

Draft Amendments to the Albury Development Control Plan

Part 19 - Thurgoona-Wirlinga Precinct

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19.1. Introduction

19.1.1. Land to which this part applies

This part applies to the land bound in red in Figure 19-1 and is known as the Thurgoona Wirlinga Precinct (the Precinct).

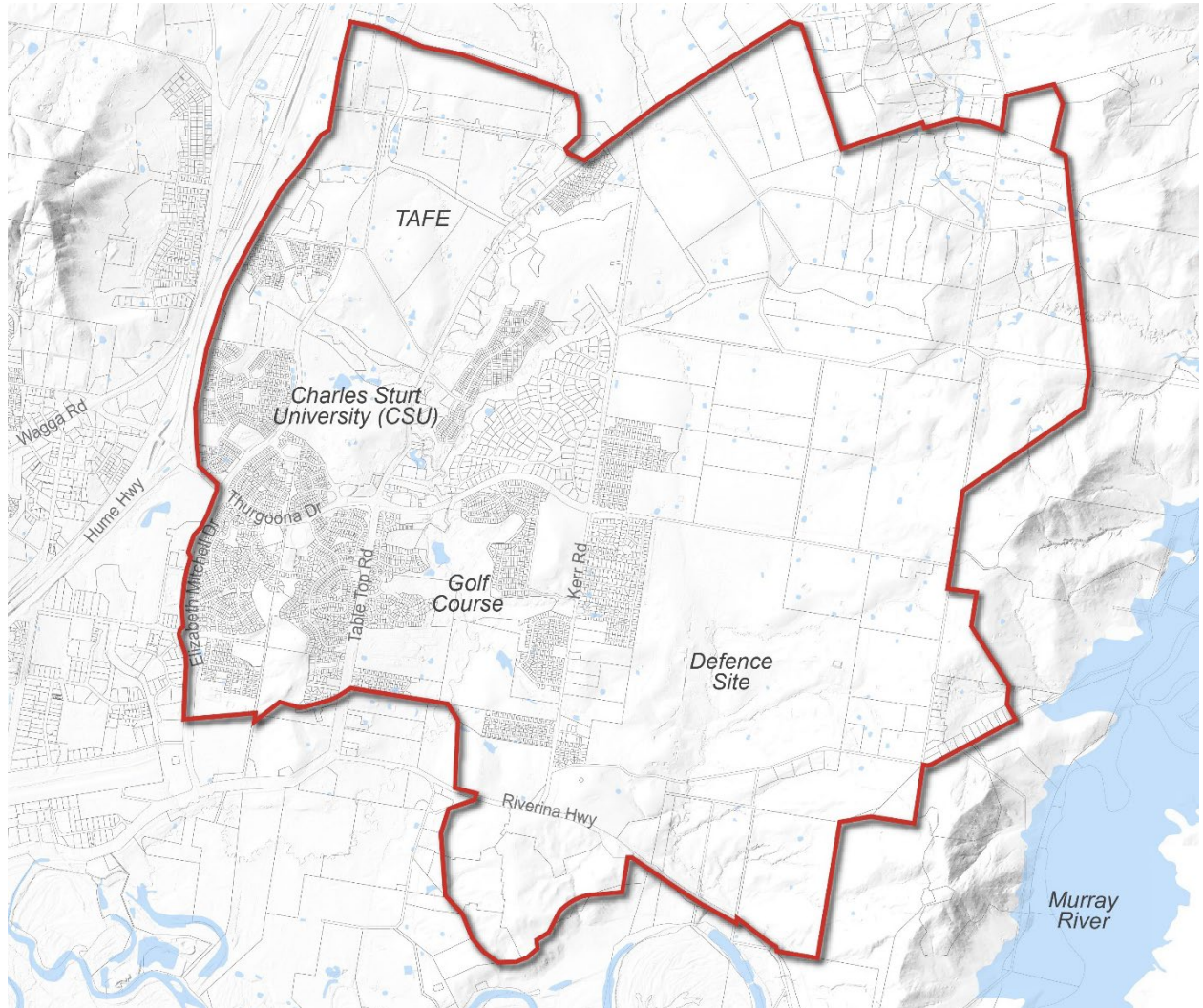


Figure 19-1 Land to which this part applies is shown outlined in red and is referred to as the Thurgoona Wirlinga Precinct.

19.1.2. Aims of this part

The aims of this part are to:

1. Support the objectives of the *Albury Local Environmental Plan 2010*.
2. Facilitate sustainable and orderly urban development in accordance with the *Thurgoona Wirlinga Precinct Structure Plan 2025*.

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19.1.3. Objectives

The objectives of this part are to ensure:

1. A hierarchy of connected neighbourhoods focussed on neighbourhood and village centres that provide a variety of employment, housing types, sizes and densities, open spaces and community infrastructure to meet the needs of communities.
2. The movement network provides efficient and attractive tree-lined streets, with an emphasis on priority for people who walk or ride, and access to public transport.
3. Development occurs in an appropriate sequence with adequate supporting infrastructure.
4. The protection, maintenance or improvement in biodiversity and natural ecosystems.
5. Water quality and stormwater flow are improved and managed through water-sensitive urban design, on-site measures and detention basins where required.
6. Risk from flooding, bushfire, drought and urban heat is reduced, managed or mitigated.

19.1.4. Relationship with other plans and policies

This part must be read in conjunction with any environmental planning instrument applying to the land, any relevant contributions plan or Planning Agreement and the relevant parts of this DCP.

In the event of any inconsistency between this part and another provision in this DCP, the requirements of this part prevail.

Where a specific issue is not addressed in this part, reference should be made to the relevant parts of this DCP.

19.2. Vision

The Thurgoona Wirlinga Precinct is transitioning from a car-centric, low-density, dispersed pattern to connected neighbourhoods focussed around neighbourhood and village centres that are fully integrated with nature.

Principles of the Structure Plan

Heritage and environment

1. Protect and restore biodiversity:
 - a. Recognise and protect existing areas of significant biodiversity, including waterways, wetland environments and land-based habitats.
 - b. Prevent habitat fragmentation.
2. Connected habitat:
 - a. Identify key environmental corridors to protect fauna movements east-west and north-south.
 - b. Support fauna movement between critical habitats.
3. Create room for water:
 - a. Recognise the value of water in the landscape.
 - b. Support multifunctional stormwater infrastructure for improved management of flood prone lands.
 - c. Provide habitat for sensitive species.

Transport and movement

1. Green movement corridors:
 - a. Provide movement choice aligned with Blue-green corridors.
 - b. Respond to the existing character of Thurgoona Wirlinga – city in nature.
 - c. Provide movement aligned with amenity.

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2. Green movement corridors:
 - a. Expand the existing and active transport network.
 - b. Provide active transport links aligned with Blue-green networks for amenity.
 - c. Provide connection to Lake Hume and Murray River, and key community destinations.

Community infrastructure, and urban centres (neighbourhood and village centres)

1. Cluster community assets for maximum benefit:
 - a. Create walkable neighbourhoods where schools, community services, and open spaces are co-located for easy access, community building and improving health and wellbeing.
 - b. Strategically locate social infrastructure near neighbourhood and village centres to create integrated community hubs with convenient access to services.
2. Co-locate Assets with Nature and Connectivity:
 - a. Co-locate community facilities, sports spaces, and parks with natural assets to integrate the environment into daily life.
 - b. Enhance aesthetic appeal and promote a deeper connection to nature, improving mental and physical well-being.
3. Focus on Areas of Potential Change for Delivery:
 - a. Prioritise infrastructure and services in areas with the greatest potential for change, ensuring early delivery to meet pressing needs.
 - b. Collaborate with State agencies and landowners to align infrastructure development with community needs and growth strategy.

Housing densities and character

1. Locate density around neighbourhood and village centres, green space, and amenity:
 - a. Concentrate housing density near planned neighbourhood and village centres, green spaces, and amenities to ensure easy access to essential services and recreational opportunities.
 - b. Create a clear transition from high-density to lower-density areas to maintain a balanced and diverse urban landscape.
2. Enhance Natural Character:
 - a. Surround residential areas with accessible natural open spaces to promote well-being and foster a connection with the environment.
 - b. Retain views of nature throughout the Precinct and protect environmental corridors to preserve biodiversity and the area's natural identity for future generations.

