

Wagga Wagga Development Control Plan 2010		
Control	Compliance	Comment
Section 2: Controls that apply to all development		
Section 2.1 Vehicle access and movements		
<i>C1 Access should be from an alternative secondary frontage or other non-arterial road where possible.</i>	YES	The Site only has a single frontage to Oura Road, the location of the Site access will remain unchanged.
<i>C2 A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.</i>	N/A	The proposed development will not result in traffic generation that will be adverse to the local traffic condition.
<i>C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.</i>	YES	The Site access, driveway and car parking has been designed for vehicles to enter and leave in a forward direction as indicated in the Architectural Plans (refer to Appendix 2).
<i>C4 Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.</i>	YES	Appropriate areas for loading and unloading have been provided on the Site as indicated on the Architectural Plans (refer to Appendix 2).
<i>C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	YES	Access driveways have been designed to be located in accordance with the relevant Australian Standards (AS), as confirmed in the BCA Assessment Report (Appendix 12).
<i>C6 Ensure adequate sight lines for proposed driveways.</i>	YES	Adequate sight lines have been provided as part of the proposed development, as indicated in the Architectural Plans (Appendix 2).



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Section 2.2 Off-street parking		
<i>C1 Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.</i>	YES, ON MERIT	The table provided within the WWDCP2010 does not identify a specific car parking rate for Community Facilities. Notwithstanding, based on the current use and future capacity of the Site, most visitors will be transported via bus. Notwithstanding, 37 car parking locations have been provided in addition to overflow parking if required.
<i>C2 The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	YES	The design and layout of the proposed parking is in accordance with the relevant Australian Standards as confirmed in the BCA Assessment Report (Appendix 12).
<i>C3 Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.</i>	YES	The proposed car parking includes accessible parking spaces in accordance with the relevant Australian Standards as indicated in the Architectural Plans (Appendix 2).
<i>C4 For mixed use developments, the parking required is the total of requirements for each use. Variations can be considered where it can be demonstrated that the peak demand for each land use component is staggered or that development as a whole generates less parking than separable parts.</i>	N/A	The proposed development is not considered to be a mixed-use development. Notwithstanding, the proposed car parking has been designed to meet the future traffic and parking demands of the Site.



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<i>C5 In the case of redevelopment or change of use (other than in the B3 zone) the parking requirements are to be calculated by:</i> <ul style="list-style-type: none"><i>a. Determining the parking requirement of the current or previous use in accordance with the table, then</i><i>b. Determining-e the parking requirement for the new use, then</i><i>c. Subtracting the existing requirement from the requirement for the proposed use to determine the number of spaces required (i.e. a credit is provided for any shortfall that exists on the site for the current use).</i>	YES	The proposed development includes a car park with bus loading area and an additional driveway along Oura Road (all identified in the Architectural Plans (Appendix 2)). This will ensure the smooth operation of vehicles on the Site. Visitors will be primarily transported to the Site via bus and a total of 37 car parking spaces have been provided. Additionally, as required, overflow parking is available to the east of the proposed car parking area.
<i>C6 In the case of redevelopment or change of use within the B3 zone where there is no increase in gross floor area, no additional car parking spaces will be required, except in the following instances:</i> <ul style="list-style-type: none"><i>a. Outbuildings are proposed to be used in association with the development, or</i><i>b. A Traffic Impact Assessment (TIA) is required by Council for the development.</i>	N/A	The Subject Site is not located within the B3 zone pursuant to the WWLEP2010.
<i>C7 Variations to the parking requirements may be considered where minor alterations and additions are proposed and the changes do not encroach or reduce the current off-street parking spaces.</i>	N/A	The proposed car parking has been designed with consideration of the demand of the Site and the WWDCP2010 requirements, as detailed in the Traffic and Parking Report (Appendix X).
<i>C8 A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools</i>	N/A	Based on the existing use of the Site and scale of the proposed development, it is considered that a traffic and parking study is not required.



