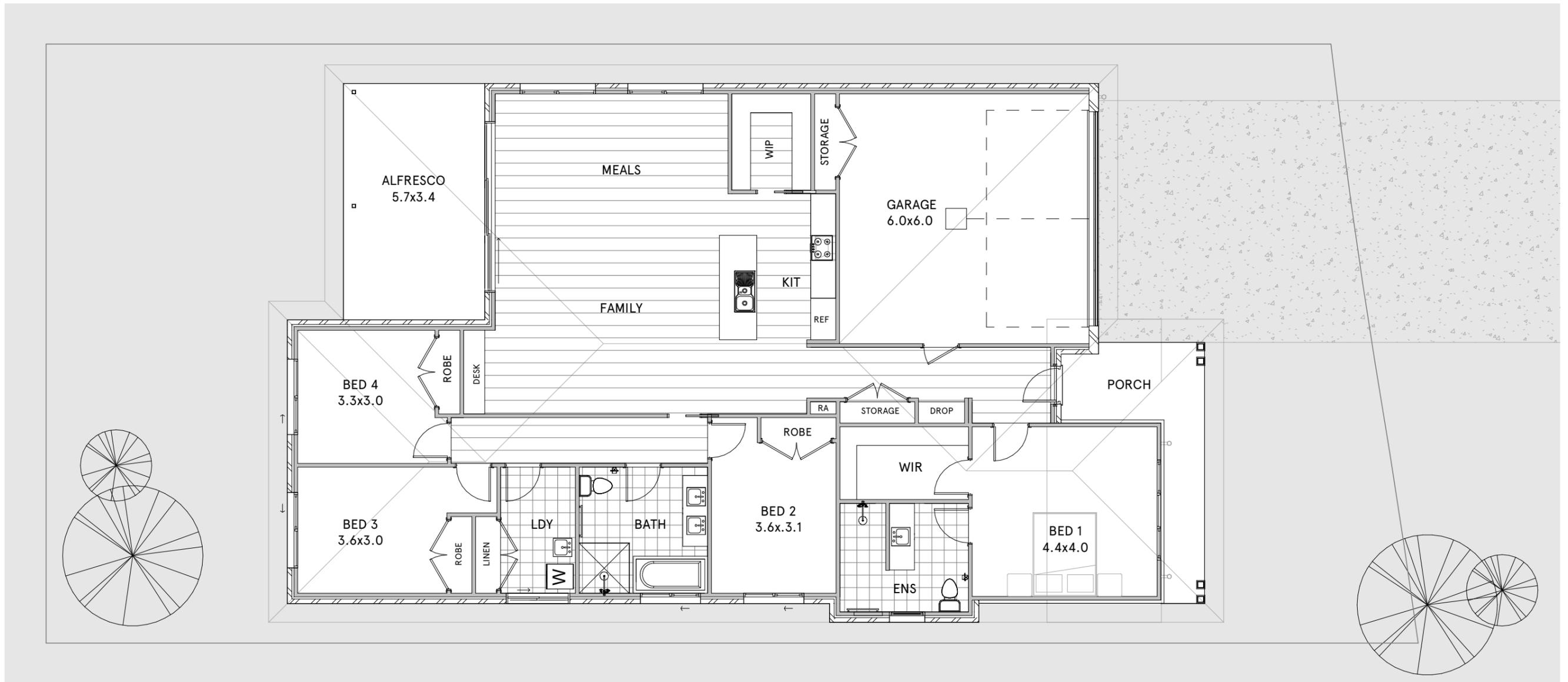
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# PLAN 03

EXTERIOR LENGTH 21.0m  
EXTERIOR WIDTH 12.9m



- LIVING	183 m <sup>2</sup>
- GARAGE	40 m <sup>2</sup>
- ALFRESCO	19 m <sup>2</sup>
- PORCH	11 m <sup>2</sup>
	254 m <sup>2</sup>