19.3. Development intent and outcomes

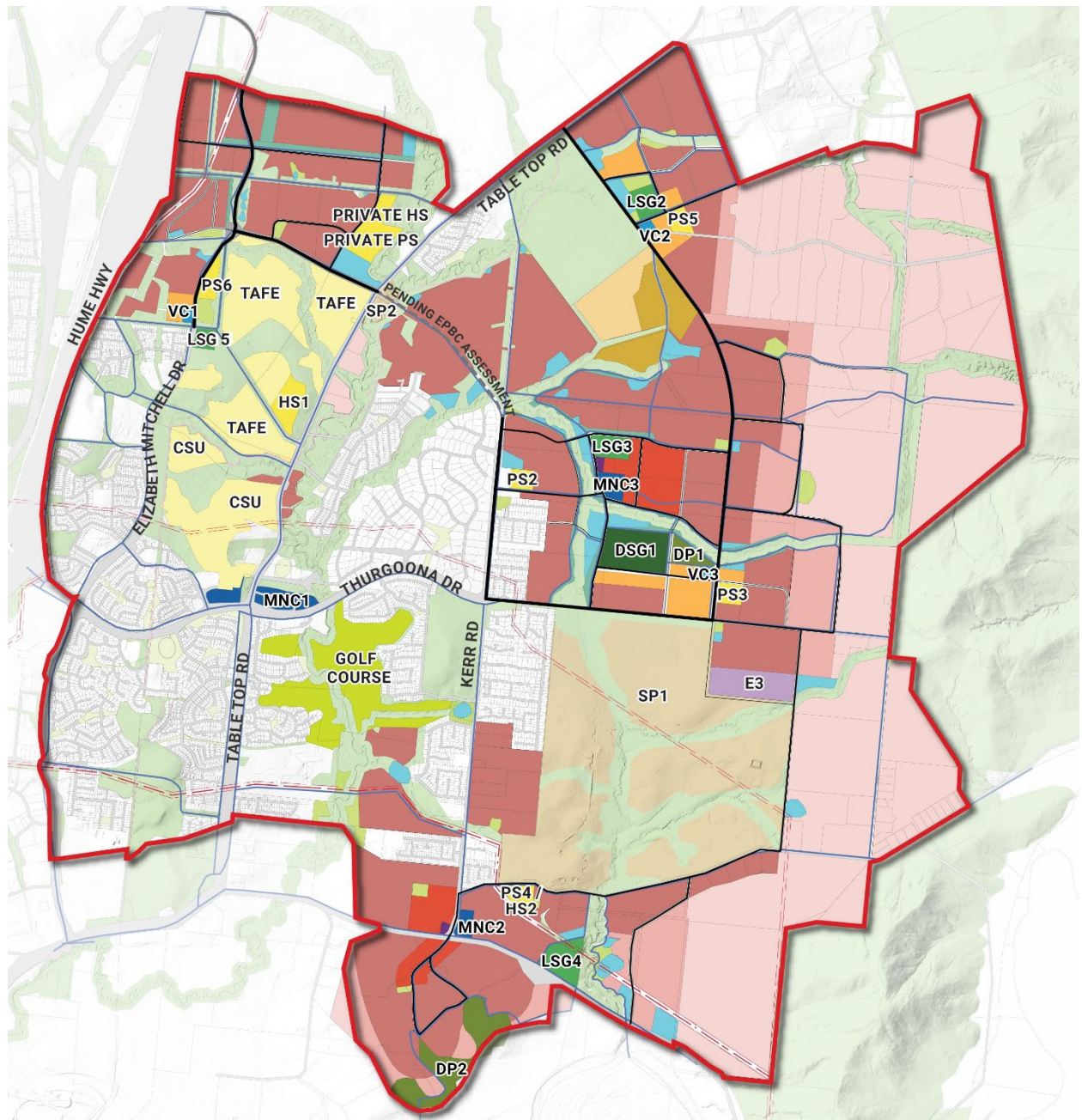
Objectives

1. Ensure that development occurs in a coordinated manner consistent with the vision, desired future character and Thurgoona Wirringa Indicative Layout Plan (ILP).

Controls

1. Development is to be consistent with the vision and desired future character of this part and undertaken generally in accordance with the Indicative Layout Plan (ILP) as shown in Figure 19-2. Development that varies from the ILP must demonstrate consistencies with the principles of the Structure Plan, Part 19.2.

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LEGEND

- Precinct boundary
- Existing Lots
- TRANSPORT**
- Existing Roads
- - - Pending EPBC Assessment
- Proposed Main Roads
- Proposed Main Streets
- Proposed Local Streets
- Proposed Active Links
- - - Hume Hovell Track

LAND USE

- General Residential
- Low Density Residential
- Large Lot Residential
- Environmental Living
- Environmental Management
- Education
- Village Centre Residential
- Major Neighbourhood
- Centre Residential
- Major Neighbourhood Centre
- Village Centre
- Mixed Use
- Special Activities (SP1 and SP2)
- Urban Services (E3)
- Conservation Zoned Land
- District Sports Ground
- Local Sports Ground
- District Park
- Local Recreational Park
- Linear Park
- Existing Parks
- Golf Course
- Drainage Basins (Thurgoona Wirringa Drainage Strategy)
- Major Electricity Lines

Figure 19-2 Indicative Layout Plan

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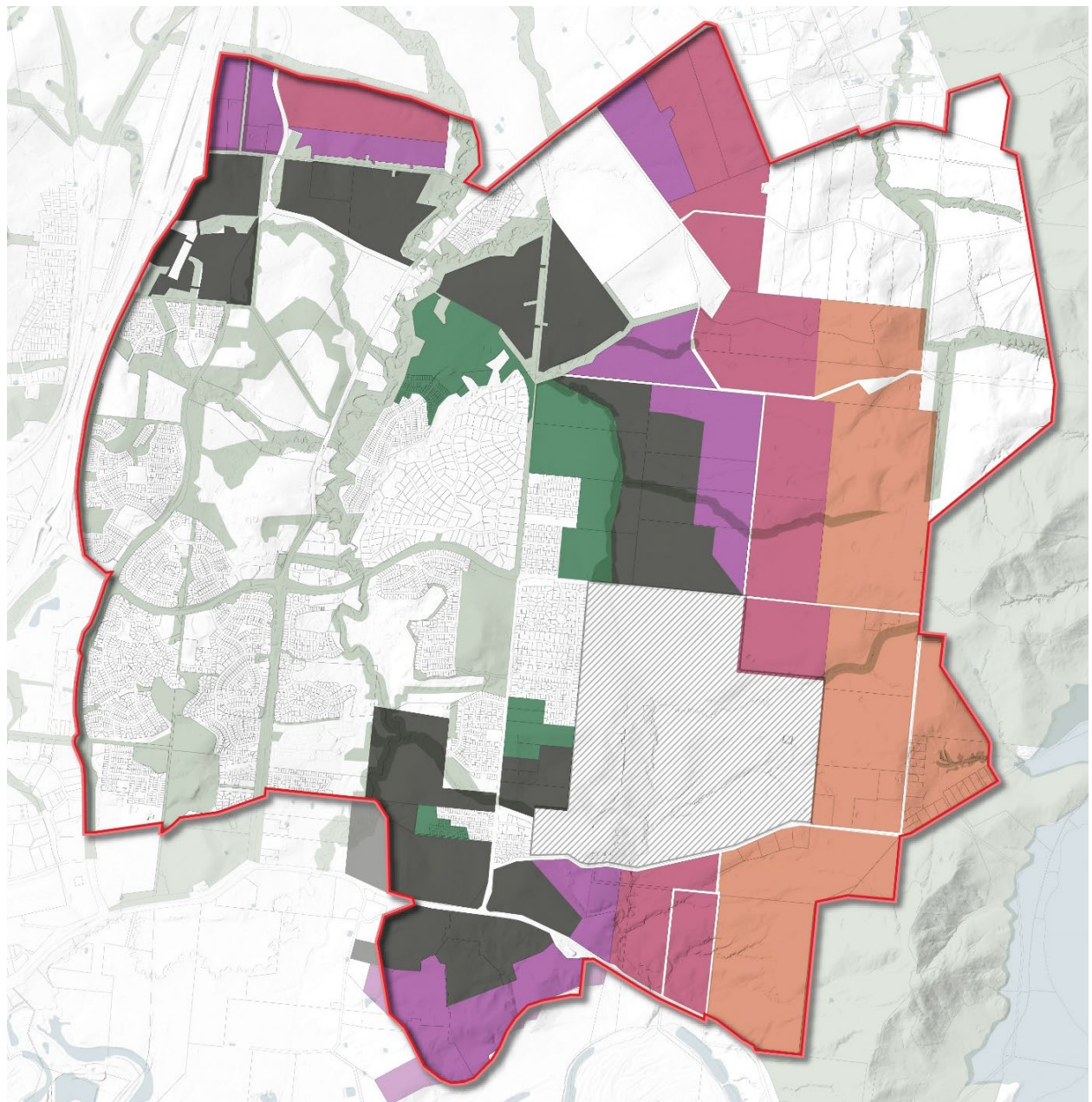
19.3.1. Infrastructure sequencing and development staging

Objectives

1. Ensure the development proceeds in an orderly and efficient sequence, aligned with the efficient delivery of necessary supporting infrastructure.

