

Rowan Urban Release Area

Development Control Plan Part E, Section 17

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Where this Section Applies

Section 17 applies to all land located within Southern Growth Area Zone 1.

In the event of any inconsistency between Section 17 and the Wagga Wagga DCP 2010 (as amended), this section prevails to the extent of any inconsistency.

Land Application

Section 17 applies to the land identified in Figure 1 below.

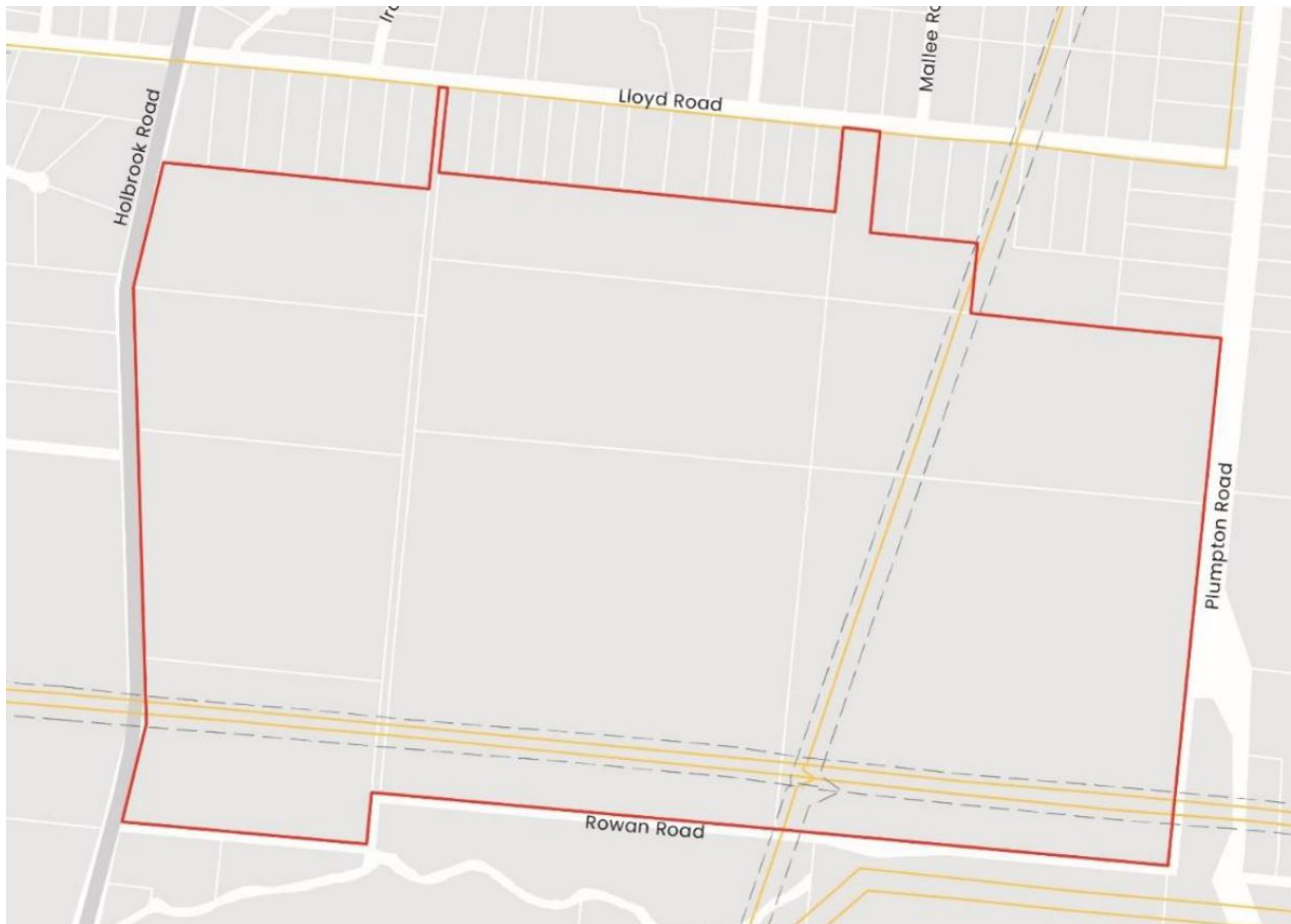


Figure 1 – Land Application Map

17.1. Precinct

17.1.1. Precinct Objectives

- O1 To establish a connected, legible and permeable urban structure that integrates with surrounding areas and supports walking, cycling, public transport, vehicles, emergency access and servicing requirements.
- O2 To provide a clear street hierarchy and high-quality public domain that supports movement, social interaction, healthy living, biodiversity, water management and climate-responsive urban design.
- O3 To create a liveable, active and attractive precinct with well-defined centres, streets and public spaces that contribute positively to local character, amenity and community activity.
- O4 To deliver a diverse range of housing types, lot sizes and residential densities that respond to projected demographic needs, support affordability and provide housing choice.
- O5 To ensure development achieves minimum dwelling and density targets, including delivery of at least 2,900 dwellings within the Southern Growth Area Zone 1 Precinct.
- O6 To provide guidance on the appropriate distribution, mix and design of housing to create attractive streetscapes, walkable neighbourhoods and improved access to services and facilities.
- O7 To establish a connected and high-quality network of public open space that supports recreation, social interaction, ecological protection, community wellbeing and the landscape character of the precinct.
- O8 To provide a variety of active and passive recreation opportunities, including local and district parks, sports spaces, riparian corridors and low-impact recreation activities such as walking and cycling.
- O9 To protect, retain and enhance environmental features, including waterways, riparian corridors, native vegetation, biodiversity values and endangered ecological communities.
- O10 To encourage native planting and landscape outcomes that strengthen ecological function, local character and environmental amenity.
- O11 To integrate infrastructure and utility services, including above-ground infrastructure where required, in a manner that minimises visual impacts and supports public domain outcomes.
- O12 To ensure the orderly, efficient and coordinated staging of development, infrastructure, services and public facilities, aligned with development sequencing and the timely release of land.
- O13 To promote sustainable and resilient urban development that supports climate adaptation, urban cooling, active transport and long-term community wellbeing.

17.1.2. Indicative Layout Plan

The Indicative Layout Plan (ILP) for Zone 1 provides a strategic framework for the future urban development of this precinct.

C1 Future development applications for subdivision and development shall be generally in accordance with the Indicative Layout Plan identified in Figure 2.



LEGEND

 Zone 1 Boundary	← Collector Street
 Rural Transition (R5 Large Lot Residential)	← Local access Road
 Neighbourhood Residential Area (R1 Low Density Residential)	① Primary Watercourse
 Village (R3 Medium Density Residential)	② Riparian Corridor
 Seniors Living	③ Local Parks
 Village Centre	④ District Park
 School	⑤ Drainage Basin
 The existing electricity transmission line	
 Easements & Transmission Line	

Figure 2 – Indicative Layout Plan

17.1.3. Residential Density

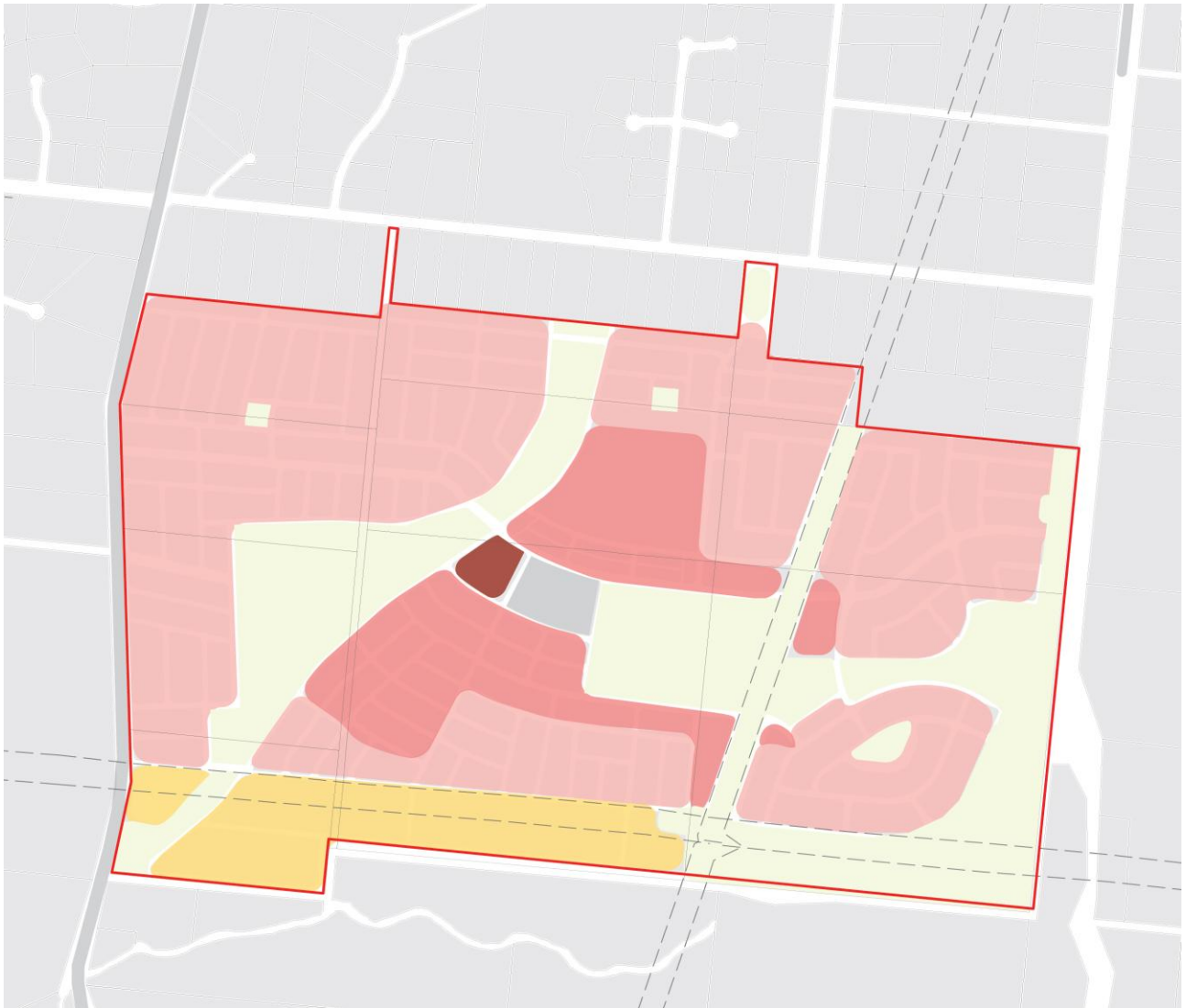
Controls

- C1 All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the Wagga Wagga Local Environmental Plan 2010.
- C2 The location and distribution of dwelling typologies is to be generally consistent with Table 1 and Figure 4 of this DCP and should contribute towards a minimum of 2,900 dwellings across Zone 1.
- C3 Any variation to the DCP should demonstrate that the mapped minimum net residential density¹ can be achieved, and that the overall minimum dwelling target of 2,900 dwellings can be achieved.