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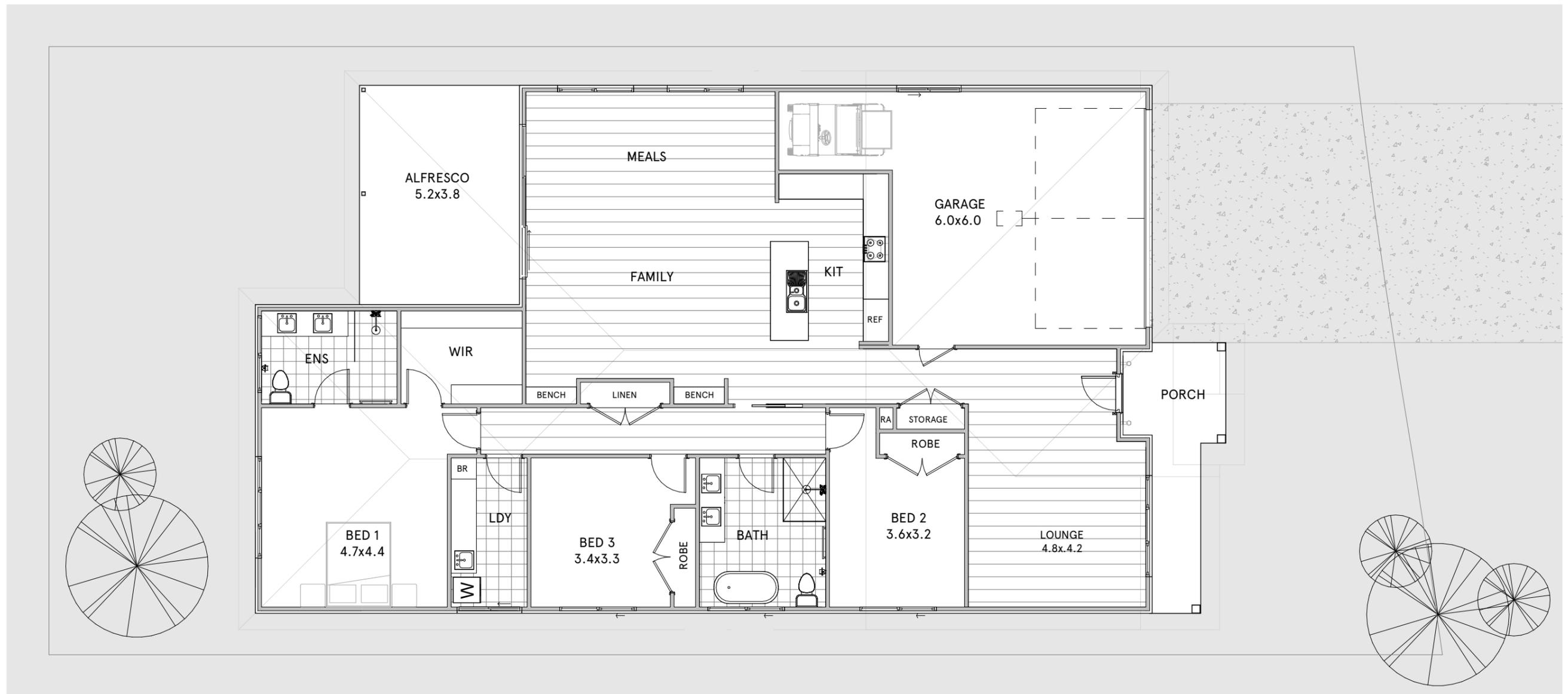
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# HOUSE PLAN 04

EXTERIOR LENGTH 21.1m  
EXTERIOR WIDTH 12.5m



- ALFRESCO	185 m <sup>2</sup>
- GARAGE	45 m <sup>2</sup>
- LIVING	19 m <sup>2</sup>
- PORCH	9 m <sup>2</sup>
	258 m <sup>2</sup>