Controls

1. The sequencing of development is to be generally in accordance with the Development Staging Plan as shown in Figure 19-3. Where development in a later stage is proposed out of sequence, the applicant is required to demonstrate, to the satisfaction of the consent authority, alignment with *AlburyCity's Funding Water and Wastewater Infrastructure for Out of Sequence Development Policy* and that arrangements have been made for all other essential services and infrastructure to be provided when required and at no additional cost to Council, NSW Government and utilities authorities.
2. Supporting infrastructure required to service the development proposal is to demonstrate anticipation of future development adjacent to and linked to the site.
3. Each development application within each stage of development is to demonstrate sufficient capacity or provision of infrastructure necessary to service the development. This includes, but is not limited to:
 - a. Electricity;
 - b. Water and wastewater;
 - c. Stormwater drainage; and
 - d. Traffic and transport infrastructure.



LEGEND

 Precinct boundary

LAND USE STAGING

 Served (2025)
 2025-2035
 2035-2045
 2045-2055
 2055-2065

Figure 19-3 Development staging plan

19.3.2. Transport and street network

Objectives

1. Establish a clear street hierarchy and permeable network of streets that promote safe, efficient and sustainable movement for all users.
2. Encourage a hierarchy of street types that support multiple activities and respond to their location and function.
3. Maximise tree canopy cover utilising street tree plantings in all streets.
4. Ensure that the development of Thurgoona and Wurlinga is based on a coordinated, integrated hierarchy of streets that connect people and places within the Precinct to people and places beyond the Precinct.
5. Ensure sufficient carriageway and verge widths are provided to allow streets to perform their designated functions with the street network and to support street tree planting and landscaping.
6. Ensure that streets are designed to accommodate the needs of all users, prioritising active transport.
7. Ensure that the street network enhances public life within Thurgoona and Wurlinga through the prioritisation of space within road corridors appropriate to the role and function of each street.

Controls

1. The street network is to be provided generally in accordance with Figure 19-4 and the relevant street cross sections for centres, and the *AlburyCity Engineering and Environment Guidelines*.
2. Establish a permeable street network based on a modified grid system.
3. Provide space for people walking and riding to reduce travel distances in accordance with the *AlburyCity Engineering and Environment Guidelines*.
4. Maximise connectivity between residential areas, open space, community facilities and the neighbourhood and village centres.
5. Sympathetically respond to the topography and retain significant vegetation.
6. Provide frontage to, and maximise surveillance of, open space and riparian corridors.
7. Perimeter streets adjacent to bushland are to incorporate bus/emergency capable travel lanes and provide for Asset Protection Zones (APZ) within the road reserve.

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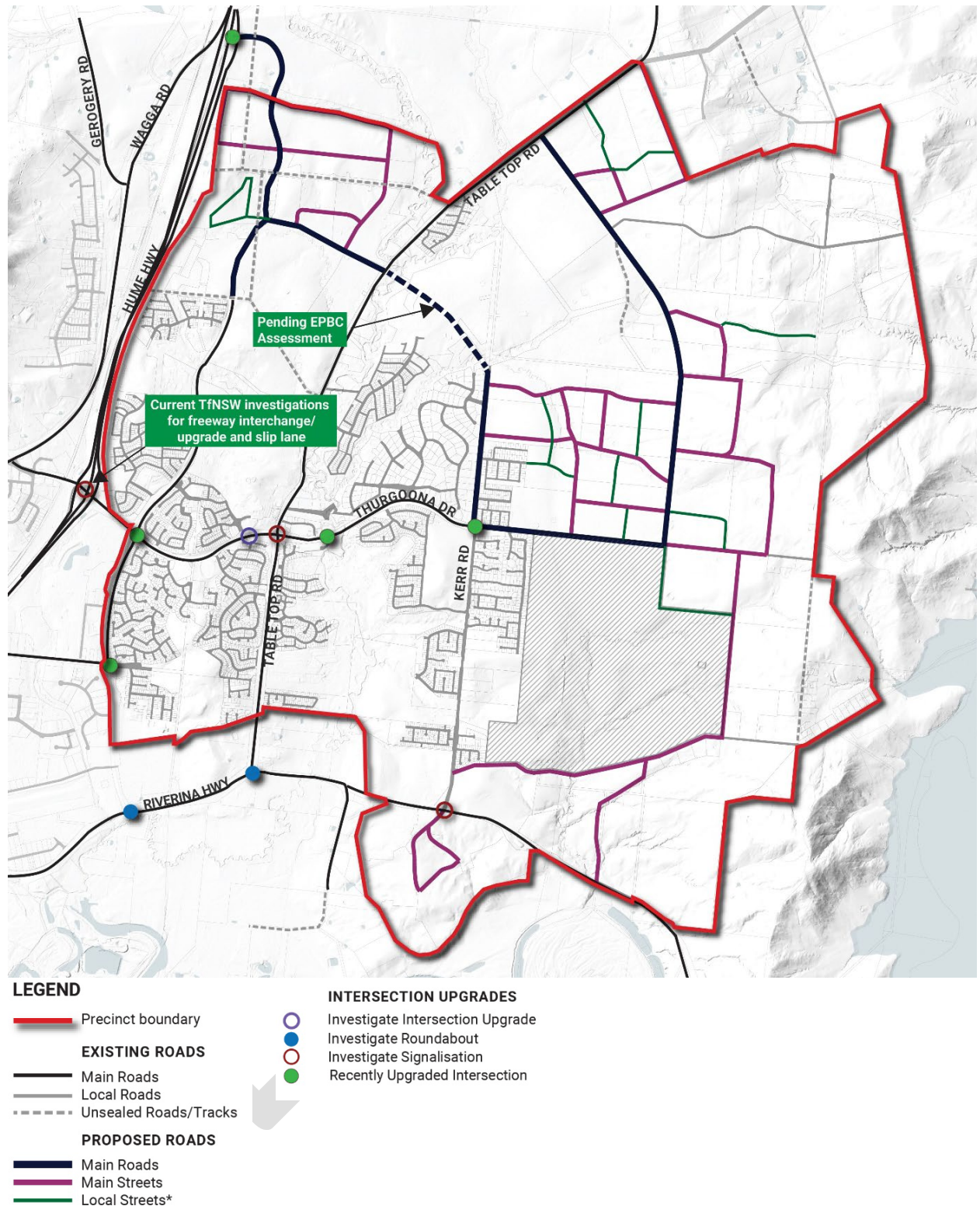