Table 1 – Residential Character

Residential Character Area	Minimum Residential Density (Mapped under WWLEP 2010)	Design objectives
Low Density	Low Density Residential (10-11 dw/ha)	This character area is predominantly comprised of detached dwellings, secondary dwellings and dual occupancies. Other forms of medium density may be appropriate in locations that benefit from connectivity to services and high amenity locations. Other dwelling types, such as attached terraces or apartment buildings, may be more appropriate in locations closer to the local centre or adjacent to open spaces.
Medium Density	Medium Density Residential (22-28 dw/ha)	This character area will comprise predominantly small lots with either front or rear access, along with apartment buildings. A senior living development will be located adjacent to the collector street, the local centre and the local open space to take advantage of the high amenity and accessibility.
Local Centre	Not Applicable	The Local Centre will be a vibrant focal point, enhanced by a high-quality public domain along the collector road. A plaza will provide a welcoming space for community gatherings and events, framed by active retail frontages. Shop-top housing is encouraged.
Rural Transition	Large Lot Residential (Minimum 2,000sqm lots)	This character area will accommodate large residential lots, with increased front and side setbacks, providing an appropriate transition between the site and the rural context to the south of Rowan Road.

¹ As defined in clause 7.14 of the Wagga Wagga Local Environmental Plan 2010 (as amended).



LEGEND

- Zone 1 boundary
- School
- Open Space
- Local Centre
- Medium Density
- Low Density
- Rural Transition

Figure 3 – Residential Character Map

17.1.4. Street Network & Active Transport

Controls

- C1 All development applications for subdivision shall be consistent with the street and active transport layout shown in the Street Network and Active Transport Map in Figure 4.
- C2 All development applications for subdivision shall design streets generally in accordance with the street typologies described in Appendix A.
- C3 The carriageway widths should remain consistent throughout the street network across the precinct.
- C4 Street design is not to rely solely on standardised cross-sections (Appendix A) where site-responsive outcomes are appropriate and demonstrate alignment with the NSW Design of Roads and Streets Manual (DORAS).
- C5 Street types are to be identified within subdivision plans and designed in accordance with an approved street hierarchy.
- C6 Streets within centres, school catchments, parks and higher density areas are to provide enhanced pedestrian amenity and lower speed environments.
- C7 Pedestrian crossings are to be provided on key desire lines and near community destinations.
- C8 Traffic calming is to be achieved through built-form and geometric design measures rather than signage alone.
- C9 Any changes in verge width must be accommodated at intersections or roundabouts to maintain consistent street centrelines.
- C10 A precinct wide 'public transport network plan' prepared in accordance with *Guidelines for Public Transport Capable Infrastructure in Greenfield Sites* (TfNSW, July 2018) must be lodged with any principal subdivision application.



LEGEND	
 Zone 1 Boundary	 Medium density (Laneway may be required)
 Main Road within the local context	← → Emergency Access
 Collector Street	- - - Active transport network
 Local Access Road	- - - Council proposed cycle network
 Local Street	 Village Centre
 Water Sensitive Urban Design (WSUD) Street	 Open space for outdoor recreation and sporting facilities (including riparian corridor)
 Bushfire Perimeter Street	B Bus Stop
 Park Edge Street	 Easement
 Street adjoining electrical easements	

Figure 4 – Street Network Hierarchy

17.1.5. Open space network

Controls

- C1 Open space that supports active and passive recreation must be generally in accordance with the sizing and location plan shown in Figure 5 and requirements in Table 2.
- C2 Formal active open space will not be located under major power lines, or in detention basins unless evidence is provided that demonstrates the identified location will not reduce the functionality or amenity of the open space.

Table 2 – Minimum Open Space Requirements

Active Open Space ID	Minimum Unencumbered Size
LP1	0.61ha
LP2	0.50ha
LP3	1ha
LP4	1ha
District Park	12.88ha
Total Active Open Space	15.45ha



LEGEND

- Zone 1 Boundary
- District Park
- Local Parks
- C2 Zone (including riparian corridor)
- Passive Open Space (including riparian corridor and easement)

Figure 5 - Open Space and Recreation Network Plan

17.1.6. Biodiversity and riparian corridors

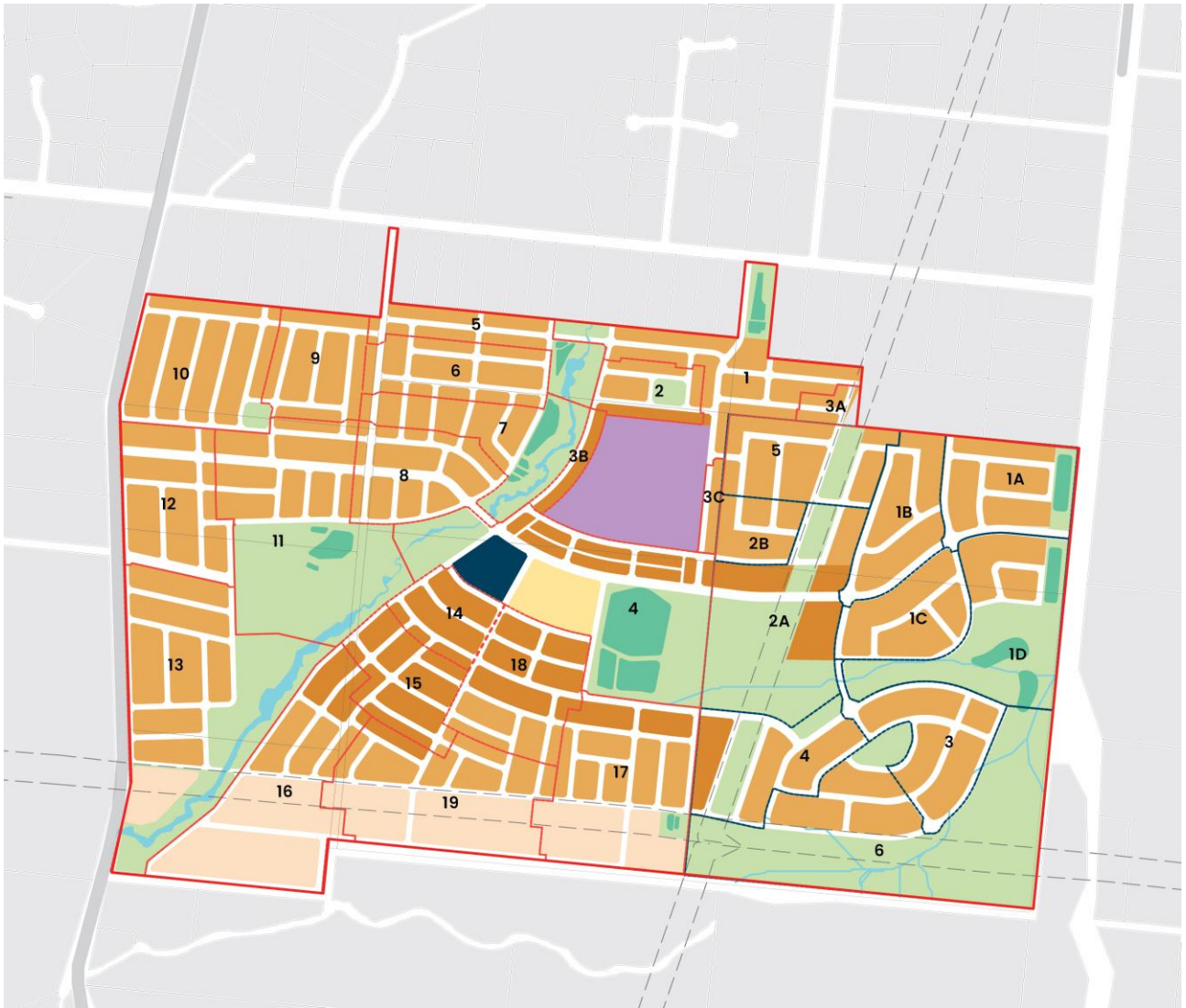
Controls

- C1 Any development application which includes development within the riparian and biodiversity corridors is required to submit a Vegetation Management Plan (VMP) that addresses the protection and maintenance of vegetation and riparian corridors.
- C2 Development within the RE1 Recreation Zone and development adjoining the riparian corridor must prioritise the conservation and retention of existing native trees and remnant native vegetation communities
- C3 Development must demonstrate consistency with the outcomes and recommendations of the relevant Biodiversity Development Assessment Reports (BDARs) prepared for the Urban Release Area.

17.1.7. Staging

Controls

- C1 Development is to occur generally in accordance with the Indicative Staging Plan below.
- C2 Development applications are to demonstrate:
 - a) how the proposed staging aligns with the broader precinct and indicative layout plan.
 - b) how interim and ultimate infrastructure arrangements will function.
 - c) that no stage will unreasonably prejudice or sterilise the orderly development of adjoining land.
 - d) how road, drainage, servicing and active transport connections will integrate with adjoining development areas.
- C3 Boundary roads, trunk infrastructure, open space and inter-allotment connections are to be delivered in a coordinated manner proportionate to the demand generated by each stage of development.



LEGEND

- Rowan Village staging
- Sunnyside staging

Figure 6 - Staging Plan

17.2. Subdivision

17.2.1. Subdivision Objectives

- O1 To encourage a diversity of dwelling sizes, housing typologies, lot sizes and built form outcomes that provide housing choice, support coordinated subdivision and orderly development and contribute to attractive streetscapes and distinctive neighbourhood character.
- O2 To ensure residential development achieves high levels of amenity, functionality and liveability through appropriate design, privacy, landscaping, fencing and the clear distinction between public and private spaces.
- O3 To deliver a connected, legible and safe street network that supports walking, cycling, public transport and vehicle movement through consistent road design aligned with the NSW Movement and Place Framework.
- O4 To ensure laneways and key transport interfaces are designed to safely accommodate multiple users, support servicing functions, protect residential amenity and maintain network efficiency.
- O5 To provide an appropriate transition between urban and rural areas, protect the scenic and rural character of adjoining land, and minimise impacts on environmentally sensitive locations.
- O6 To provide a connected and high-quality open space network that supports active and passive recreation, enhances community wellbeing and contributes to a liveable and sustainable community.
- O7 To increase urban canopy cover, provide shade and thermal comfort, and integrate landscaping and natural features into streets, public spaces and development outcomes.
- O8 To incorporate water sensitive urban design and integrated water cycle management measures that improve water conservation, stormwater quality, waterway health, lawful drainage and flood resilience.
- O9 To improve long-term climate resilience through integrated landscape, water-sensitive and built form design that reduces urban heat and supports sustainable development outcomes.
- O10 To ensure the timely, coordinated and efficient delivery of infrastructure required to support the development of Zone 1.
- O11 To identify, manage and protect Aboriginal cultural heritage values, areas of cultural significance and places of high cultural value.

17.2.2. Subdivision Design

Controls

- C1 Subdivision design shall be generally in accordance with the Indicative Layout Plan.
- C2 Pedestrian and bicycle connectivity within each residential neighbourhood is to be provided between the residential areas and public open space areas, public transport nodes, education and community/recreation facilities.
- C3 Where development adjoins land zoned RE1 Public Recreation or C2 Environmental Conservation, subdivision design must ensure the orientation of lots to front the open space or environmental land.
- C4 Subdivision design must ensure that all RE1 Public Recreation and C2 Environmental Conservation areas are bounded by the relevant road section typology outlined in both Appendix A and Figure 4.
- C5 Subdivision layouts are to identify and provide for future connections to adjoining undeveloped or underdeveloped land, including land outside the urban release area.
- C6 Subdivision design must not prejudice, sterilise or unreasonably constrain the future subdivision, servicing or access arrangements of adjoining land.
- C7 Stub roads, temporary turning heads, pedestrian and cycle links, drainage corridors and utility connections are to be provided at locations identified as suitable future connection points.
- C8 Battle-axe lots are only permitted where physical site constraints (e.g., topography, waterways, ecological constraints, existing easements) prevent the creation of conventional lots.
- C9 Where battle-axe lots are proposed, they must:
 - a) Demonstrate that no reasonable alternative design can be achieved
 - b) Provide a minimum access handle width of 4.0 metres (or greater where required for servicing, emergency access, or waste collection)
 - c) Ensure the access handle is designed for safe vehicle and pedestrian movement and does not dominate the streetscape
 - d) Locate driveways and access handles to minimise impacts on adjoining dwellings' private open space and acoustic privacy.