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<i>and other education uses including child care centres, business parks, hospitals, cinemas and gyms.</i>		
<i>C9 Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m².</i>	YES, ON MERIT	The proposed landscaping on the Site has been integrated into the proposed car parking design, to ensure it is sympathetic to the exiting character of the Site as identified in the Architectural Plans (Appendix 2) and Landscape Plans (Appendix 4).
<i>C10 Planting beds located within a car park are to have a subsoil drainage system connected into the stormwater system of the site.</i>	YES	It is understood that the proposed planting beds to be located within the car park include suitable drainage.
<i>C11 To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m, with shrubs and ground covers not to exceed 500mm in height.</i>	YES	Landscaping within the car parking area has been designed to be of appropriate dimensions given its location as identified in the Landscape Plans (Appendix 4).
Section 2.3 Landscaping		
<i>C1 A landscape plan is required for applications for:</i> <ul style="list-style-type: none">▪ Commercial and Industrial developments▪ Residential development (other than dwelling houses).	YES	A Landscape Plan has been prepared by Geoscapes to accompany this DA and can be found at Appendix 4 .
<i>C2 Natural features at the site, such as trees, rock outcrops, cliffs, ledges and indigenous species and vegetation communities are to be retained and incorporated into the design of the development.</i>	YES	The proposed Landscape Plan has been designed to be commensurate with the existing rural character of the area and species selected to integrate with the existing natural features and vegetation located on the Site. For further detail, refer to the Landscape Plans (Appendix 4).



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<i>C3 Use native and indigenous plants, especially low water consumption plants in preference to exotic species.</i>	YES	Suitable plants species have been selected for the proposed development as detailed in the Landscape Plans (Appendix 4).
<i>C4 Trees should be planted at the front and rear of properties to provide tree canopy.</i>	YES, ON MERIT	The proposed landscaping has been designed to retain existing trees, vegetation and landscaping where appropriate and only provide additional landscaping surrounding newly proposed elements. Accordingly, the proposal does not include the addition of many new trees at the front or the rear of properties.
<i>C5 Provide landscaping in the front and side setback areas, and on other parts of the site to improve the streetscape, soften the appearance of buildings and paved areas, and to provide visual screening.</i>	YES	Landscaping has been designed to be complement the existing landscaping and vegetation on the Site and to integrate with the proposed buildings on the Site.
<i>C6 Landscaping should provide shade in summer without reducing solar access in winter. Limited use of deciduous species is acceptable where used to achieve passive solar design.</i>	YES	Landscaping has been designed to be complement the existing landscaping and vegetation on the Site and to integrate with the proposed buildings on the Site.
Section 2.4 Signage		
<i>C1 All signage and structures must relate directly to the lawful approved or exempt land use being conducted on the land to which the signage or structure is to be displayed.</i>	YES	All proposed signage is in relation to the use of the Site for the purpose of a community facility.
<i>C2 Any sign or structure should reflect the architectural style of the building.</i>	YES	All proposed signage has been designed to complement the existing and proposed buildings located on the Site.
<i>C3 Signs should not obscure decorative forms or moulding and should observe a reasonable separation distance from the lines of windows, doors, parapets, piers and the like.</i>	YES	No signage would result in the obscuring of decorative forms or moulding and is provided at reasonable distance from the lines of windows, doors, parapets, piers and the like.
<i>C4 Signs should be of a size and proportion which complement the scale of the existing building as well as</i>	YES	All signage has been designed to be of suitable size and scale to complement the scale of the existing and proposed buildings.



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Proposed Upgrade of Existing Scout Camp Facility

759 – 757 Oura Road, Eunanoreenya (Lot 3, DP751405, Lot 179, DP1069230 and Lot 7004, DP1069230)