Figure 19-4 Transport and Streets Network

ALBURY DCP PART 19 – URBAN RELEASE AREAS

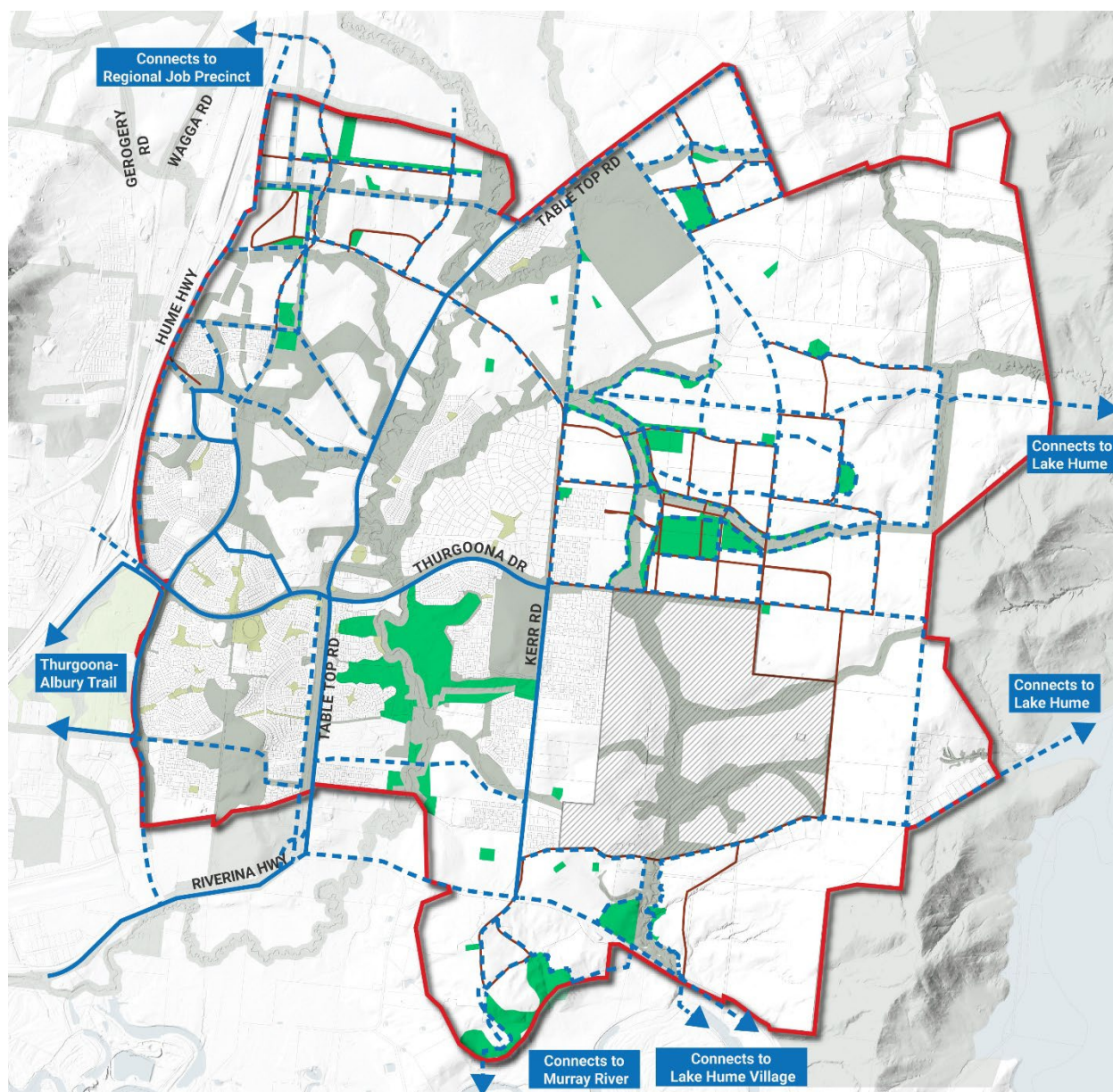
19.3.3. Active transport network

Objectives

1. Provide a convenient, efficient and safe network for people who walk and ride to and from shops and centres, public transport, schools, community facilities, and open space area in the Precinct.
2. Integrate paths for people who walk and ride into the design of new and upgraded streets, open spaces and Blue-green corridors, where practical.

Controls

1. Paths for people who walk and ride are to be provided in accordance with the Active Transport Network Figure 19-5.
2. Safe crossings for people who walk and ride shall be provided at the intersections identified in Figure 19-4 Transport and Streets Network, with clear signage and adequate visibility.
3. The active transport network and facilities are to be designed to be fully accessible by all in terms of access points and gradients, in accordance with Australian Standard AS 1428:1-4 *Design for access and mobility* and relevant Austroads Guidelines.



LEGEND

- Precinct boundary
- Existing Parks
- Future Open Space
- Private Recreation
- Conservation Zones
- Defence Site
- Proposed Roads
- Existing Active Transport Links
- - - Future Active Transport Links

Figure 19-5 Active Transport Network

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19.3.4. Biodiversity and riparian corridors

Objectives

1. Protect, maintain and improve the biodiversity values and functions of watercourses, riparian corridors and open space.
2. Protect and improve habitat for threatened species and threatened ecological communities and the connections between that habitat.
3. Maintain, enhance or create biodiversity connectivity through the urban environment.
4. Develop land consistent with the intended outcomes of Biodiversity Certification in the *Albury Local Environmental Plan 2010* under the *Threatened Species Conservation Act 1995*, as amended.

Controls

1. Any vegetation clearing is to be undertaken in accordance with *Part 5 - Vegetation Management* of the Albury DCP.
2. Development is to be designed to retain habitat for threatened species and threatened ecological communities.
3. Development applications for subdivision must identify any existing habitat corridors within or adjoining the site and demonstrate how the proposal has been designed to avoid and minimise negative impacts on the ecological function of the corridor. Applications should reference and align with relevant local conservation strategies.
4. The identified Blue-green corridors in Figure 19-6 (which incorporate a linear park with an adjacent waterway/environmental land) must have a minimum width of 100 metres.
5. Development applications on land that adjoins or contains a Conservation Zone or that proposes retention of habitat, must include a Vegetation Management Plan (VMP). The VMP must demonstrate how management and rehabilitation will be undertaken in a manner consistent with relevant local conservation strategies and the *South-West Slopes Revegetation Guide* or other requirements, to the satisfaction of Council. The Vegetation Management Plan is to include:
 - a. Identification of direct and indirect impacts, to any habitat, corridor or waterway, along with measures to avoid, minimise and mitigate impacts;
 - b. Revegetation and habitat enhancement plans where works are proposed within the corridor;
 - c. Details of how public access will be provided, managed and restricted as appropriate.
6. Details of any landscaping required to manage the interface between the proposed development and the corridor/habitat including fencing, planting and signs.

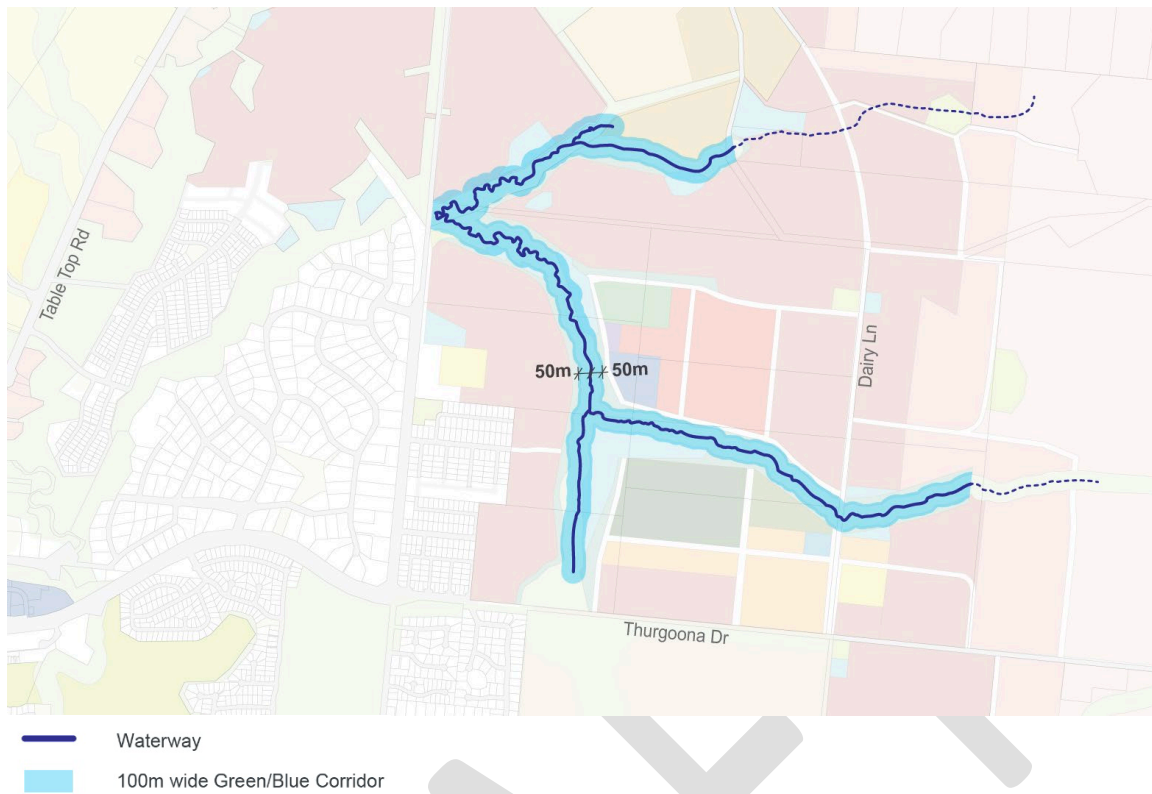


Figure 19-6 Blue-green network corridors with a minimum width of 100 metres.