Subdivision for attached dwellings

- C10 Subdivision of lots for Torrens title attached or abutting dwellings must take into account that construction must be in 'sets'.

NOTE: A 'set' is a group of attached or abutting dwellings built together and are designed to be constructed independently from the other dwellings.
- C11 The maximum number of attached or abutted dwellings permissible in a set is eight (8).
- C12 The composition of sets needs to be determined in the subdivision design to take into account the lot width required for a side setback to the end dwellings in each set.
- C13 Where laneway or rear access is not available, the composition of the sets must consider opportunities to enable consolidation of access through a common crossover to avoid excessive driveway crossovers within the streetscape.

Examples of lot subdivisions for sets are illustrated in Figure 7 below.



Figure 7 – Example subdivision sets (examples only, dimensions are for illustrative purposes only)

Zero Lot Lines

- C14 Applications for subdivision must identify the location of any zero lot line lots and consider the typologies identified in Section 17.1.3 as part of the relevant stage of subdivision.
- C15 On all lots where a zero-lot line is proposed, the side of the allotment that may have a zero-lot alignment must be shown on the approved subdivision plan.
- C16 Where a zero-lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for single-storey zero-lot walls and 1200mm for two-storey zero-lot walls to enable servicing, construction and maintenance of the adjoining dwelling.
- C17 The Section 88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero-lot line. The s88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining allotments.

Residue Lots

- C18 Any development proposal including creation of a residue lot/s for future subdivision must:
 - a) Include documentation demonstrating how the minimum density can be achieved across each residue lot through future subdivision. The minimum density for each site should be in accordance with Section 17.1.3.
 - b) Demonstrate that the residue lot can be serviced and accessed in accordance with the Indicative Layout Plan.
 - c) Demonstrate that development of the residue lot can be undertaken without compromising the other objectives and controls of the LEP and DCP.

17.2.3. Streets and Public Realm

Controls – General

- C1 Roads shall meet the requirements of the minimum road cross sections provided in Appendix A.

- C2 The 'Local Street' typology (Figure 14) allows for a 3.5m verge on one side of the street with no footpath. This ensures tree plantings that will deliver greater tree canopy and benefits from appropriate deep soil zones. Landscape plans must demonstrate that canopy trees to be provided on this verge allocation will maximise canopy cover and deliver urban cooling benefits.
- C3 Where street typologies only allow for one footpath (i.e. Local Street), footpaths should be located on the southernmost side of the street.
- C4 For the road/s located between the commercial centre and future education facilities, the subdivision design must ensure integration of public transport and drop off facilities. These facilities must support the needs of both developments and ensure a safe, low speed and accessible pedestrian friendly environment.
- C5 Development applications for subdivision that propose a road adjoining land identified for future education facilities must include a report prepared by a suitably qualified professional demonstrating how the road design aligns with the NSW Movement and Place Framework and satisfies the performance requirements for the 'primary school' place indicator.
- C6 Development applications for subdivision that include land fronting Holbrook Road must identify and incorporate appropriate interface treatments as outlined below. The subdivision design must include:
 - a) A service road of a minimum width of 15m must be provided parallel to Holbrook Road and Plumpton Road.
 - b) The service road must be designed to:
 - i. Prohibit direct access to the main road
 - ii. Provide safe vehicular and pedestrian movements
 - iii. Accommodate on-street parking where required.
 - iv. Mitigate traffic noise impacts through design (e.g. sound mounds, landscaping or similar treatment).
 - c) Intersection spacing between the service road and the arterial road must comply with relevant Australian Standards.

Public Transport

- C7 Bus shelters are to be provided at key stops and installed at the subdivision construction stage by the developer in accordance with TfNSW's Bus Stop Urban Design Guideline (TS 20010).
- C8 Bus stop infrastructure is to include:
 - a) accessible boarding areas;
 - b) pedestrian connections;
 - c) lighting where appropriate; and
 - d) shade opportunities.

Laneways

- C9 Laneways are to be operated as a public "share zone" with a paved surface suitable for cyclists, pedestrians, garbage collection, cars, etc, and driveway-style crossovers to the street rather than a road junction.

Pedestrian and Cycle Network

- C10 Pedestrian paths, cycle routes and facilities in public spaces are to meet the requirements of:
 - a) Austroads Guide to Road Design Part 6A – Paths for walking and cycling
 - b) TfNSW TS 01590 Cycleway Design Toolbox
 - c) AS1428 Design for access and mobility

- d) AS1158 Lighting for roads and public spaces

C11 Pedestrian and cycle pathways are to be constructed as part of the infrastructure works for each residential stage, with detailed designs to be submitted with the subdivision works certificate application. Concept approval will be required at DA stage.

17.2.4. Lot Sizes & Frontages

Controls – General

- C1 Where englobo lots are to be created for future medium density development, a minimum yield must be assigned to the lot to demonstrate the overall yield for the subdivision application is achieved.
- C2 Lot sizes, dimensions and subdivision layouts are to:
- C3 Provide generally rectangular lots with a minimum frontage of 4.5m, space for parking and manoeuvring of vehicles, space for private recreation and landscaping

Controls – Subdivision in the R5 zone

Section 7.2 of the Wagga Wagga DCP will apply to subdivision in the R5 Large Lot Residential Zone in addition to the following controls:

- C4 Fencing shall be provided in a steel post and rail finish to a minimum height of 1.2m and be provided along the boundary of any lot that has frontage to Rowan Road prior to the release of the Subdivision Certificate.
- C5 Prior to the release of the relevant subdivision certificate, a restrictive covenant must be registered on the 88B instrument that identifies a 4m (minimum) landscape buffer to any lot within the R5 zone that has a direct interface with Rowan Road or Holbrook Road. A Landscape Plan is to be submitted with the relevant Development Application identifying the buffer on each lot.
- C6 Vehicular access to Rowan Road is prohibited.
- C7 Prior to the release of the relevant subdivision certificate, a restrictive covenant must be registered on the 88B instrument that prohibits access in accordance with C3 above.
- C8 A positive covenant must be registered to ensure protection and ongoing maintenance of the landscape buffer in perpetuity. The covenant must ensure future landholders maintain compliance with:
 - a) any applicable guidance of the NSW Rural Fire Service,
 - b) a landscape plan endorsed by a BPAD accredited consultant that sets out proposed planting, species and spacings of plantings including replacement requirements.
 - c) No development is permitted within the landscape buffer.
 - d) Any other requirement stipulated by Council.

17.2.5. Landscape, open space & street trees

Landscape design

- C1 Subdivision must comply with Council's 'Landscape Guidelines - Preparation & Lodgement Guide'.
- C2 Subdivision design must prioritise the retention of native old growth and hollow-bearing trees. If loss of trees is unavoidable, the following mitigation measures are to be applied:
 - a) hollow resources are to be retained and repurposed as habitat; or
 - b) artificial hollow replacement in accordance with Table 3.

- C3 Planting is to reflect the vegetation community being removed or modified in accordance with the General Native Profile for Lake Albert (Gregadoo Road and Rowan area) of the *South West Slopes Revegetation Guide*².
- C4 Artificial or retained hollows are to be located within the Rowan Urban Release Area and connect to existing patches of native vegetation or strengthen corridors that link environmental land on two or more nearby sites.

Table 3 – Artificial Hollow Replacement Rate

Hollow Size	Hollow Diameter	Replacement ratio
Medium	51-100mm	1:1
Large	101-200mm	1:2
Very large	>200mm	1:4

Open Space

- C5 Parks should be designed to prioritise remnant vegetation.
- C6 Riparian corridors and conservation areas should consider providing opportunities for pedestrian and cycle ways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas.
- C7 Additional works outside the scope of the relevant Local Infrastructure Contributions Plan will be provided at full cost to the developer.
- C8 A landscape plan or masterplan must be provided that includes the proposed embellishment of public open space or conservation areas to the satisfaction of Council.

Street trees

- C9 Corner lots will provide a minimum of three street trees. The location of street trees must complement proposed driveway locations.
- C10 Provision of street tree species must be consistent with Council's Street Tree Policy POL048.

17.2.6. Water Sensitive Urban Design and Integrated Water Cycle Management

Controls

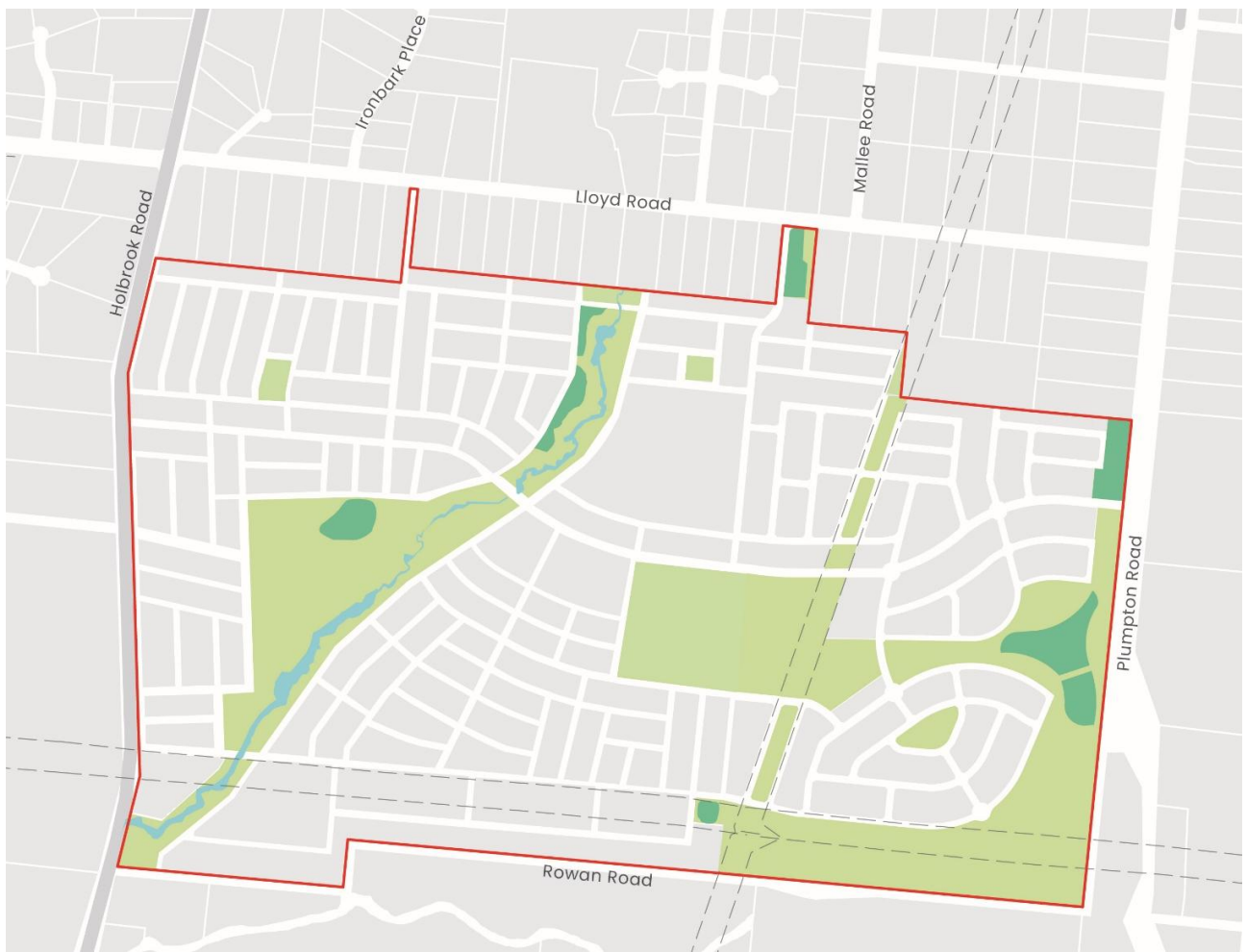
- C1 All drainage basins are to be provided generally in accordance with Figure 8.
- C2 Development Applications for subdivision shall include a Stormwater Drainage Analysis/Management Plan, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies) addressing the objectives of Water Sensitive Urban Design (WSUD).
- C3 For subdivisions involving more than 10 lots, a WSUD assessment must be submitted that addresses at a minimum:
- The relevant site characteristics and constraints.