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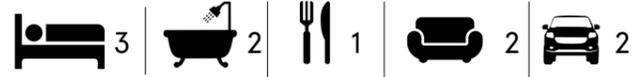
[info@mattjenkinshomes.com.au](mailto:info@mattjenkinshomes.com.au)

po box 8757, Wagga Wagga, NSW 2650

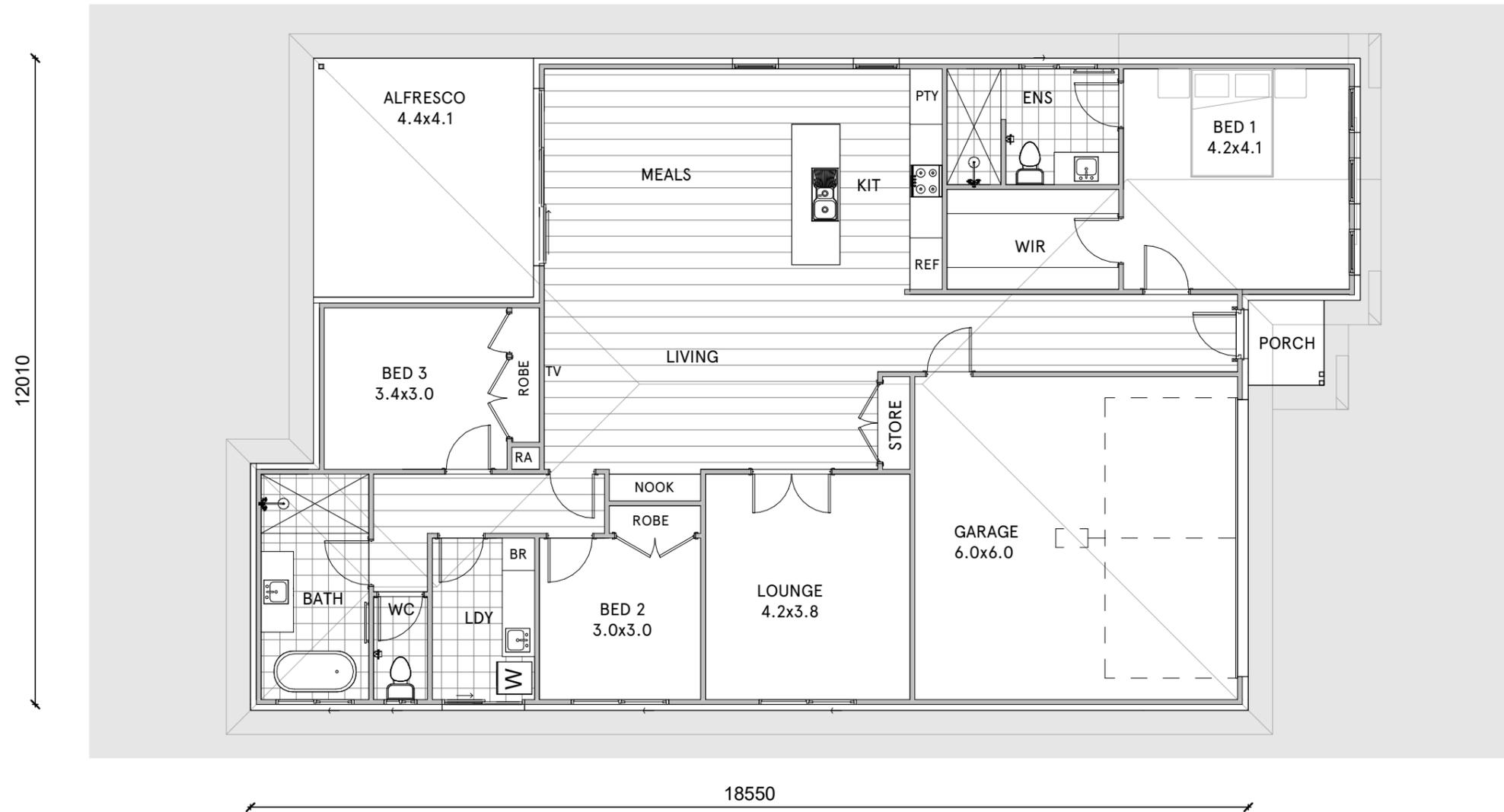
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# LOT 16