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19.3.5. Bush fire management

Objectives

1. Minimise risk to life, property and the environment in the event of a bushfire.
2. Ensure that all development on bushfire prone land makes adequate provision for access for emergency personnel, vehicles and equipment, and for emergency evacuation.
3. Balance the risk of bushfire to life and property with the other aims, objectives and controls in this part, including the need to maintain and improve vegetation.

Controls

1. A Bush Fire Assessment Report, prepared in accordance with *Planning for Bush Fire Protection*, published by NSW Rural Fire Service, must accompany all development applications on land identified as bushfire prone land. Relevant aspects of the *Southern Border Bush Fire Risk Management Plan* are to be incorporated.
2. Land and corridors that are subject to revegetation and rehabilitation must be assessed based on mature fuel load.
3. Streets within subdivision development applications on bushfire prone land, must comply with the design provisions of *Planning for Bush Fire Protection* and the *AlburyCity Engineering and Environment Guidelines*. Where inconsistencies arise, *Planning for Bush Fire Protection* prevails.
4. Asset Protection Zones for development must be wholly within residential and employment zoned land, and are to be maintained in a low fuel condition in accordance with *Planning for Bush Fire Protection*.
5. The provision of interim Asset Protection Zones are to be identified where relevant as part of staged development.

19.3.6. Flood risk management

Objectives

1. Ensure development in the floodplain is consistent with the *NSW Flood Prone Land Policy* and principles in the *NSW Government Flood Risk Management Manual*.
2. Minimise the flood risk to life and property associated with the use of land.
3. Allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change.
4. Avoid adverse or cumulative impacts of flood behaviour and the environment.
5. Enable safe occupation and efficient evacuation of people in the event of a flood.

Controls

1. Development must comply with Schedule 1: Land Use Categories in Appendix A of Part 19.
2. Comply with the prescriptive flood related development controls in Schedules 2A – Mainstream Flooding and 2B – Major Overland Flow in Appendix A of Part 19.
3. The following additional flood related controls apply to development applications for subdivision:
 - a. Finished surface levels in individual R1 – General Residential zoned allotments no lower than adjacent peak 1% AEP flood levels in adjacent receiving drainage lines and watercourses, plus 0.5 m freeboard.
 - b. Designated overland flow paths are to be sized to prevent flow from discharging into individual allotments for all storms up to 1% AEP in intensity. This includes flow conveyed in road reserves.
 - c. Streets are to be located above the Mainstream Flooding peak 1% AEP flood level plus 0.5 m freeboard. The design of the street network for individual subdivisions is to ensure that there is rising road access to a suitably sized area of flood free land.

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- d. Pedestrian and cycle pathways and open space may be located on land that is inundated in a 1% AEP flood provided the flood hazard categorisation does not exceed H2 as set out in the latest edition of *Australian Rainfall and Runoff Guidebook*.
4. Depending on the scale and location of the development, Council may require a Flood Impact Risk Assessment (FIRA) to be undertaken in a manner that is consistent with the latest edition of *Australian Rainfall and Runoff* and the NSW Government's *Flood Risk Management Guideline LU01 - Flood Impact and Risk Assessment*.
5. Proposals to modify a Flood Planning Constraint Category must be supported by a Flood Impact Risk Assessment (FIRA) and demonstrate consistency with the flood related objectives of the *Albury Local Environmental Plan 2010* and this section of the DCP.
6. Development applications in the flood planning area are to be submitted in accordance with the application requirements in Appendix A of DCP Part 19.

19.3.7. Fencing in flood affected areas

Objectives

1. Ensure fencing does not obstruct or alter flood behaviour resulting in significant adverse impacts to surrounding properties, land uses and infrastructure.
2. Ensure fencing does not pose a safety risk during a flood event.

Controls

1. Any proposed fencing on land identified in Appendix A of DCP Part 19 as Flood Planning Constraint Category 1 and 2 must demonstrate that new or replacement fencing will not obstruct the passage of floodwaters. Fencing must be:
 - a. a rural, pool/louvre style or a collapsible, hinged design; and
 - b. designed to allow the equalisation of floodwater on either side of the fence.
 - c. configured to minimise the potential for flood debris to become trapped.
2. Any new or replacement fencing on land identified in Appendix A of DCP Part 19 as Flood Planning Constraint Category 1 and 2 that does not comply with Control 1 must be certified by a hydraulic engineer, confirming that the fencing will either collapse in a controlled manner or withstand the 1% AEP hydrodynamic forces.