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<i>surrounding buildings and signs. Signs should not significantly affect the presentation of the existing façade of the building.</i>		
<i>C5 The scale of lettering should also be proportioned to the area of the signage panel to which it will be applied.</i>	YES	Lettering is proportioned to the area of the signage panel to which it will be located.
<i>C6 Must be securely fixed and maintained in a structurally adequate and safe manner.</i>	YES	All signage will be securely fixed and maintained in a structurally adequate and safe manner.
<i>C7 The colour used in the design of a sign or structure should complement the colour finish of the building to which it will relate.</i>	YES	The proposed signage has been designed to complement the colour and finish of the building to which it relates.
<i>C8 Corporate colours should be limited to the signage or.</i>	YES	Any corporate colours have been limited to signage.
<i>C9 The illumination of signage and structures by low set floodlighting is preferred, rather than the use of neon or boxed fluorescent lighting on buildings</i>	YES	Proposed illumination of signage is low set flood lighting.
<i>C10 The rationalisation of signage will be generally required where there is existing signage through the use of common directory pylon signs for multi-occupancy developments and by limiting the number of signs that may be erected on any one building or site</i>	YES	The proposed signage presents a rationalisation of signage on the Site and provides clear and coherent building identification and wayfinding on the Site.
<i>C11 A sign or structure must not endanger public safety or cause nuisance or a hazard by reason of its location, construction or design by either: (a) Emitting excessive glare or reflection from internal or external illumination or surface materials; (b) Obscuring the view of motorists or pedestrians;</i>	YES	The proposed signage will no endanger public safety or cause nuisance or a hazard by reason of its location, construction or design by any of the following ways identified within this control.



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<i>(c) Screening potentially hazardous road features; (d) Signage containing designs or messages which may either confuse or distract motorists.</i>		
Section 2.5 Safety and security		
<i>C1 Use good site planning to clearly define public, semi-public and private areas.</i>	N/A	The Site does not include public or semi-public areas.
<i>C2 Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.</i>	YES	Proposed entries to the Site along Oura Road have been designed to be clearly visible and identifiable as indicated in the Architectural Plans (Appendix 2).
<i>C3 Minimise blank walls along street frontages.</i>	YES	No blank walls are proposed along any street frontage as indicated in the Architectural Plans (refer to Appendix 2).
<i>C4 Avoid areas of potential concealment and 'blind' corners.</i>	YES	The proposed development would not result in the creation of area of concealment or 'blind' corners.
<i>C5 Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.</i>	YES	It is understood that lighting will be provided in accordance with the relevant Australian Standards.
<i>C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.</i>	YES	Proposed planting and fencing will not reduce the safety of users or compromise areas of natural surveillance.
<i>C7 Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.</i>	N/A	The proposed development does not include a pedestrian through route.



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<i>C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.</i>	N/A	The proposed development does not include public toilets or rest areas.
Section 4: Environmental Hazards and Management		
Section 4.1 Bushfire		
<i>C1 Applications are to satisfy the relevant provisions of Planning for Bush Fire Protection 2006 (or any later versions) and Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas.</i>	YES	The Subject Site is located on bush fire prone land. Accordingly, a Bushfire Hazard Existing SFPP Assessment has been provided at Appendix 10 .
<i>C2 Where required, a clear separation is to be provided between buildings and bushfire hazards in the form of a fuel-reduced Asset Protection Zone (APZ). In all cases the APZ is to be located wholly within the land zoned Residential. Refer to the requirements of Planning for Bush Fire Protection 2006.</i>		
Section 4.2 Flooding		
<i>C1 Essential community services are not suitable for location in any of the flood risk precincts other than Central Wagga where they are to be above the Probable Maximum Flood (PMF) level. For the purposes of this Section, essential community services include:</i> <div><i>▪ Community, information and education facilities which may provide an important role in notifying the</i></div>	YES	No essential community services are proposed to be located within a flood risk precinct



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<i>community of flood dangers or evacuation requirements during flood events.</i> <ul style="list-style-type: none">▪ <i>Emergency services facilities.</i>▪ <i>Health service facilities.</i>		
<i>C2 Critical utilities are to be located on land above the PMF level in all precincts. For the purposes of this Section critical utilities include:</i> <ul style="list-style-type: none">▪ <i>Child care centres.</i>▪ <i>Educational establishments.</i>▪ <i>Electricity generating works.</i>▪ <i>Liquid fuel depots.</i>▪ <i>Offensive or hazardous industries.</i>▪ <i>Public utility undertakings (including generating works</i>▪ <i>which are essential to evacuation during periods of flood, or</i>▪ <i>if flood affected would unreasonably affect the ability of the community to return to normal activities after flood events).</i>▪ <i>Research stations.</i>▪ <i>Seniors living.</i>▪ <i>Telecommunications facilities and networks.</i>	N/A	The proposed development does not contain any critical utilities.
Development at Gumly, Oura and Collingullie (Flood affected land) <i>C15 Seniors living housing is not suitable on flood prone land at Gumly, Oura or Collingullie.</i>	N/A	The proposed development does not comprise seniors living housing.