EXTERIOR LENGTH 18.5m  
EXTERIOR WIDTH 12.0m



* LIVING	167 m <sup>2</sup>
* GARAGE	40 m <sup>2</sup>
* ALFRESCO	18 m <sup>2</sup>
* PORCH	2 m <sup>2</sup>
	228 m <sup>2</sup>



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# LOT 17

EXTERIOR LENGTH 21.5m  
EXTERIOR WIDTH 13.8m



- LIVING	178 m <sup>2</sup>
- GARAGE	40 m <sup>2</sup>
- ALFRESCO	25 m <sup>2</sup>
- PORCH	3 m <sup>2</sup>
	246 m <sup>2</sup>



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# LOT 30 UNIT 01

EXTERIOR LENGTH 20.0m  
EXTERIOR WIDTH 10.5m



- LIVING	134 m <sup>2</sup>
- GARAGE	24 m <sup>2</sup>
- PORCH	4 m <sup>2</sup>
	162 m <sup>2</sup>



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# LOT 30 UNIT 02

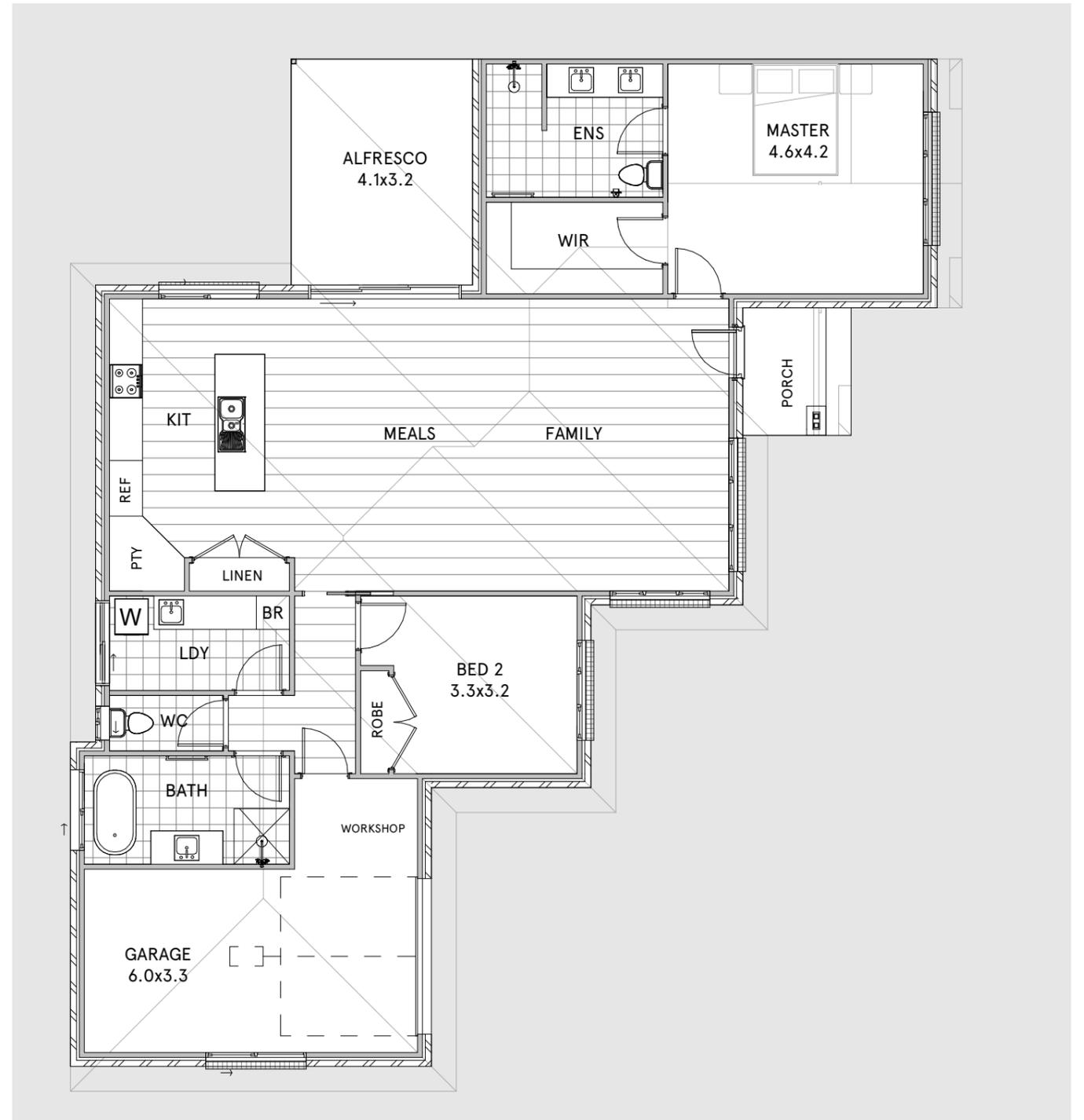
EXTERIOR LENGTH 18.1  
EXTERIOR WIDTH 15.1m