² *South West Slopes Revegetation Guide* pg. 162

- b) Stormwater management strategies, including treatment measures, reuse and maintenance requirements.
 - c) A rationale for the proposed strategies.
 - d) Evidence of stormwater modelling
- C4 Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and/or wetlands) to alleviate stormwater peaks and retain sediments and pollutants, waterway stability, on-site detention, erosion/sediment control, and groundwater.
- C5 Concept plans for the on-site stormwater system showing the location of major elements of the proposed system must be provided with any development application for subdivision.
- C6 Full details of the proposed connection to Council's drainage system are to be provided and address the requirements of Section 17.2.9.
- C7 All construction costs associated with connection of the private stormwater discharge to Council's drainage system must be met by the applicant.
- C8 The applicant is responsible for investigating and confirming the presence and suitability of Council's drainage system for connection.
- C9 The applicant is responsible for investigating and confirming the presence of services and utilities within the road reserve (e.g. electricity and water).
- C10 Where required by Council, the stormwater drainage discharge from development sites must be connected to Council's below ground drainage system. Where there is no Council drainage system located adjacent to the site, the applicant must extend Council's drainage system to the site to permit the below ground connection.
- C11 Areas identified for stormwater and drainage are to be dedicated as drainage reserve and not open space.
- C12 All basins, rain gardens, bioretention basins, etc. must be lined to prevent groundwater infiltration. Where this is not proposed, a supporting groundwater and salinity management investigation must be provided.
- C13 Stormwater modelling must be provided with any development application for subdivision that demonstrates compliance with the nominated water quality treatment targets in Table 4 below.

Table 4 – WSUD Pollutant Reduction Targets

Pollutant	Target Reduction
Gross Pollutants	90%
Total Suspended Solids (TSS)	80%
Total Phosphorus (TP)	65%
Total Nitrogen (TN)	45%



LEGEND

- Zone 1 boundary
- Drainage Basins (location and size subject to detailed design)

Figure 8 – Indicative Basin Location Plan

17.2.7. Urban Heat

Controls

- C1 Subdivision design and layouts must be designed to achieve the following minimum tree canopy cover at maturity:
- a) A minimum of 30% canopy coverage along street sections.
 - b) Tree canopy coverage is to be demonstrated through a landscape plan prepared by a suitably qualified person and includes:
 - i. Tree species, spacing and expected mature canopy spread.
 - ii. Adequate soil volumes and rooting zones to support long-term growth.
 - iii. Measures to protect canopy areas from service conflicts and future encroachment.

NOTE: Canopy cover is measured as the proportion of the site area covered by the tree canopy, where the tree canopy is represented as a circle that is 85% of the maximum mature spread.

- C2 Public open space must:
- a) Prioritise tree planting over hard surfaces.
 - b) Provide shade to at least 50% of play equipment, seating and informal recreation areas through a combination of natural and built shade.
 - c) Integrate water-sensitive urban design to support tree health and cooling outcomes.
- C3 Subdivision involving more than 20 lots must demonstrate how the development:
- a) Achieves or exceeds the required tree canopy cover targets.
 - b) Provides appropriate shade along primary pedestrian routes and within public open space
 - c) Incorporates low-heat, permeable or light-coloured materials where canopy cover is not achievable.
 - d) Demonstrate how water sensitive urban design has been incorporated to support tree health and cooling outcomes.
- C4 Trees in the public open space (streets and public recreation areas) are to be installed with a minimum pot size of 100L.
- C5 Prioritisation of locally native species identified in Council's tree species schedule must be demonstrated. For trees not included in the Council's tree schedule, selection should consider species diversity and site suitability, including microclimatic conditions, soil characteristics, and tolerance to heat.

17.2.8. Archaeology and Heritage

Controls

- C1 All development applications within Zone 1 must be consistent with the Aboriginal Cultural Assessment dated 14 December 2023, and dated 27 November 2023, prepared by Urbis and Past Traces respectively. This includes the following:
- a) Consistency with the recommendations of the relevant ACHAR, and any updates made to the ACHAR as a result of continued consultation with Registered Aboriginal Parties (RAPs), further archaeological survey and test excavations, and further ACHAR updates and management recommendations.
 - b) Consistency with the relevant Aboriginal Cultural Heritage Management Plan (ACHMP) that is developed for the relevant parts of Zone 1 in accordance with the ACHAR.

- c) Exclusion and buffer zones for works in proximity to culturally modified trees should be established in accordance with the distances prescribed under the relevant ACHAR
- C2 Development within or adjacent to land that contains a known Aboriginal cultural heritage site must consider and comply with the requirements of the National Parks and Wildlife Act, 1974 (NPW Act).
- C3 Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).
- C4 Artefacts are not to be relocated to land retained by or to be dedicated to Council.

17.2.9. Infrastructure

Controls - General

- C1 New infrastructure shall be located in road corridors where possible.
- C2 Where development proposals seek to extend infrastructure through undeveloped or private land, this extension will be the responsibility and at the cost of the developer. The developer will be required to acquire and dedicate such land to Council.
- C3 Infrastructure servicing the subdivision (such as easements and electrical transformers) must not be located on land retained by, or on land that is to be dedicated to Council as a public reserve (community land).

Controls - Sewer

- C4 The developer is responsible for providing and augmenting reticulated mains sewer supply to all allotments, including associated pump stations where required, to the satisfaction of Council.
- C5 Concept sewer layout plans for each stage of subdivision must be submitted with the development application for that stage of subdivision.
- C6 Applications for subdivision will only be approved where, in the opinion of Council, adequate sewer capacity exists.

Shared trenching

- C7 Where agreement to develop shared trench practices cannot be met, or location of services are unable to be limited to one side of the road, the alignment of services shall be to a standard acceptable to Council.
- C8 A concept utility servicing plan endorsed by the relevant utility authorities shall be submitted with the development application for each stage of the subdivision.
- C9 Pipes and conduits through bushland areas and areas with significant vegetation cover are to be avoided.

17.2.10. Easements

This section applies to the provision of any Council related infrastructure (sewer and stormwater).

Controls - General

- C1 Where infrastructure is proposed over adjoining private land, or easements are required for overland flow (in accordance with Table 1), an easement must be created in favour of Council. Easements shall be of sufficient width to accommodate the infrastructure or overland flow path and shall be consistent with any requirements in Council's Engineering Guidelines and relevant policies.

NOTE: Details of any required easements shall be provided with a development application, along with landholders' consent of the owners of the land on which the easement is proposed.

Any costs associated with investigating or establishing the easement are the responsibility of the applicant. The applicant is responsible for negotiating with the downstream property owner to obtain a private drainage easement. It is not Council's role or within Council's jurisdiction to adjudicate on amounts of compensation. It is recommended that independent legal advice be sought.

Possible options available to acquire a private drainage easement include:

- by direct negotiation
- Section 88K of the Conveyancing Act 1919
- Section 40 of the Land and Environment Court Act 1979

17.3. Residential Development

How this section applies

Development of **≤ 2 dwellings** or any outbuilding within the R1 zone is to comply with the relevant provisions of Section 9 of the Wagga Wagga Development Control Plan.

For residential development that includes **≥ 3 dwellings**, compliance with Section 17.3.1 below is required in addition to relevant provisions of Section 9 of the Wagga Wagga Development Control Plan.

17.3.1. Medium Density Development & Land Zoned R3

The dimensions and setback controls outlined in this section are to be interpreted as a minimum.

Controls – General

- C1 Development must be consistent with Table 5 and Table 6 below.
- C2 Garages configuration must align with the relevant typology within Table 7 below.
- C3 Attached or abutting dwellings should provide logical sequencing and order when seen together as a group, rather than appear as a random arrangement of competing dwellings. Each dwelling should benefit from the unified design of the whole form, a co-ordinated style and base colour palette. Individuality can be added as small details or accent colours, rather than strikingly different forms.
- C4 A building break is required when there are more than eight attached dwellings in a row. Varying lot widths are encouraged to create modulation and visual variety in the streetscape.

Table 5 – Frontage widths

	Control
Lot widths and sizes	
Terrace (rear loaded)	≥ 4.5m - ≤8.0m
Terrace (front loaded)	≥ 7.0m
Semi-detached	≥ 7.0m - ≤10.0m
Zero-lot	≥ 10.0m - ≤ 12.5m
Semi-detached (front loaded)	≥ 19.0m

Table 6 – Setbacks & Layout

	Control
Front setbacks	
Front setback	3.0m to building façade
Articulation zone	1.0m from building line, not more than 25% of the building frontage.
Front loaded garage setback	5.5m to garage (and minimum 1m behind building line).
Corner lots on a secondary street setback	1.0m
Side setbacks	
Side setback (where not stipulated elsewhere)	900mm
Zero Lot	0m
Terrace	0m
Rear setbacks	
Single Story	3m
Double story	6m
Rear setback for rear loaded garages	1m
Other	
Maximum length of the zero-lot line on the boundary	15m or 50% of the depth of the lot, whichever is the greater
Soft landscaping area	15% min.

Table 7 – Garage configurations

Development type	Garage requirement
Any development with access to a rear lane.	Rear loaded garage or car space only.
Front loaded terraces and semi-detached dwellings.	Single garages are permitted. Double garages are prohibited.
Zero lot dwellings.	Single and double garages are permitted.

- C5 Garages must have a minimum internal width of:
- 3 m for a single garage; and
 - 5.5 m for a double garage.
- C6 Garages are to be designed so that they do not dominate the building frontage. Where double garages are provided, the garage door opening must:
- Not exceed 6.0 m in width; and
 - Not exceed 50% of the width of the primary buildings total frontage.
- C7 Triple garages are not permitted.

Adaptable Housing

- C8 At least one dwelling within a multi dwelling housing development should have a continuous, step free, slip resistant path of travel from the street or parking area to an entrance. The entrance should be weather sheltered with a minimum width of 1000mm.
- C9 Residential development will be conditioned to be designed to incorporate and provide for essential features to achieve a minimum 'Adaptable house class C' Classification in accordance with AS4299 – 1995.

NOTE: The Liveable Housing Design Guidelines outline practical design ideas to achieve adaptable and accessible housing and avoid retrofitting costs in the future.