19.3.8. Stormwater management

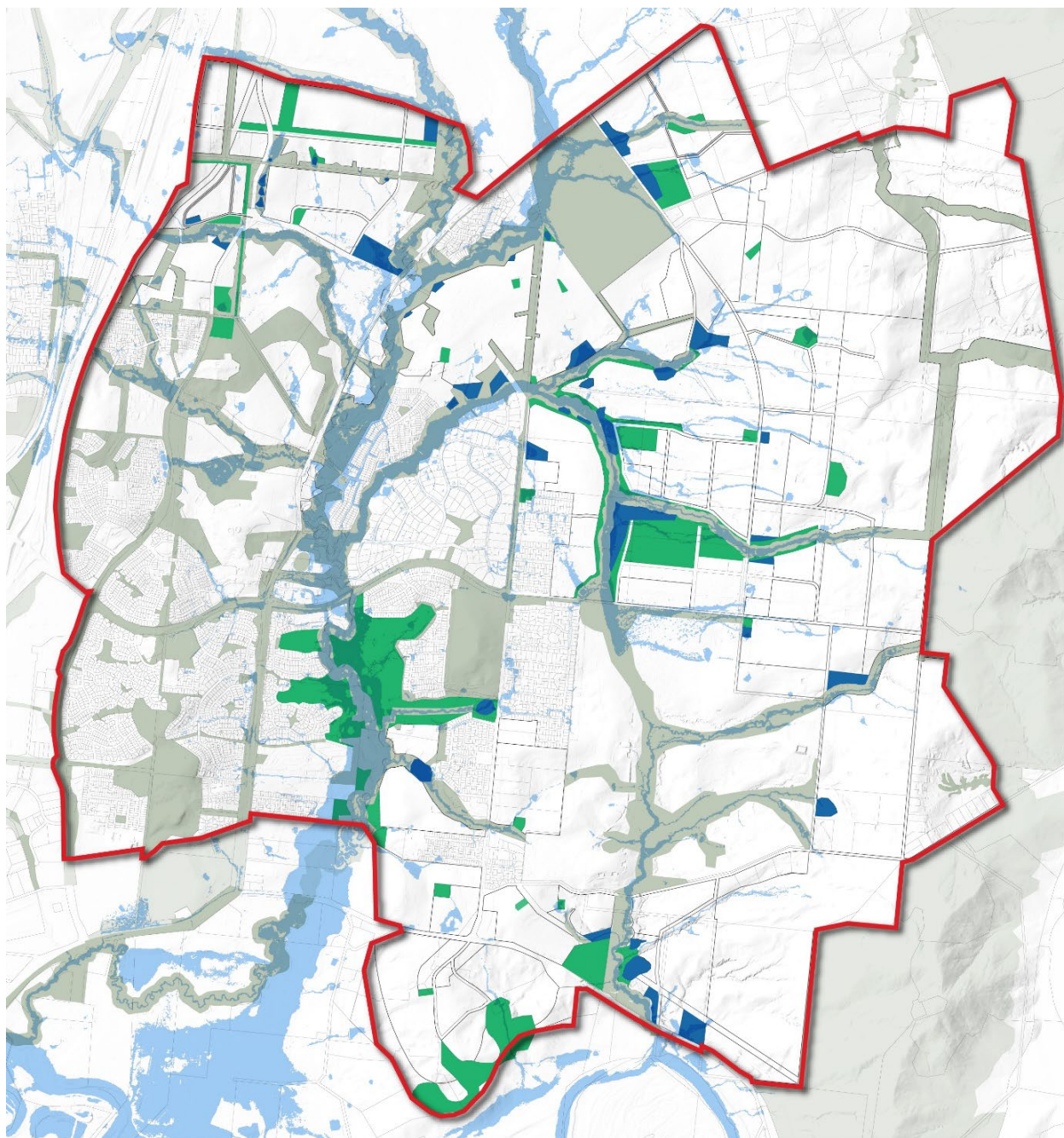
Objectives

1. Protect the local environment by ensuring development does not cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of creek banks or watercourses.
2. Ensure the quality of stormwater discharged from urban areas into the environment complies with the appropriate standards.
3. Ensure that the water cycle management infrastructure is cost-effective and maintainable considering whole-of -life cycle costs and ease of maintenance.
4. Contribute to maintaining a viable Sloane's Froglet (*Crinia sloanei*) population by creating breeding habitat.
5. Integrate water-sensitive urban design features into the landscape and urban areas to treat and hold water and enhance amenity.
6. Maintain and enhance the quality of natural water bodies.

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Controls

1. Management of 'minor' flows and 'major' flows is to be in accordance with the *AlburyCity Engineering and Environment Guidelines*.
2. All new development must connect to a receiving drainage line via the network in accordance with the *AlburyCity Engineering and Environment Guidelines*.
3. A Stormwater Management Plan must be submitted with a development application for development that changes the impervious area of a site demonstrating how the proposed development achieves the objectives and controls set out in this section of the DCP.
4. Stormwater detention is to reduce post-development peak flows in each receiving drainage line to less than pre-development levels for all storms up to 1% AEP in intensity with allowance for climate change. Applications for subdivisions, dual occupancies, multi-residential dwellings and commercial/industrial development must consider the following:
 - a. Post developed 10%, 5% and 1% AEP peak flows must be maintained at pre-development levels through the provision of suitably configured single or multi-use stormwater detention basins.
 - b. The various elements of the stormwater drainage system, including stormwater detention basins are to be sized by application of the design rainfall intensity and loss related upscaling factors that are provided in the ARR Data Hub of the Year 2030 and Shared Socioeconomic Pathway (SSP) 2-4.5 conditions.
 - c. Provide the location of stormwater detention basins generally in accordance with Figure 19-7 and the *AlburyCity Thurgoona Wirlinga Drainage Strategy 2020* but may be altered subject to agreement by Council.
 - d. Stormwater detention basins are to be sized to cater for runoff generated by a fully developed upstream catchment as per the land use zoning in the Thurgoona Wirlinga Precinct Structure Plan 2025.
 - e. Stormwater detention basins must comply with the Guidelines for riparian corridor waterfront land of the Water Management Act 2000.
5. Where development is carried out prior to completion of trunk drainage works, temporary on-site facilities must control the rate of flow in each receiving drainage line to pre-development levels in accordance with the requirements set out under Control 1.
6. The following additional stormwater management controls apply to development applications relating to subdivisions:
 - a. Stormwater is to be managed primarily through a gravity network of pipes and overland flows generally following streets where flow volumes exceed the capacity of pipes in accordance with the *AlburyCity Engineering and Environment Guidelines*.
 - b. Suitable habitat is to be provided for the Sloane's Froglet (*Crinia sloanei*) in accordance with the requirements set out in the *Sloane's Froglet Stormwater Wetland Design Guidelines*.
 - c. The entire development must achieve the pollutant reduction targets that are set out in the *AlburyCity Engineering and Environment Guidelines*. The provision of any water quality treatment infrastructure must be supported by MUSIC modelling.
 - d. MUSIC modelling must demonstrate that the Stream Erosion Index (SEI) in each receiving drainage line is no greater than 3.5 and ideally equal to 1.
7. Erosion control and bank stabilisation measures are to be incorporated within the riparian corridor where required in accordance with the relevant *NSW Guidelines for Controlled Activities*.



LEGEND

- Precinct boundary
- Existing parks and conservation zones
- Future open space
- Extent of flooding
(1% AEP, Eight Mile Creek Flood Study 2026)
- Indicative Basins

Figure 19-7 Stormwater and Flooding

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19.3.9. Aboriginal heritage

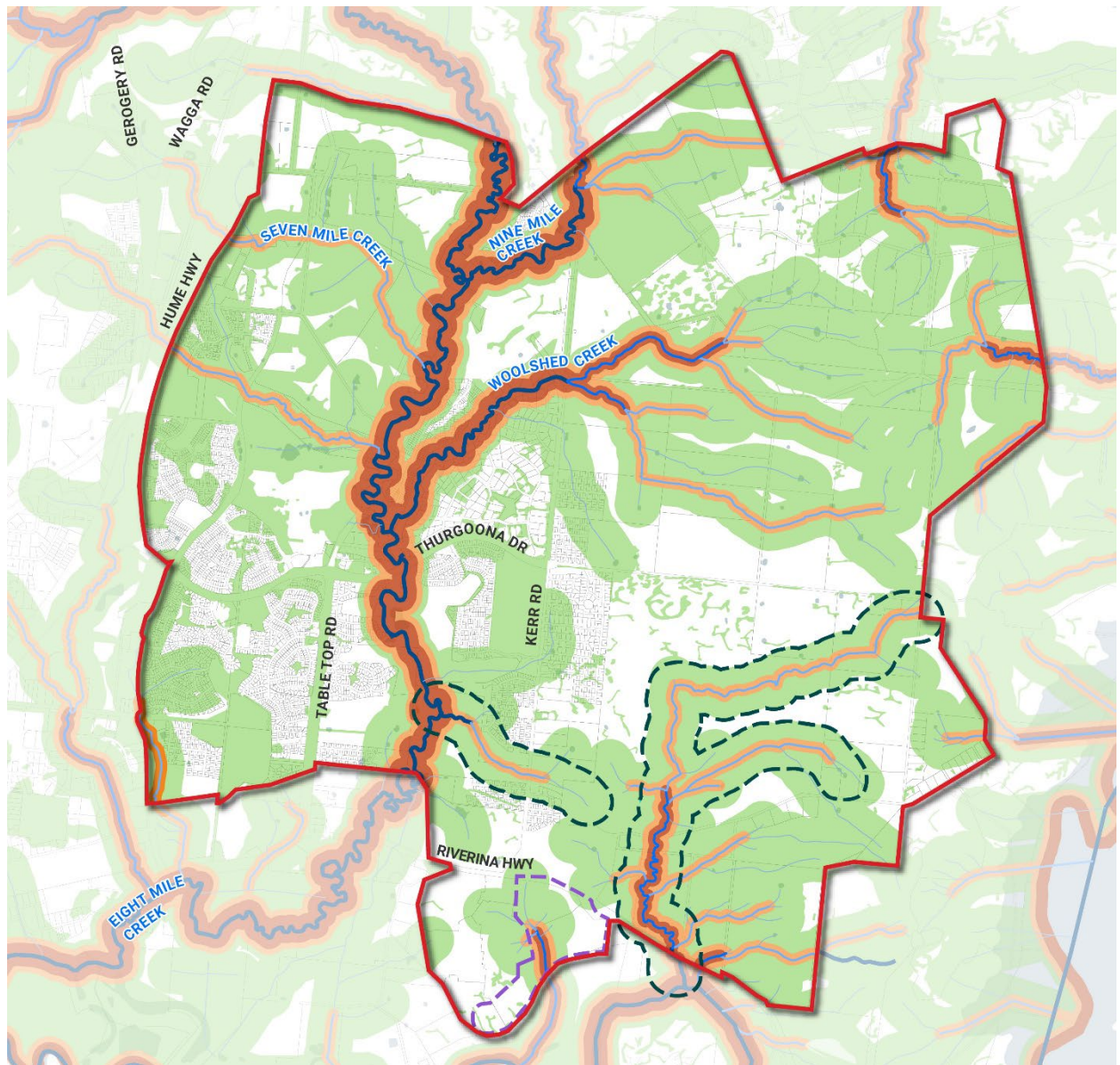
Objectives

1. Assess the potential impact of development on Aboriginal cultural heritage sites, identify cultural values and avoid or minimise harm.
2. Ensure Aboriginal cultural heritage is recognised, protected and celebrated in the community.