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<i>C16 Existing dwellings can be replaced, but if in a “high hazard” area must be relocated to a location where the overall flood risk is less (being of lower hazard and/or better access) if available on the property.</i>	N/A	There are no existing or proposed dwellings located on the Site.
<i>C17 Additions to existing habitable dwellings shall be limited to 50m² where the existing floor level is subject to flooding.</i>	N/A	The proposed development does not include additions to existing habitable dwellings.
<i>C18 Residential dwellings are not to be located in high hazard areas.</i>	N/A	No dwellings are proposed as part of this development.
<i>C19 Development in the flood affected lands at Gumly, Oura and Collingullie is to comply with the provisions of Table 4.2.4.</i>	YES	The proposed development has been designed to be at a freeboard height of 500 mm above the 1 % AEP level.
Section 5: Natural Resource and Landscape Management		
5.4 Environmentally sensitive land		
Natural Resources Sensitivity – land <i>C7 An application for development consent on land identified as a “Sensitive area” on the Natural Resources Sensitivity Map – Land shall be accompanied by an environmental or geotechnical assessment that addresses the potential for any adverse impact on land:</i> <i>(a) with a slope greater than 25%, or</i> <i>(b) with a high proportion of rock outcropping, or</i> <i>(c) subject to high erosion potential, or</i> <i>(d) subject to soil salinity or impeded drainage, or</i>	YES	A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.



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<p><i>(e) subject to regular or permanent inundation.</i></p> <p><i>C8 To ensure that the Guidelines for Managing Urban Stormwater - Soils and Construction Volume @ A Installation of Services are followed to imitate soil erosion. (http://environment.nsw.gov.au/resources/stormwater/0801soilc_onststorm2a.pdf)</i></p>		
<p><i>C9 Any soil disturbance within the E2 and the E4 Zones or "sensitive land - land" overlay area should be rehabilitated using native grasses and forbs.</i></p>	N/A	Pursuant to the WWLEP2010, the Subject Site is not located on land within the E2 or E4 zones.
<p>Natural Resources Sensitivity - waterways</p> <p><i>C10 An application for development consent on land identified as a "Sensitive area" on the Natural Resources Sensitivity Map - Water or situated within 40m of the bank or shore (measured horizontally from the top of the bank or shore), of a waterway on land identified on the Natural Resources Sensitivity Map - Water shall be accompanied by a report that addresses the following:</i></p> <p><i>(a) identification of any potential adverse impact on any of the following:</i></p> <p><i>(i) water quality within the waterway,</i></p> <p><i>(ii) aquatic and riparian habitats and ecosystems,</i></p> <p><i>(iii) stability of the bed, shore and banks of the waterway,</i></p> <p><i>(iv) the free passage of fish and other aquatic organisms within or along the waterway,</i></p>	YES	<p>The Subject Site is identified as containing land identified as a 'sensitive area' on the Natural Resources Sensitivity Map - Water (refer to Figure 10 of the Statement of Environmental Effects (SEE)).</p> <p>A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.</p>



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<p>(v) <i>habitat of any threatened species, population or ecological community,</i></p> <p>(b) <i>the likelihood that the development will increase water extraction from the waterway for domestic or stock use and the potential impact of any extraction on the waterway,</i></p> <p>(c) <i>a description of all proposed measures that may be undertaken to ameliorate any potential adverse impact.</i></p>		
<p>C11 The construction of septic systems is to be consistent with the "Environment and Health Protection Guidelines - On-site Sewerage Management for Single Households", 1998.</p>	YES	<p>The proposed development includes the construction of septic systems. These are detailed within the Soil and Site Assessment for Onsite Wastewater Disposal (Appendix 11).</p>
<p>Natural Resources Sensitivity - groundwater</p> <p>C12 An application for development consent on land identified as a "Sensitive area" on the Natural Resources Sensitivity Map - Water, for development specified in Clause 7.6 (4) of the LEP, shall be accompanied by a report or documentation that:</p> <p>(a) <i>addresses potential impacts upon:</i></p> <p>(i) <i>existing groundwater sources, and</i></p> <p>(ii) <i>future extraction from groundwater sources for domestic and stock water supplies.</i></p> <p>(b) <i>demonstrates that the development is designed to prevent adverse environmental impacts, including exacerbation of salinity and the risk of</i></p>	YES	<p>The Subject Site is identified as containing land identified as a 'sensitive area' on the Natural Resources Sensitivity Map - Water (refer to Figure 10 of the Statement of Environmental Effects (SEE)).</p> <p>A Flora and Fauna Report is currently being prepared and will be provided to accompany this DA.</p>