Lot Design

- C10 On corner lots, if a development contains two or more dwellings, the boundary opposite the primary road frontage of each dwelling is taken to be the rear boundary for purposes of applying side and rear setbacks.
- C11 Windows and balconies should maximise opportunities to overlook the public domain.
- C12 Dwellings on corner lots should position their secondary frontage no greater than 1.5m from the road reserve to define the corner and enhance the visual quality of the streetscape.

Tree Canopy & Urban Heat

- C13 Individual lots should incorporate design elements that:
- Retain space within lots for tree planting.
 - Minimise hardstand areas within front setbacks.
 - Use light-coloured roofs and light-coloured paving materials to reduce heat absorption.
- C14 All new dwellings must include the provision of a tree consistent with or above the minimum requirement provided by the Greenfield Housing Code, pursuant to the *State Environmental Planning Policy (Exempt and Complying Development) 2008*.

Access

- C15 Where dwellings have frontage to the collector road, vehicle access and parking is encouraged to be located at the rear of the lot or via a common driveway that services multiple lots.
- C16 Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.
- C17 Each dwelling and each residential building must have a ground level entry door that:
 - a) Has a direct line of sight from a street, accessway or shared walkway.
 - b) Has an external covered area of at least 1.44 square metres with a minimum dimension of at least 1.2 metres over the entry door.

17.3.2. Development in the R5 Zone

Controls

- C1 No buildings are permitted under the transmission line easements or landscape buffer area.
- C2 The transmission line easement is to be landscaped with grasses or low shrubs in accordance with the General Native Profile for Lake Albert (Gregadoo Road and Rowan area) of the *South West Slopes Revegetation Guide*³.
- C3 Any structures or landscaping within the transmission easement must comply with the relevant transmission line building and development guidelines.

17.4. Commercial Centre

Objectives

- O1 To provide a cluster of services incorporating new opportunities for retail, commercial and community uses to service the needs of the people who live and work.
- O2 To provide facilities for the local community commensurate with the site's role in the local and regional retail hierarchy and not undermine the established hierarchy of other centres.
- O3 To create a local destination and meeting place that fosters a sense of community among residents, minimising the need to travel.

Controls – General

- C1 The local centre is to support a maximum gross leasable floor area of 6,500sqm. If additional GFA is sought, an Economic Impact Assessment will be required to address impacts on other centres.
- C2 The local centre must be designed generally in accordance with the layout arrangement shown in Figure 9 below.
- C3 Any departure from the indicative layout must be supported by a masterplan (prepared in consultation with Council) for the whole E1 Local Centre zoned area.

³ *South West Slopes Revegetation Guide* pg. 162

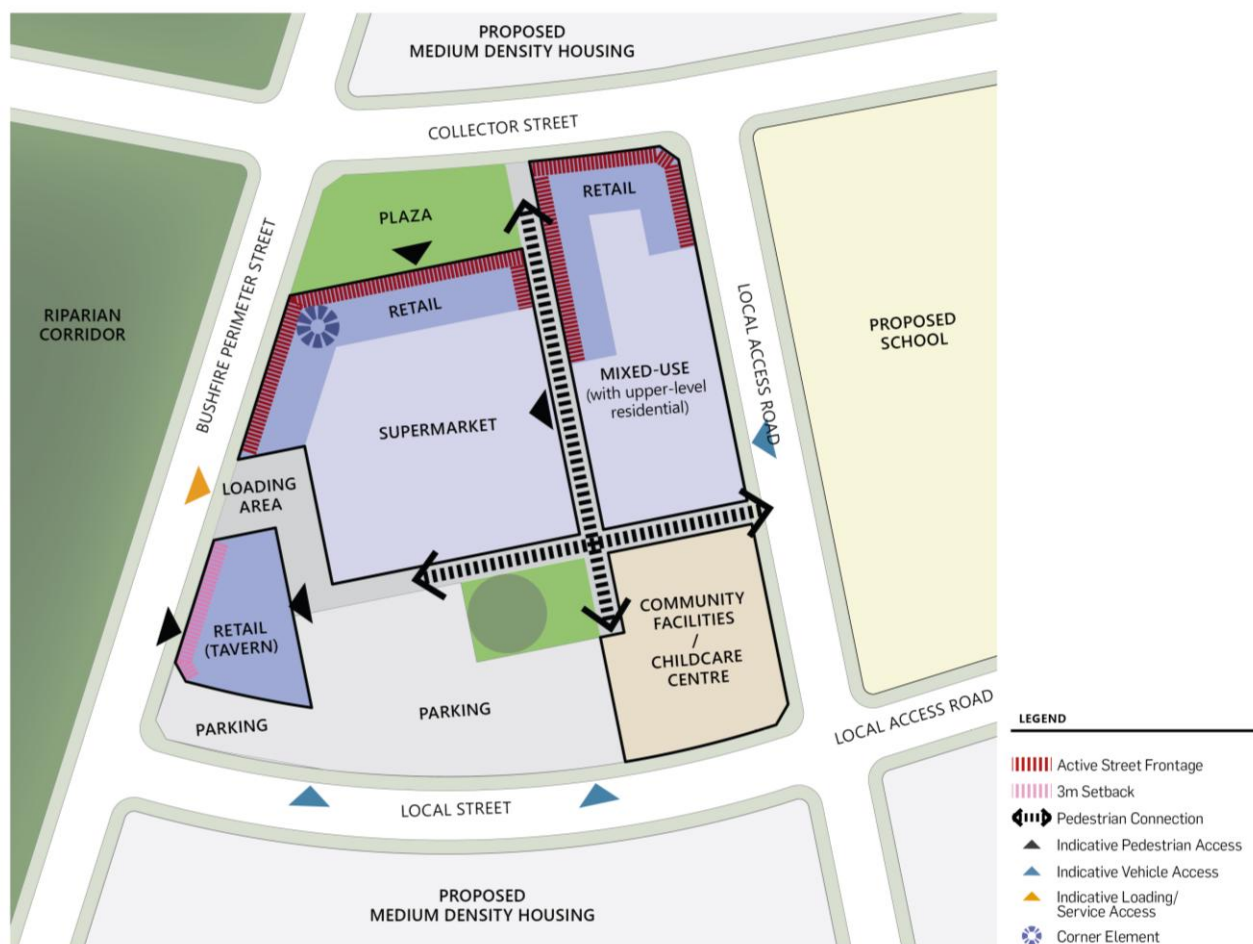


Figure 9 - Local Centre Indicative Layout

Urban design

- C4 Pedestrian links should be activated with outdoor dining and seating areas and ensure connectivity with other key uses in the precinct.
- C5 Development shall contribute to the creation of a coherent streetscape with a consistent street wall and parapet line.
- C6 Ground and first floor levels of buildings are to be constructed to the street alignment to provide an urban streetscape.
- C7 Shop fronts are to be predominantly glazed with 3.1m high clear glazed frontages.
- C8 The ground floor of buildings must be designed to minimise blank walls visible from the public domain and sleeved with other uses, such as shop top housing.
- C9 Where blank walls do occur, they must be designed to incorporate vertical planting or public art and deliver a high amenity outcome.
- C10 The use of high quality, durable materials such as brick, metal cladding, concrete and glass shall be used as primary façade materials.
- C11 Supermarkets or other large format retail uses:
 - a) are to be located in central, accessible locations to generate foot traffic that promotes the activation of the Town Centre Core and key public space and benefits other business premises.
 - b) have clear, legible access directly to the public domain.

Active Frontages & Awnings

- C12 Future development must maximise opportunities for active uses. Preferable uses include shops, and cafés including outdoor dining on the street level.
- C13 The ground floor of buildings should include awnings or coverings of sufficient depth to protect pedestrians from direct sunlight and rain.
- C14 Awning soffit height is to be a minimum of 3m.
- C15 Awnings are to be set back 600mm from the kerb edge.
- C16 Provide lighting, preferably recessed, to the underside of awnings, sufficient to ensure a high level of safety and security for pedestrians at night. Lighting must conform to AS1158 - Lighting for Roads and Public Spaces and AS1158.3.1:2020 (Category P) as amended.
- C17 Blank roller-shutter type doors are not permitted on shop fronts.

Parking, Loading & Access

- C18 Loading dock access from a Collector Road is not permitted.
- C19 For carparks with 10 or more spaces, a minimum of 60% of all parking spaces must be shaded at 10 years post-construction.
- C20 Shade may be provided by:
 - a) Canopy trees
 - b) Shade structures
 - c) Solar photovoltaic shade structures.
- C21 Access to shop top housing at ground level must integrate with the ground floor commercial uses.
- C22 Any parking required for residential apartments must be integrated into the overall design of the building/s and must not be visible from public areas.
- C23 Parking areas that are not situated at natural ground level must be:
 - a) Screened from public view through built form, landscaping, or a combination of both to maintain a high-quality streetscape
 - b) Designed to provide safe and direct pedestrian access to building entrances; and
 - c) Illuminated to relevant Australian Standards to ensure visibility and safety for users
- C24 Car parking is to be sleeved by other uses or appropriately screened from view from the public domain by high quality building treatments.
- C25 Minimise the size, quantity and visual intrusion of vehicle access points. The preferred width of vehicle access points is 3m; however, up to 6 m may be permitted. Greater widths for car parking access may be approved if it can be demonstrated that the greater width is necessary and that pedestrian safety is not compromised.
- C26 Vehicular traffic must be separated from pedestrians and vehicular access points, and clearly identified with paving, signage and the like.
- C27 Loading docks must be located so that vehicles do not stand on any public road, footway, laneway or service road.
- C28 Vehicle loading and unloading areas, including other similar areas that have the potential to cause noise such as garbage collection areas, are located, designed and treated to minimise adverse impacts on residential accommodation.
- C29 Appropriate traffic management and calming measures are to be designed and implemented to support a low speed pedestrian friendly environment in and around the commercial zone.
- C30 Barrier free access must be provided to the common areas of all buildings and public domain areas.

- C31 The design of the public domain and surrounding precinct connections must comply with the following standards:
- Austrorads Guide to Road Design Part 6A – Paths for walking and cycling
 - TfNSW TS 01590 Cycleway Design Toolbox
 - AS1428 Design for access and mobility
 - AS1158 Lighting for roads and public spaces
- C32 End-of-trip cycling infrastructure is to be incorporated within centres, parks and community facilities.
- C33 Developments must provide bicycle parking that is safe, convenient and fit-for-purpose. Bicycle parking must:
- Be located in an accessible position close to building entries or shared paths;
 - Be designed and constructed in accordance with AS 2890.3 Bicycle Parking Facilities, including compliant rack types, spacing, access aisles and signage; and
 - Be shown on development application plans with the number, type and location of bicycle spaces.
 - Be provided at the following rates shown in Table 8 below.

Table 8 - Bicycle parking rates

Use	Rate	Amenities
Commercial (e.g. Office, Retail, Shopfronts)	Employee/Long stay: 1 space per 300 m ² GFA Visitor: 1 space per 500 m ² GFA	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.
Community Uses	Employee/Long stay: 1 space per 500 m ² GFA Visitor: 2 spaces + 2 spaces per 200 m ² GFA	1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.