Controls

1. A Due Diligence Assessment, prepared by a suitably qualified professional, must be submitted with subdivision development applications on land that exhibits areas of low archaeological potential as identified in the *AlburyCity City-Wide Aboriginal Cultural Heritage Study*.
2. An Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared by a suitably qualified professional, must be submitted with subdivision development applications on land that exhibits areas of high or medium archaeological potential as identified in the *AlburyCity City-Wide Aboriginal Cultural Heritage Study*.
3. Independent of the Development Application process, naming of local streets, parks and recreation areas in subdivision development applications are to feature reference to local Aboriginal culture and occupation of land where relevant in accordance with the *AlburyCity Reconciliation Action Plan*. Names for locations are to be selected by the relevant Aboriginal stakeholders in consultation with Council, with broader community feedback invited through public notification.

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LEGEND

- Precinct boundary
- - - Area of Cultural Heritage Assessment from the 2013 TWSP Technical Report
- - - Known Areas of Aboriginal Heritage Significance

Stream order

- 1st order
- 2nd order
- 3rd order
- >4th order

Preliminary predictive model- 27/11/19
(As per City-Wide ACH Study)

- Low
- Medium
- High

Figure 19-8 Aboriginal Cultural Heritage

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19.3.10. Safeguarding, noise and vibration

Objectives

1. Minimise the impact of existing and future noise and vibration sources on surrounding land uses.
2. Protect public health and safety.

Controls

1. Road traffic noise: The siting and design of development on land sited on, or within, an area identified as a Road Noise Buffer in Figure 19-9 must be assessed for road noise impact in accordance with the *Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)* and, where appropriate, incorporate any recommendations into the design of the development.
2. High Pressure Gas Line: Development near a high pressure gas pipeline that may result in a significant population increase or sensitive land uses is required to prepare a risk assessment consistent with the principles published in *Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning*. The risk assessment must be undertaken in consultation with the pipeline operator and submitted with the development application.
3. Defence Establishment Wirlinga: Developments located within Defence Establishment Wirlinga Buffer presented in Figure 19-10 must have regard to the potential impact on amenity due to the use of explosives at Defence Establishment Wirlinga (DEW).

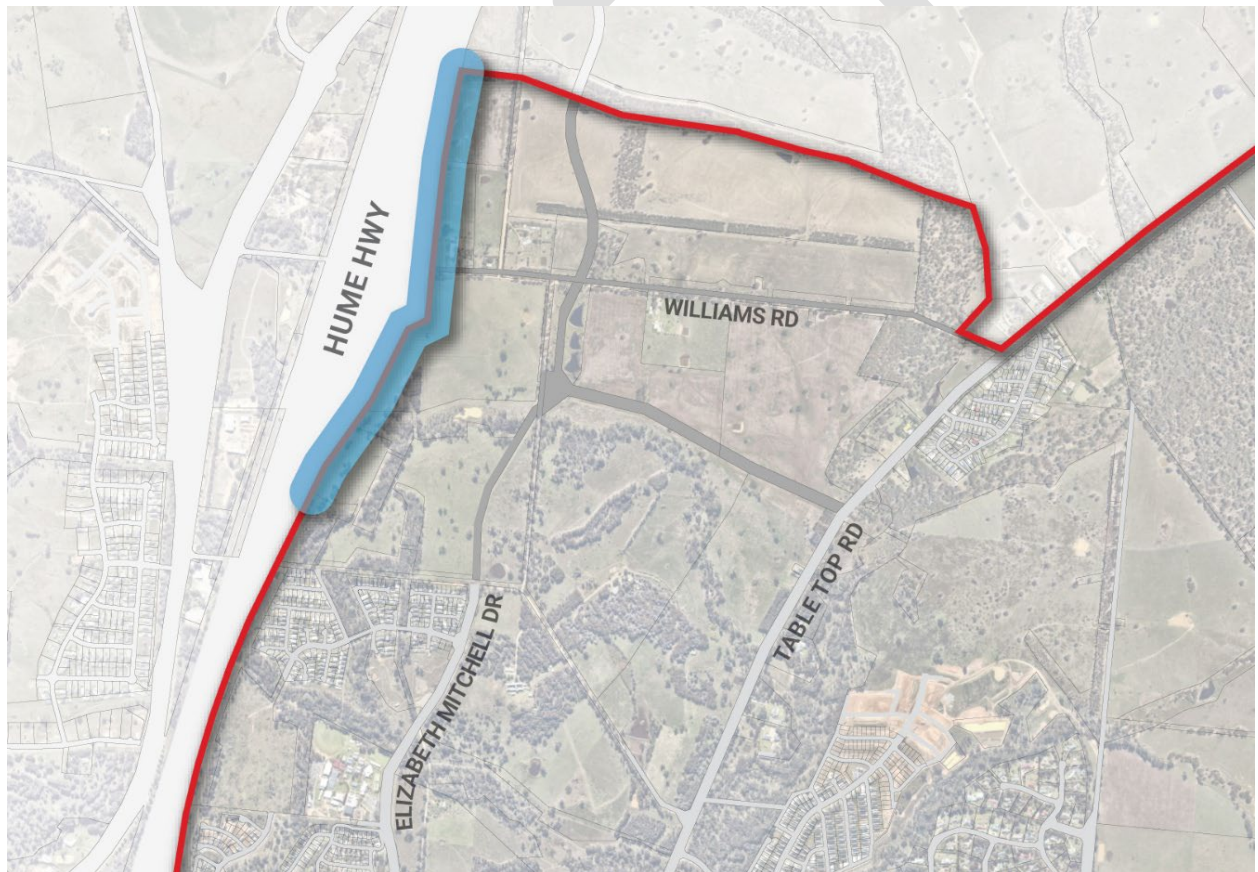
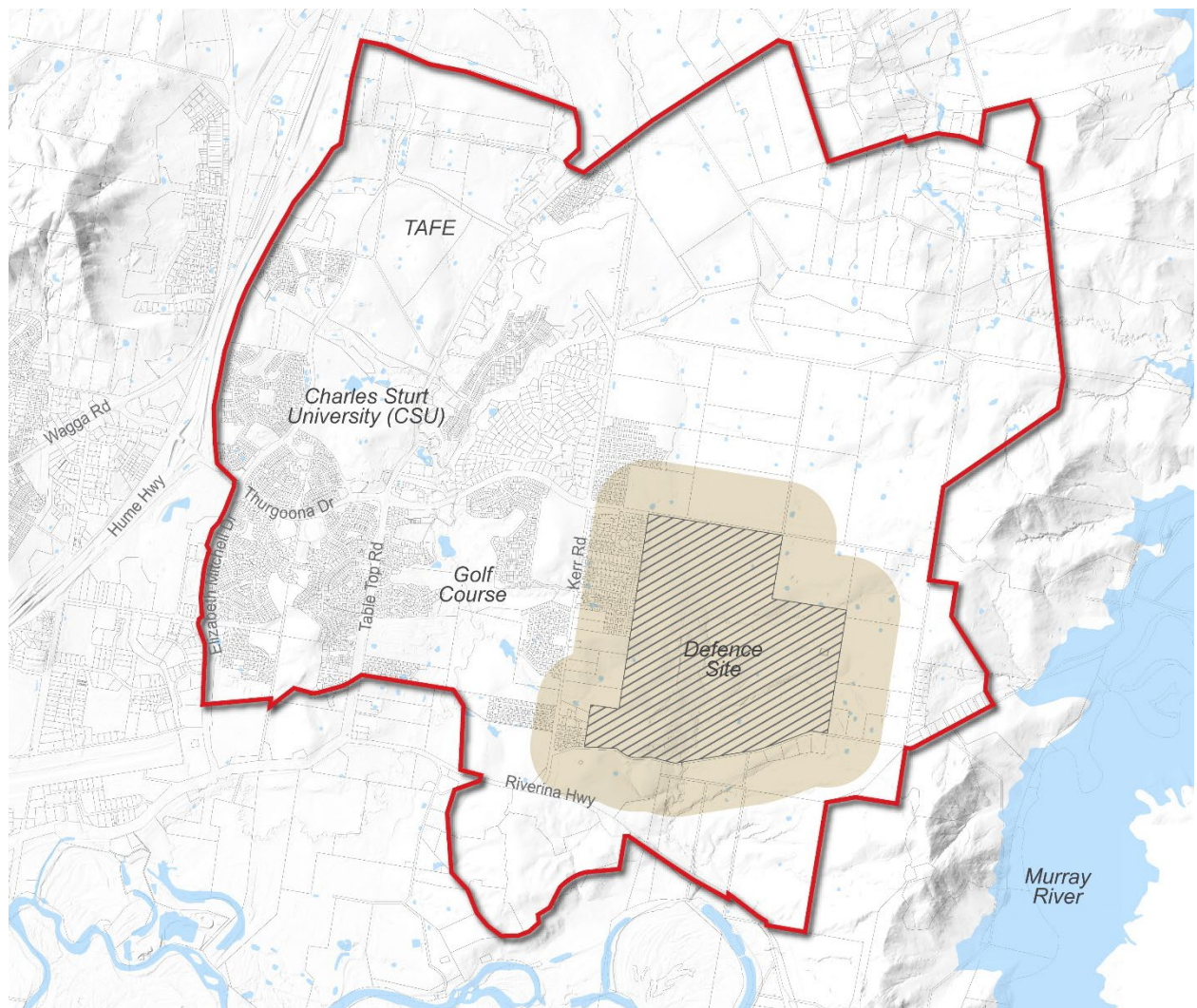