* LIVING	138 m <sup>2</sup>
* GARAGE	27 m <sup>2</sup>
* ALFRESCO	13 m <sup>2</sup>
* PORCH	3 m <sup>2</sup>
	182 m <sup>2</sup>



18140



15160

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# GROUND LEVEL

# LEVEL ONE

# TOWNHOUSE



EXTERIOR LENGTH 17.8m  
EXTERIOR WIDTH 9.0m



L1.LIVING	117 m <sup>2</sup>
Gr.PORCH	4 m <sup>2</sup>
Gr.LIVING	113 m <sup>2</sup>
GARAGE	23 m <sup>2</sup>
ALFRESCO	12 m <sup>2</sup>
	269 m <sup>2</sup>



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# **APPENDIX C LOCALITY ANALYSIS AND VISION DOCUMENT (URBIS)**

**URBIS**

**52-56  
PLUMPTON ROAD  
TATTON  
VISION DOCUMENT**

PREPARED FOR  
**MATT JENKINS HOMES**



## WHY A VISION?

---

Urbis has been engaged by Matt Jenkins Homes to prepare a vision guiding the strategic direction of 52 Plumpton Road in Tatton. In consultation with Council, this vision deviates from the current planning provisions to reflect the unique nature of the site. Therefore it is critical to provide a framework around the appropriate development of the land.

This vision document identifies the site's purpose (the character for the place) around which design, decisions and outcomes can be based and measured against. The vision focusses on built form and public realm elements and is underpinned by a series of design principles.