Public Domain

- C34 A Public Domain Landscape Plan shall be prepared as part of a development application. This plan must include the co-ordination of street furniture, paving standards, lighting and other embellishments to the satisfaction of Council.
- C35 Development applications shall provide for public domain embellishment, including paving, lighting, signage and street furniture in accordance with the approved Public Domain Landscape and Interpretation Plan, relevant Council policies and specifications. This is to be at the cost of the relevant developer.
- C36 Weather protection for pedestrians is to be provided along active frontages indicated in the indicative structure plan and is to be provided at the full cost of the developer.
- C37 Planting, including street trees, is to be of the species that are locally indigenous to the satisfaction of Council.

17.5. Seniors Housing

Objectives

- O1 To provide seniors housing that addresses the housing needs of the community
- O2 To ensure that the design of seniors housing is consistent with the character of surrounding residential areas.

Controls

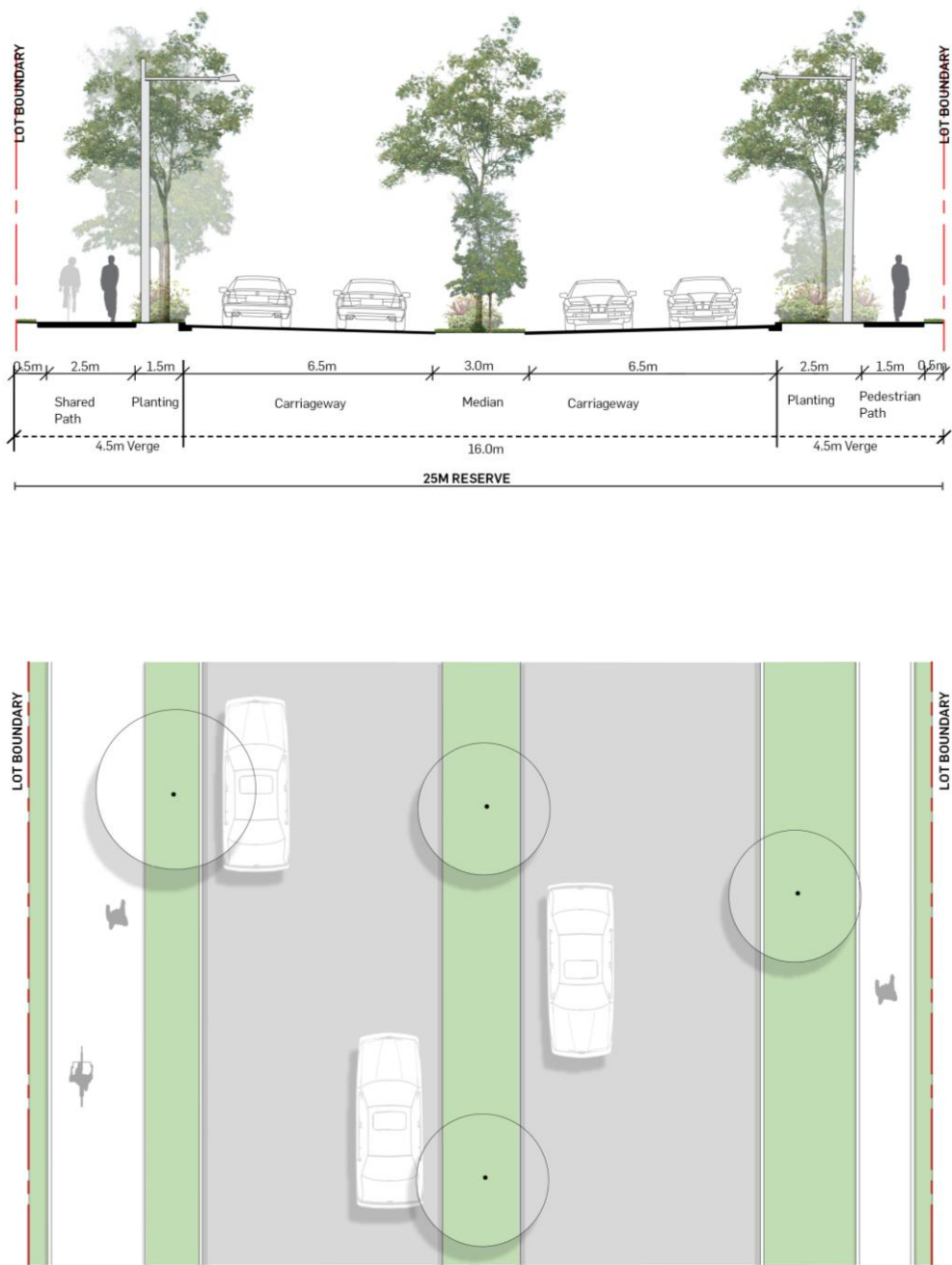
- C1 Main vehicular access must be provided in accordance with Figure 10.
- C2 Landscape treatment is required at the perimeter fencing along public streets or public open spaces.
- C3 Any fencing should be considered as an open palisade with masonry elements.
- C4 Entry features and/or communal facilities must be in proximity to the entry of the Seniors Living precinct and not within 40m of future or existing residential properties outside of the seniors living development.