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<i>contamination of groundwater sources from on-site storage or disposal facilities.</i>		
<i>C13 The construction of septic systems should be consistent with the “Environment and Health Protection Guidelines – On-site Sewerage Management for Single Households”, 1998.</i>	YES	The proposed development includes the construction of septic systems. These are detailed within the Soil and Site Assessment for Onsite Wastewater Disposal (Appendix 11).
Section 8: Rural Development		
8.1 Development in rural areas		
<i>C1 Uses are to be compatible with the character of the locality in terms of buildings, structures and the nature of operations.</i>	YES	The proposed development has been designed to be commensurate with the existing rural character of the area as identified within the Architectural Plans (Appendix 2).
<i>C2 Provide adequate buffer areas and setbacks to minimise potential conflicts with adjoining lawful land uses. Where there is potential for a conflict between land uses, priority will be given to the existing productive use.</i>	YES	Adequate buffer areas and setbacks have been provided as part of this development. Accordingly, the proposal will not result in any land use conflict between neighbouring sites.
<i>C3 Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.</i>	YES	The proposed built form and landscaping have been designed to ensure the proposal is sympathetic to the existing character of the area and is of similar bulk and scale to the existing buildings on the Site.
<i>C4 Uses must be capable of operating within capacities of available existing services.</i>	YES	The proposed development can successfully augment existing available services to ensure the successful operation of the Site.



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<i>C5 Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.</i>	YES	Additional car parking and improved access is proposed as part of this development located on the southern side of the Site as indicated on the Architectural Plans (Appendix 2).
<i>C6 In the case of larger projects Council may require the applicant to demonstrate that the roads in the locality are of satisfactory construction and condition to accommodate the size, weight and volume of vehicles that could be generated by the use, and that the local traffic conditions are suitable.</i>	YES	It is understood that Oura Road is of satisfactory construction and condition to support the proposed development.
<i>C7 Provide satisfactory arrangements for storage and disposal of waste.</i>	YES	<p>No changes to the existing waste management processes on the site are proposed as part of this development. As indicated in the Plan of Management (Appendix 6):</p> <ul style="list-style-type: none">▪ Waste will be stored in a dedicated area on site and be clearly identified▪ Large waste collection bins including recycling stations will be provided for▪ Waste is currently collected weekly and this will remain the case post construction, unless a large activity warrants a more regular collection▪ The site will employ cleaners to support ongoing presentation of the Site



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Section 12: Specific Uses and Developments		
12.3 Development on land zoned for public recreation (RE1)		
<i>C1 Applications for development in public reserves and parks are to demonstrate that there is a need for the proposed use or facility.</i>	N/A	The Subject Site is not identified as a public reserve or park. Notwithstanding, the proposed upgrade to the Subject Site does present community benefit through the provision of a high-quality Community Facility to be operated by Scouts NSW.
<i>C2 Developments are to consider the need for public recreation areas to serve the immediately adjoining area, taking into consideration any changing demographics of the area.</i>	YES	The proposed development supports the ongoing use of the Site for the purpose of a community facility.
<i>C3 Design to complement the public recreation area and adjoining land uses.</i>	YES	The proposed development supports the ongoing use of the Site for the purpose of a community facility.
<i>C4 All works to be consistent with any Plan of Management or public recreation strategy.</i>	N/A	It is understood that there is no Plan of Management or public recreation strategy that relates to the Site.