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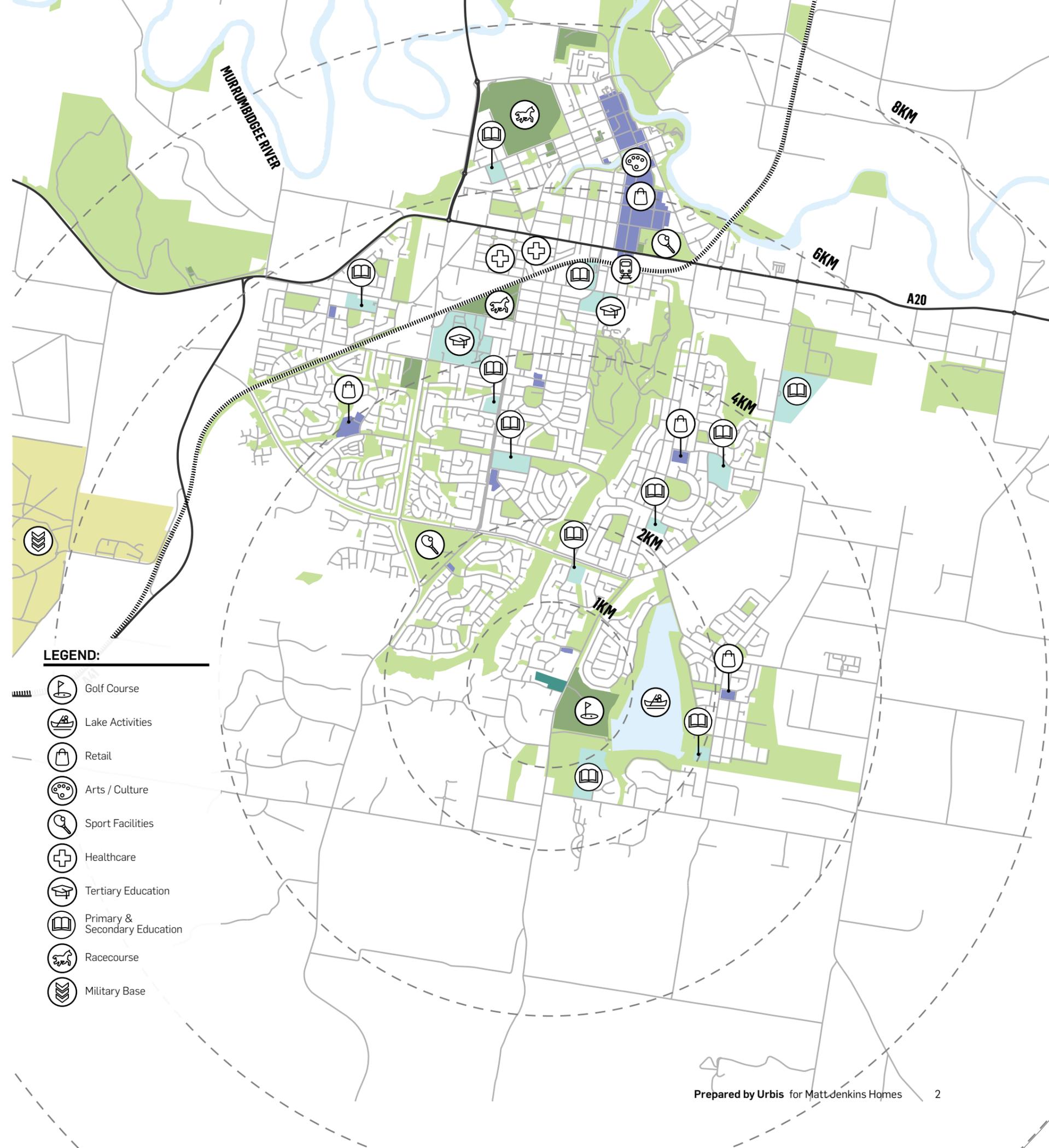


# REGIONAL SITE CONTEXT

The site is located on the southern periphery of Wagga Wagga, about 5 kilometres from the city centre. Plumpton Road directly links to the city centre as well as the rest of the town. The site is located between the Wagga Wagga's main ridge line and Lake Albert.

The site is adjacent to the Wagga Wagga Country Club, which is one of the golf courses in town. The country club includes a local restaurant and bar. Local commercial amenities are limited to a childcare and medical centre 400m north of the site. The nearest shopping centres are in the adjoining suburbs of Lake Albert, Glenfield Park and Koorinal (3-4 kilometres away).

There are several schools within a 5 kilometres catchment. This includes one public primary school, two private primary schools and one private secondary school within 2 kilometres of the site.



**LEGEND:**

-  Golf Course
-  Lake Activities
-  Retail
-  Arts / Culture
-  Sport Facilities
-  Healthcare
-  Tertiary Education
-  Primary & Secondary Education
-  Racecourse
-  Military Base

# LOCAL SITE CONTEXT

The site is within walking distance of two major walking trails. The Wiradjuri Walking Track is located to the west and follows Wagga Wagga's main ridge line. To the east a loop pathway network encircles Albert Lake. The lake and its foreshore provide opportunities for active and passive recreation including water-based activities. Both the lake and ridge are great assets to the site and the wider community.