Figure 10 - Seniors Living Concept

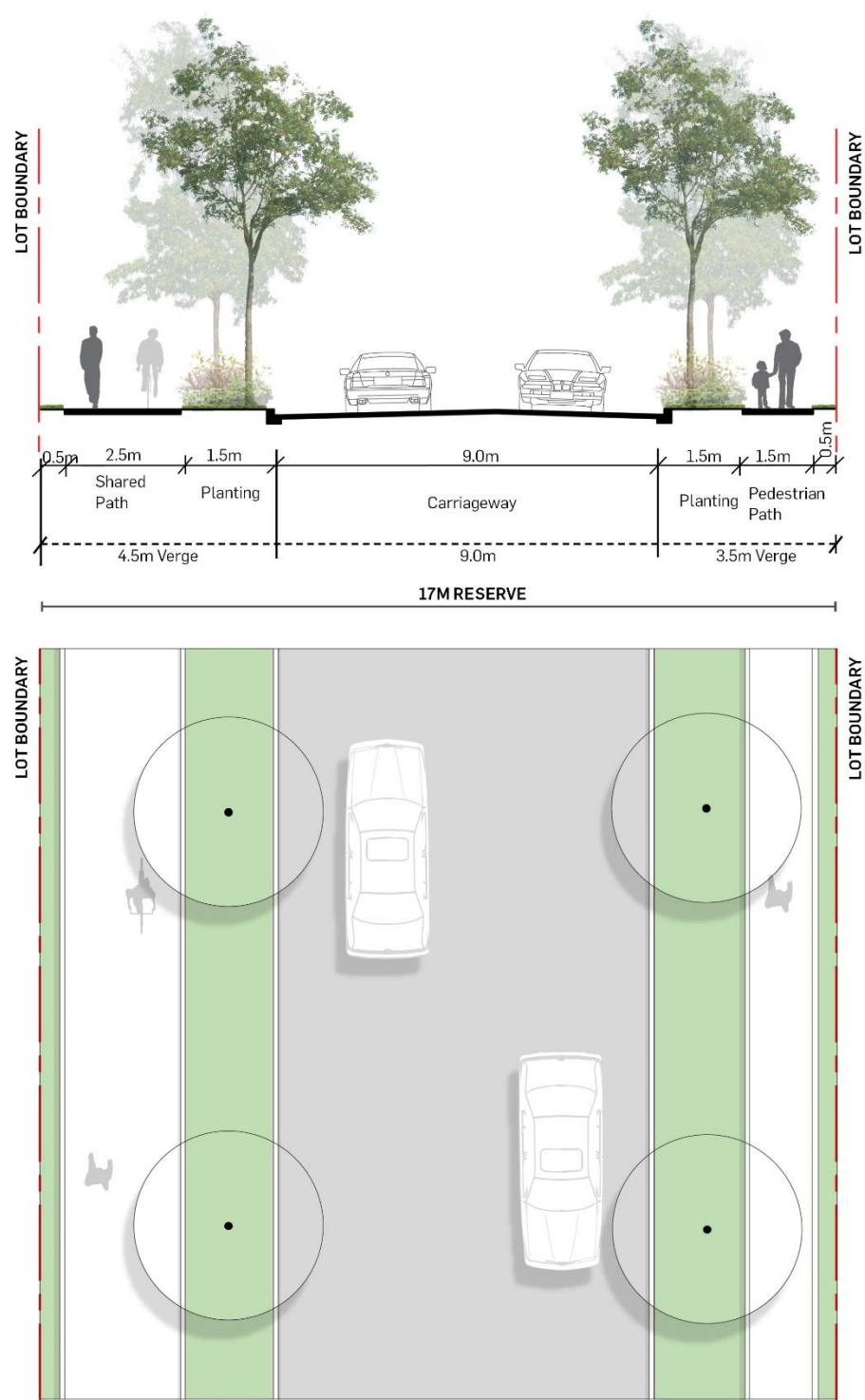
17. Appendix A – Road Cross Sections

Figure 11 Collector Street



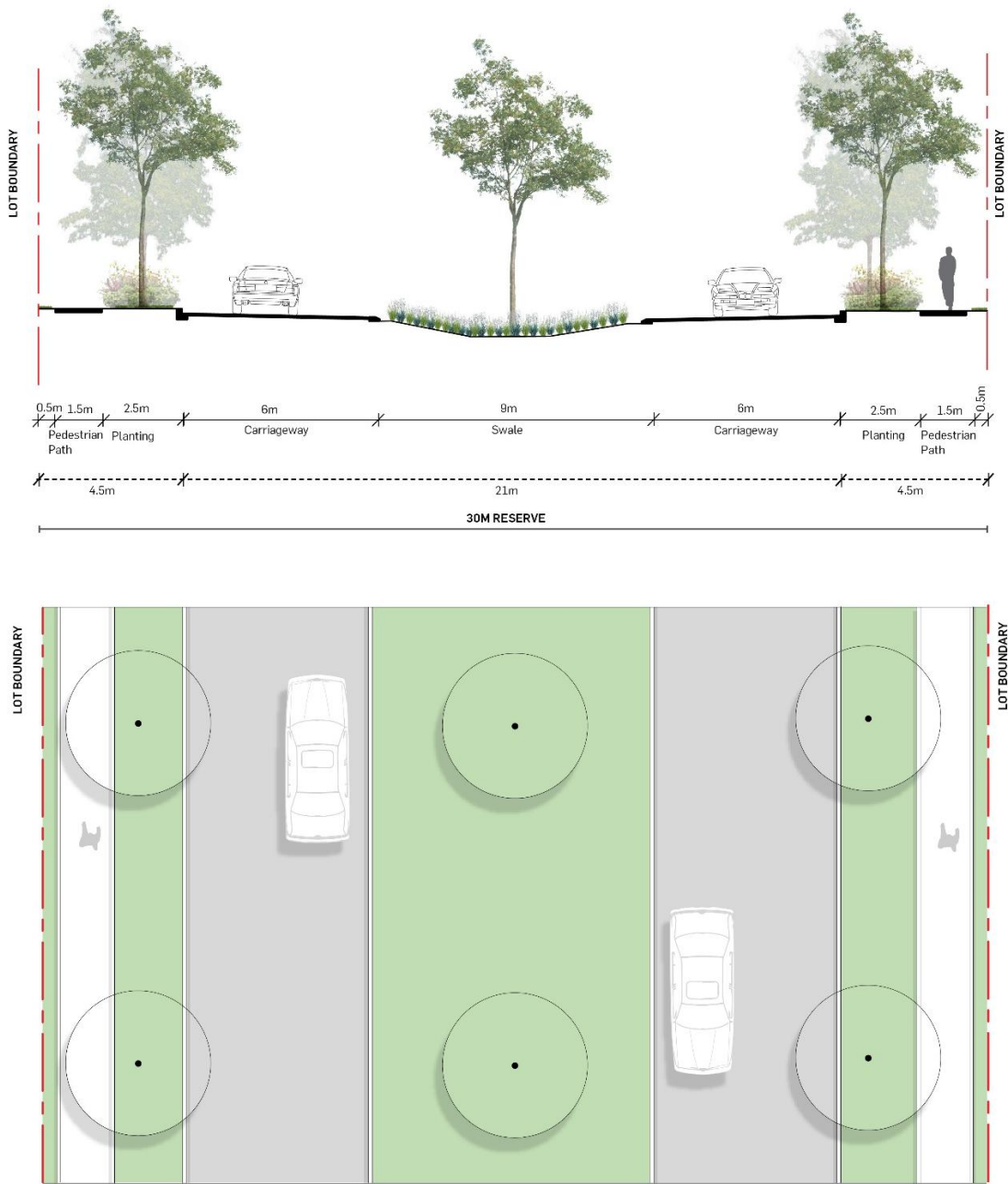
Source: Urbis

Figure 12 Local Access Road



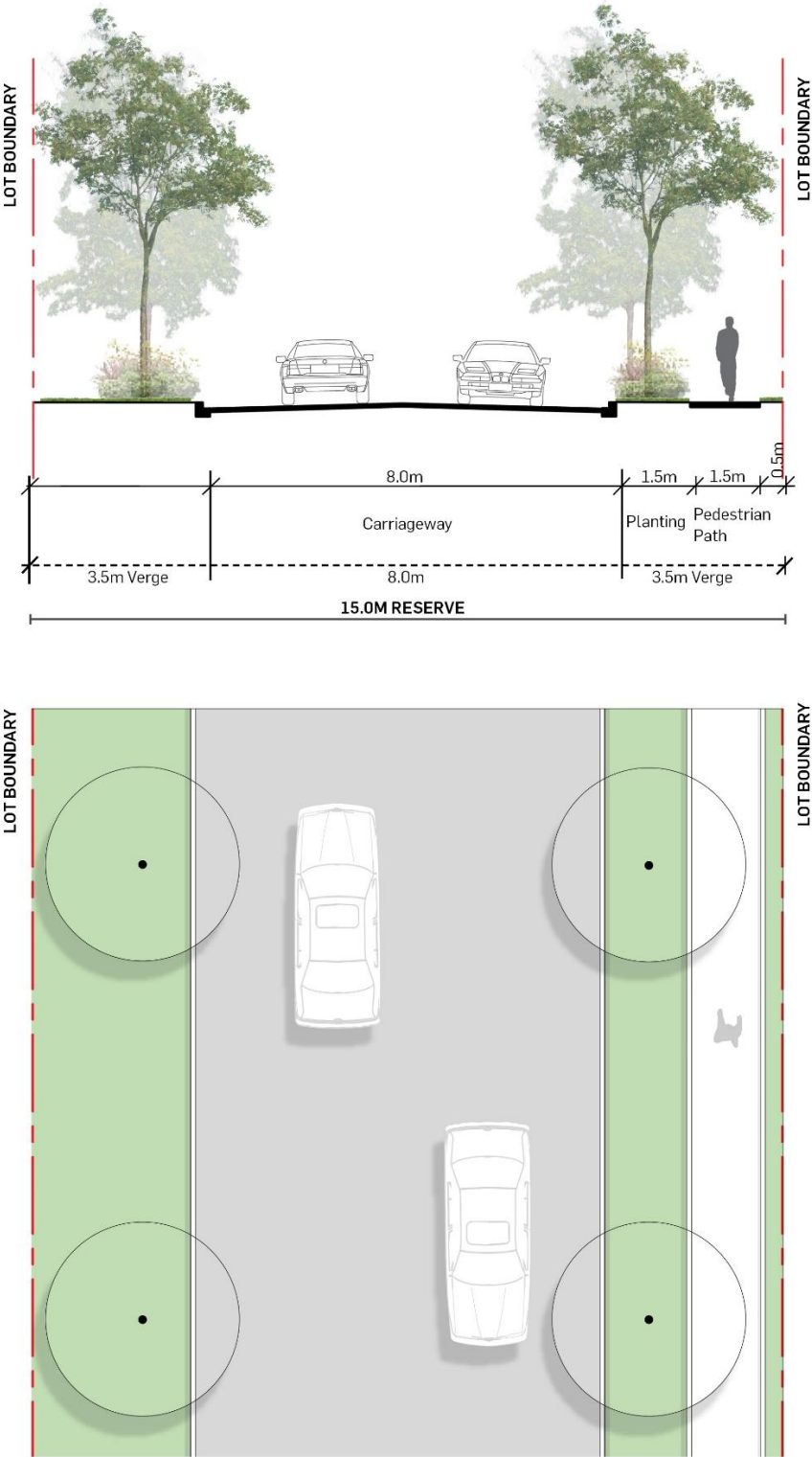
Source: Urbis

Figure 13 Water Sensitive Urban Design (WSUD) Street



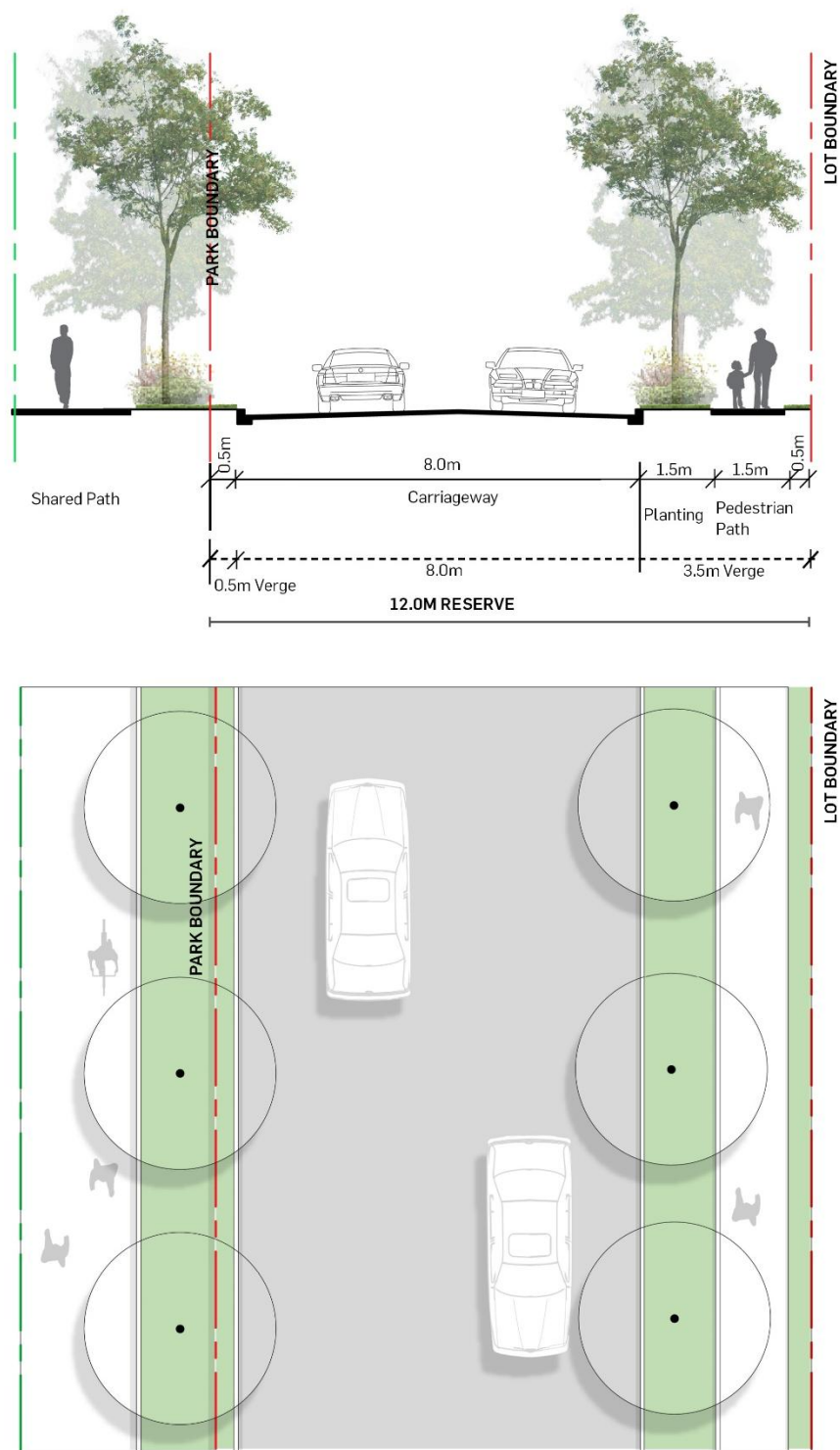
Source: Urbis

Figure 14 Local Street



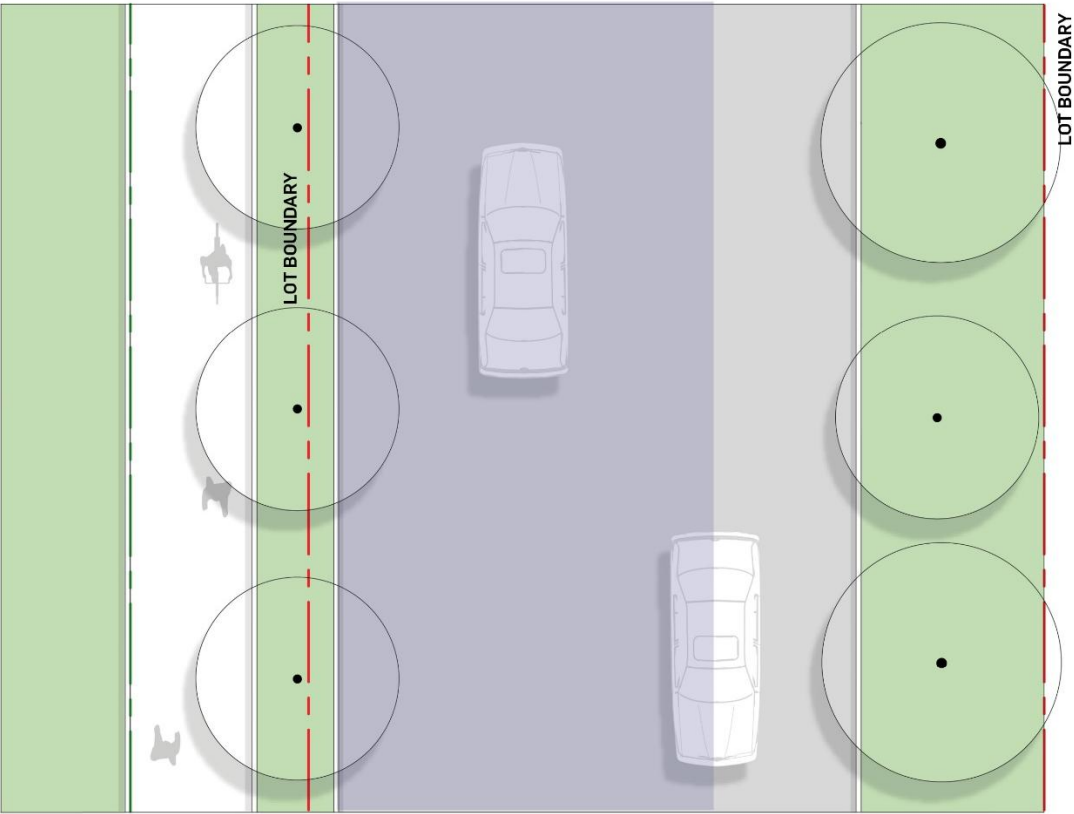
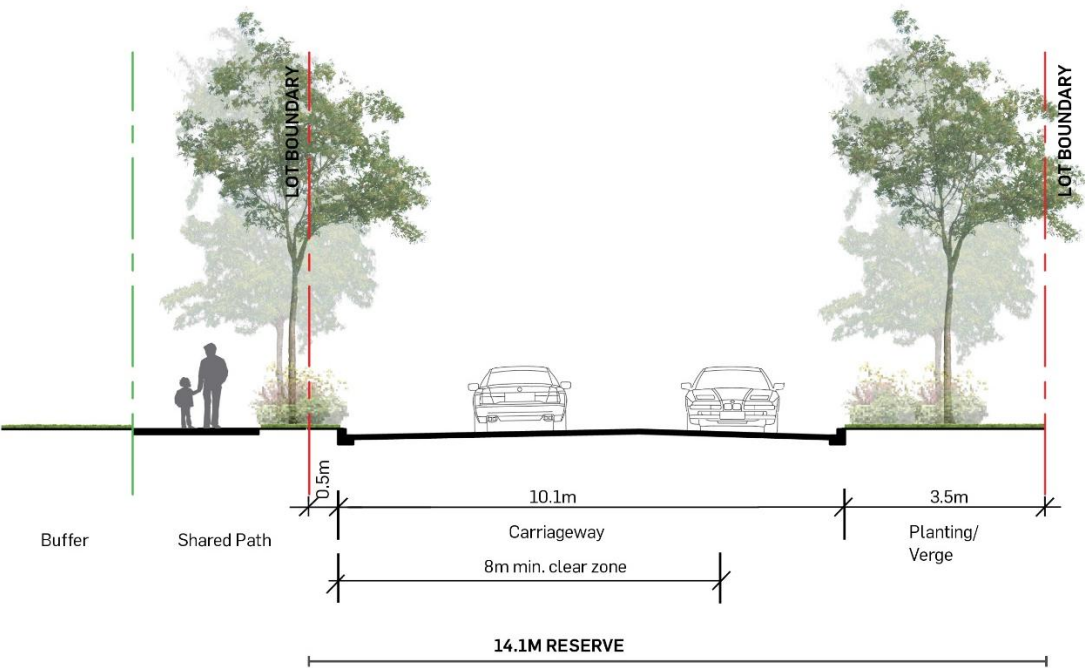
Source: Urbis