The local area has been undergoing a transition in the past decade. Traditional rural lots have been developed into low-to-medium residential development predominantly comprising detached single houses. The area is now characterised by a mix of (semi) rural residential lots and standard suburban development with Plumpton Street largely retaining its rural feel.

The intention is to build on the existing character of the surrounding community, providing residential uses that compliment each other and contribute in a positive way to the Tatton lifestyle.



## SITE ANALYSIS

The site currently consists of one single residential dwelling and incorporates some remnant vegetation, predominantly around the existing home and driveway. The vegetation flanking the driveway is highly visible from the surrounding areas and its formal planting pattern contribute the rural feel of the area.

The site slopes from west to east and its lowest point within the south-east corner accommodates a large drainage basin. This basin is a prominent feature of the site and will need to be retained post development. The western (and lowest) part of the site is relatively flat and is flood affected. It is subject to inundation from overland flow.

Vehicle access to the site currently obtained from Plumpton Road which is the main spine road in the area. With traffic volumes predicted to further increase in the future post development access will need to be obtained from Brindabella Drive.

The site is well connected from a pedestrian perspective with existing connections provided the east, north and south. There is the opportunity to create an additional link (accommodating both pedestrian movement and golf carts) to the west connecting the site with the golf course and Lake Albert.

An overhead powerline and associated easement intersect the eastern portion of the site. Whilst the transmission corridor can be accommodated within private lots it limits the development potential as no buildings or structures can be constructed within the easement.



# THE OPPORTUNITY

The site has several existing assets that are great opportunities for future development to capitalise on. As part of the transformation of the site into an urban community that makes the most efficient use of the remaining developable land of Tatton:

- Provide strategic connections to surrounding walking trails and the Wagga Wagga Country Club, prioritising pedestrian connections;
- Craft a tangible place of identity that draws from the area's rural landscape. Natural features such as mature vegetation and the drainage basin are retained where possible;
- Enhance the area's existing built form, by providing a mix of housing products and lifestyle choices. The site is tailored to accommodate a wide range of residential lots. Larger semi-rural lots are well suited to address the constraints in the low-lying areas in the eastern part of the site, whereas traditional and medium density residential lots can be provided within the western portion of the site.

The site provides the opportunity to reach out and connect to its surrounds by provide a smooth transition between the suburban developments to west and the rural feel along Plumpton Road.



## VISION

---

SHAPED BY ITS SURROUNDINGS, 52 PLUMPTON ROAD WILL CATER FOR THE NEXT GENERATION OF URBAN DWELLERS WHO ARE LOOKING FOR MORE THAN A SUBURBAN LIFE.

LIVING IN A COMPACT COMMUNITY WITH DIVERSITY IN HOUSING CHOICE, UNDERPINNED BY A LIFESTYLE THAT CATERS FOR WELL-BEING AND RECREATION.

## PRINCIPLES



### CHOICE

Create an attractive precinct for the local community and provide diversity of housing choice through the provision of a range of residential products. Cater for a diverse demographics, including first-home buyers, families and down sizers



### COMMUNITY LIVING

Tell the story of the community through an integrated built form and public realm and provide a variety of lifestyle opportunities for residents.



### WELL-BEING

Create a meaningful place for people to live and enjoy. A community that is safe and people are proud to call home.



### TRANSITION

Provide a smooth transition between suburban and rural character.



### CONNECT

Connect the community to the nearby walking trails and the golf course.