Figure 15 Park Edge Street



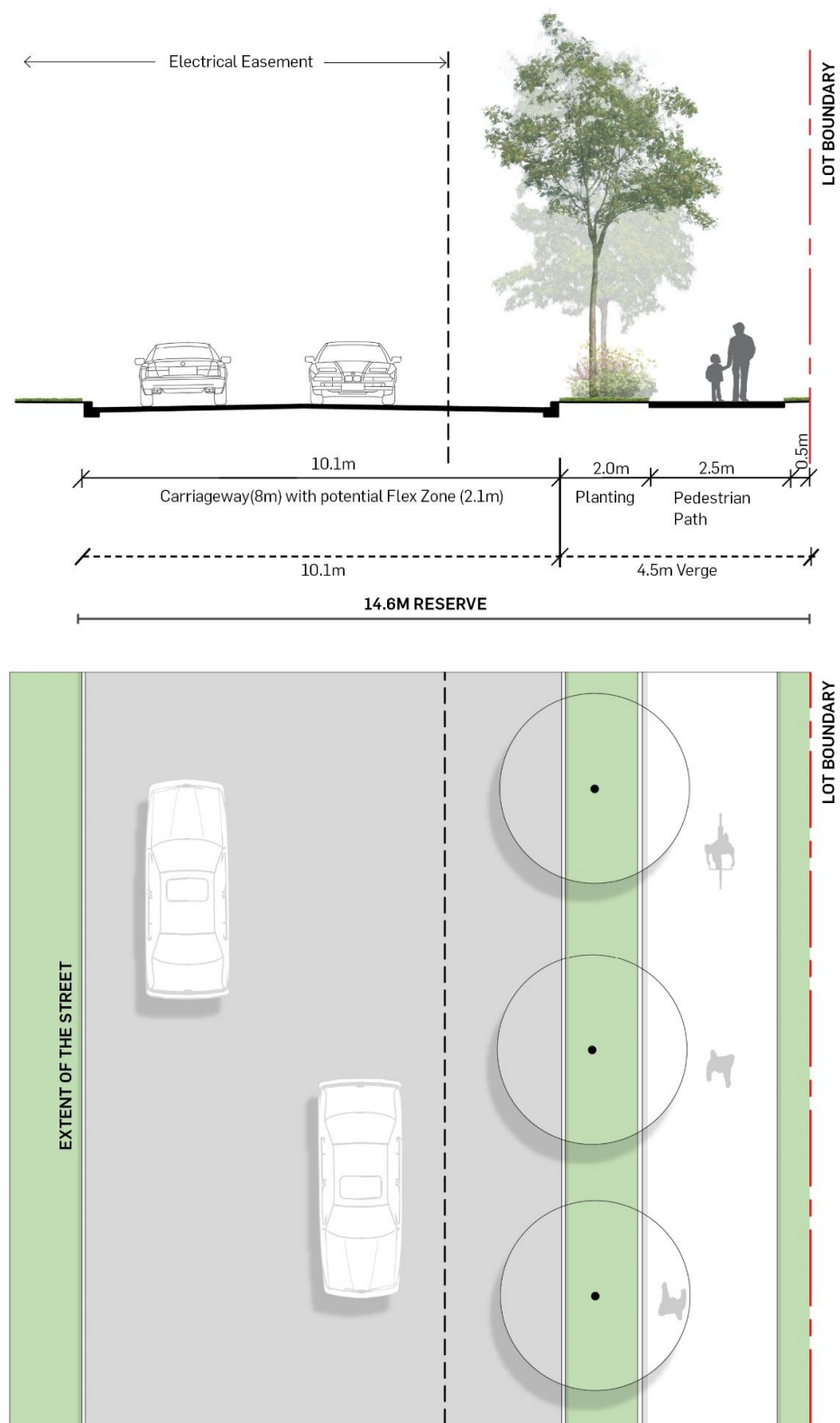
Source: Urbis

Figure 16 Bushfire Perimeter Street



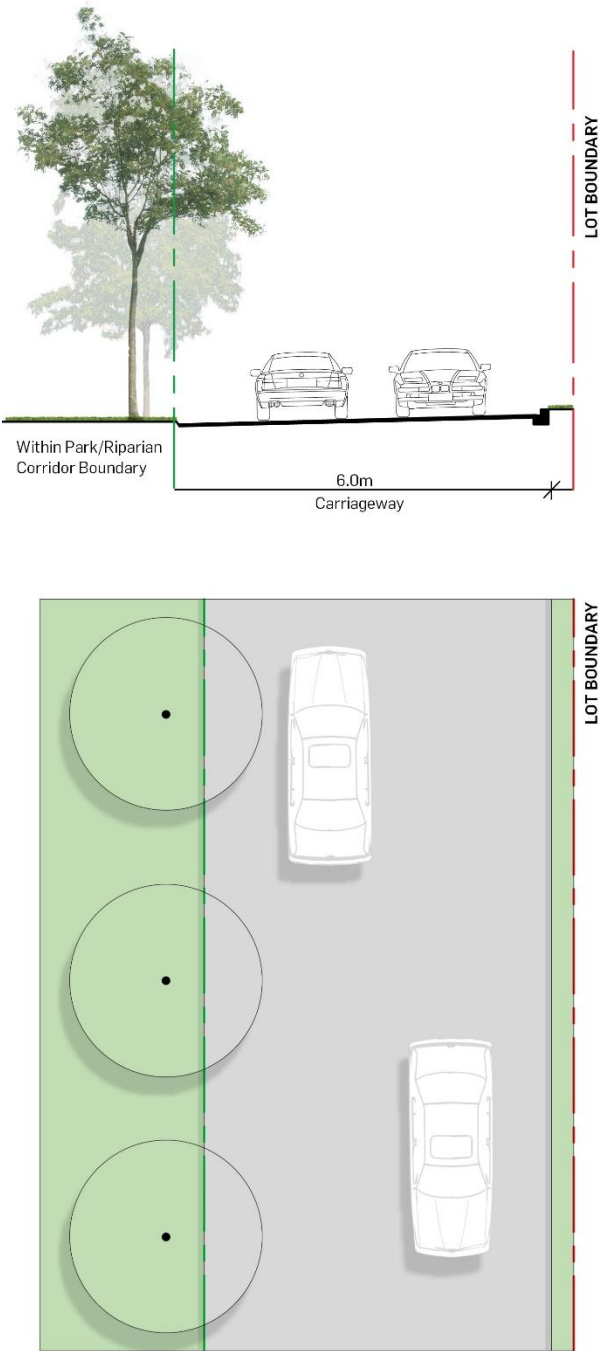
Source: Urbis

Figure 17 Street Adjoining Electrical Easements



Source: Urbis

Figure 18 Emergency Access

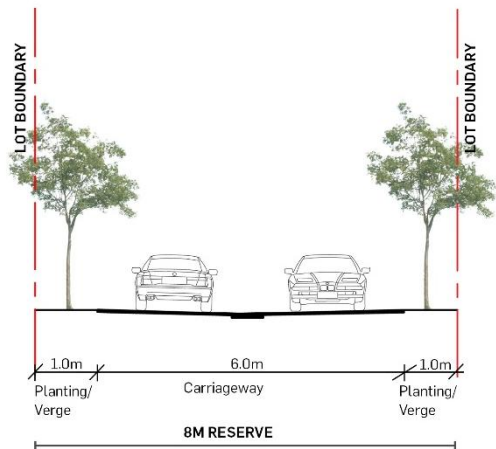


Source: Urbis

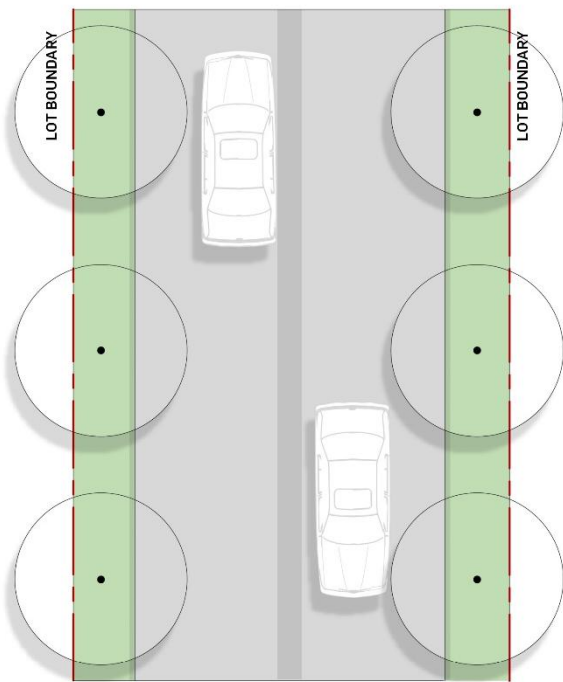
Figure 19 Laneway



Thornton (Landcom) Penrith, NSW



Linwood (Honeysuckle) Newcastle, NSW



Source: Urbis