# CONCEPT PLAN

BARRINGTON STREET



**LEGEND:**

- 1 Basin entry public open space
- 2 Pocket parks
- 3 Town house units
- 4 Standard residential lots
- 5 Semi-rural lots
- 6 Linkage to Lake Albert Recreation precinct and Country Club

BRINDABELLE DRIVE



## AT A GLANCE

**SUBJECT SITE:**  
4.11 HECTARES

**42 RESIDENTIAL DWELLINGS**

**GREEN AREAS:**  
0.94 HECTARES (22.9%  
OF SUBJECT SITE)

**6 SEMI-RURAL LOTS,  
30 STANDARD LOTS  
AND 6 TOWN HOUSES**

**1 ENTRY OPEN SPACE  
PLUS 3 POCKET PARKS**

**10 DWELLINGS PER  
GROSS SITE AREA**

**17 DEDICATED  
VISITORS' BAYS**

Wagga Wagga Country Club

# ARTIST VISUALISATIONS



Neighbourhood View



View to Long Park



Typical housing frontage



View to Basin Park



# DESIGN THEMES



Choice



Community Living



Well-being



Transition



Connect



A PLACE TO CALL HOME



A sense of belonging is an important factor within any community, where one can feel safe and thrive for people to enjoy. There are opportunities to utilise the site's characteristics to create a unique development. Rather than a standard residential subdivision, we envisage a diverse community catering for locals starting on the property ladder to those choosing to retire.

The development is characterised by two distinct precincts. The western portion of the site is characterised by units and standard residential lots located along a narrow meandering green street. Larger residential lots are located within the eastern portion of the site and reference the existing (semi) rural character of the area. The two precincts are linked together by a series of pocket parks which form the heart of the community. This green heart forms part of the overall entry experience to the site, where residents and visitors are being greeted by an entry park that incorporates the existing drainage reserve.

The project re-defines what it means to live in Tatton and create a village that respects the local character. Residents feel pride of place and are proud to call the community home.





## A PLACE CONNECTED



A key aspect of the vision for this project is creating safe connections through the site linking up to a variety of local destinations. There is no expansion or changes in Tatton really expected on the horizon as it is fully developed. This is one of few remaining developable sites, that will support a higher density. As its urban footprint expands, linkages to green amenities will become even more vital to the community. The development of 52 Plumpton Road provides a unique opportunity to strengthen these connections.

The design proposes a simple and legible design. Pedestrian linkages are provided to residential areas to the north and west tying in with existing pathways. These pathways provide a safe link to the Wiradjuri Walking Track and the medical centre on Stirling Boulevard.

A multi-use path (accommodating pedestrians and golf carts) physically and visually links the site to the Wagga Wagga Country Club. The path is flanked by a row of trees and its design references rural driveways that still linger in the locality.

Creating a walkable community that focusses on safety will vital when capturing the aspirational status that the development seeks to uphold.



## HEALTHY PLACES



Pocket parks, linkages to golf course and walking trails and attractive streetscapes, interaction with the outdoors is a major component of the site. The development proposes create more blurred and integrated edges between the public and private domain. The streets and front setbacks are proposed to be used for recreational purpose. The result is a community oriented pedestrian environment that encourages family and community values and contributes to the healthy living of its residents whilst maintaining their privacy.

The public space of the site plays an integral part in promoting a sense of community and create spaces where neighbours can congregate or relax.



# PROJECT BENEFITS



## SHAPED BY ITS SURROUNDINGS

The Lake Albert Recreation precinct and Country Club provides a magnificent backdrop to development. Connecting the development to the golf course is an important element of the design. The development embraces the site's existing natural features proposes to retain the rural feel along Plumpton Road. This is done through the built form, the retention of significant on-site vegetation and the embellishment of the landscape around the existing drainage basin.



## CREATING A DIVERSIFIED DEVELOPMENT

The provision of a wide range of housing typologies will set this development apart from other developments in the area. From larger rural lots to standard lots and medium density town house products, Plumpton Road will deliver greater choice that will appeal to a wider demographics and diversify the local community.



## DELIVERED BY A WHOLE OF DEVELOPMENT PARTNER

Matt Jenkins Homes will go beyond the role of just subdivision. It will deliver the entire development, ensuring quality and integrated built form, public realm and community outcomes.



## ATTRACTIVE DEVELOPMENT

A combination of strong linkages to Tatton's natural and recreational areas and on-site amenities will make the new homes attractive for down sizers and life-style driven buyers.