Figure 19-9 Road traffic noise buffer



LEGEND

- Precinct boundary
- Wirlinga Australian Defence Force (ADF)
- Wirlinga ADF buffer zone (500m)

Figure 19-10 Wirlinga ADF buffer zone

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19.3.11. Development in proximity to the Defence Establishment Wirlinga

Objectives

1. Ensure building design responds to the security requirements of the Defence Establishment Wirlinga.
2. Minimise overlooking of sensitive operations undertaken in the Defence Establishment Wirlinga.

Controls

1. Any development applications proposing the construction of a building over 22 metres in height will be referred to Department of Defence for comment.
2. No public access is to be provided to areas of buildings which provide a vantage point to overlook the Defence Establishment Wirlinga. This includes limiting roof access to authorised maintenance staff only.

19.3.12. Housing diversity around neighbourhood and village centres

Objectives

1. Ensure residential development provides a high level of amenity to residents and positively contributes to its surrounding context.
2. Encourage a diversity of lot sizes to suit a range of dwelling types and densities in appropriate locations.
3. Ensure residential lots and dwellings are designed to minimise amenity impacts from nearby loading docks and service areas.

Controls

1. Residential lots should be separated from existing or a planned loading dock or service area, by a street or laneway.
2. Provide diverse lot sizes that suit a range of dwelling types and densities in appropriate locations, utilising tools such as the *AlburyCity Housing Diversity Checklist*.
3. Residential lots opposite an existing or planned loading dock or service area should be designed so future dwellings are side-on or rear-on to the loading dock or service area. Where this cannot be achieved, the development application must demonstrate that residential amenity will be achieved with regards to visual, privacy, noise, light and odour impacts arising from the loading dock or service area.

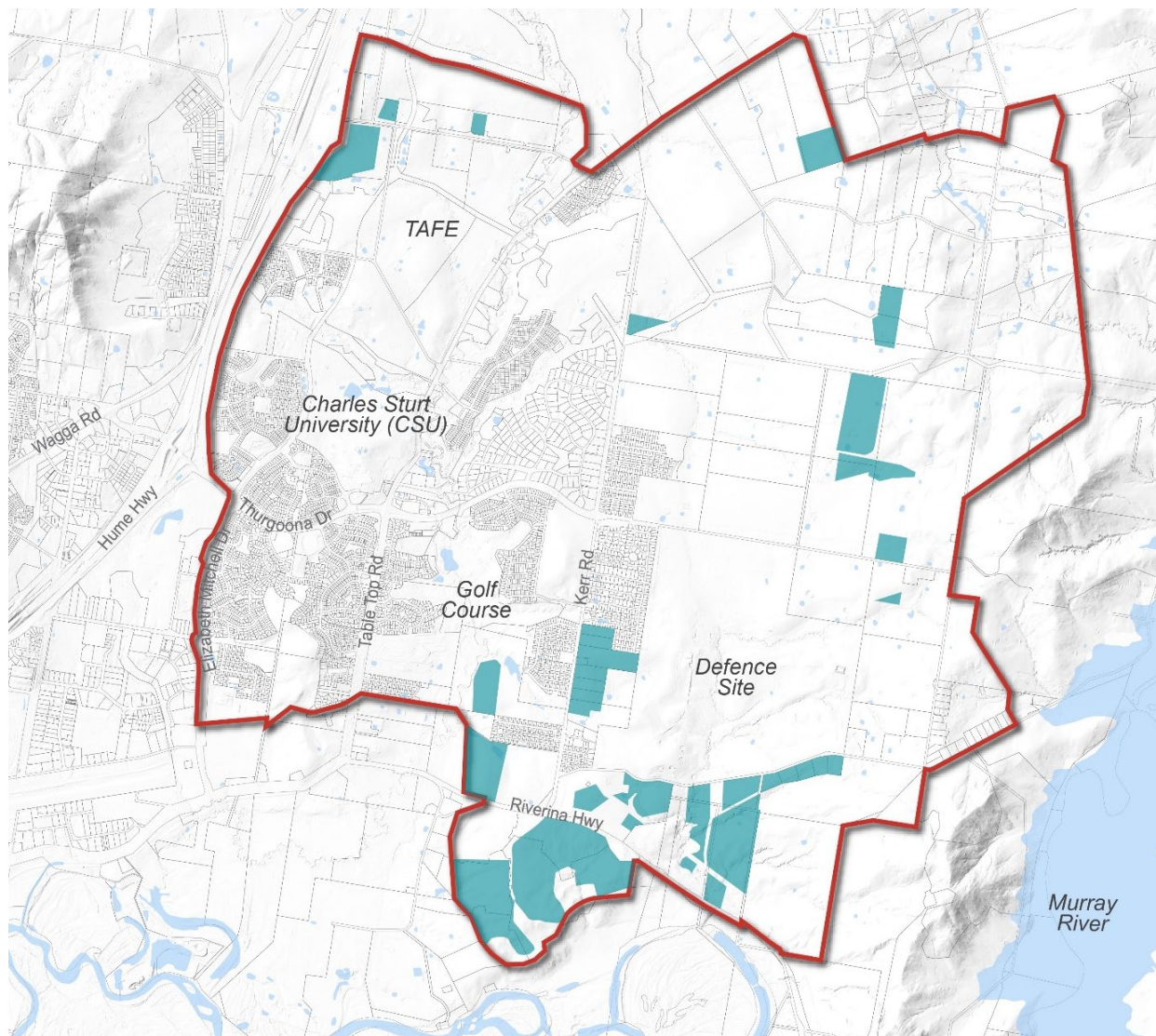
19.3.13. Residential development on sloping land

Objectives

1. Ensure that residential development responds to the natural topography of the site.
2. Ensure appropriate bulk and scale of residential development on sloping sites.
3. Provide good amenity for residents through high quality design of buildings and private open space.

Controls

1. Sloping land provisions apply to development on sites greater than 6 degrees as shown in Figure 19-11.
2. Floor levels/building platforms are to be stepped in response to the existing topography of the site. Construction methods other than slab on ground, such as split level, pier foundations, suspended floor house designs, are to be used to minimise the extent of cut and fill as shown in Figure 19-12.



LEGEND

- Precinct boundary
- Areas with potential slopes greater than 6 degrees

Figure 19-11 Areas with potential for sites with slopes greater than 6 degrees.

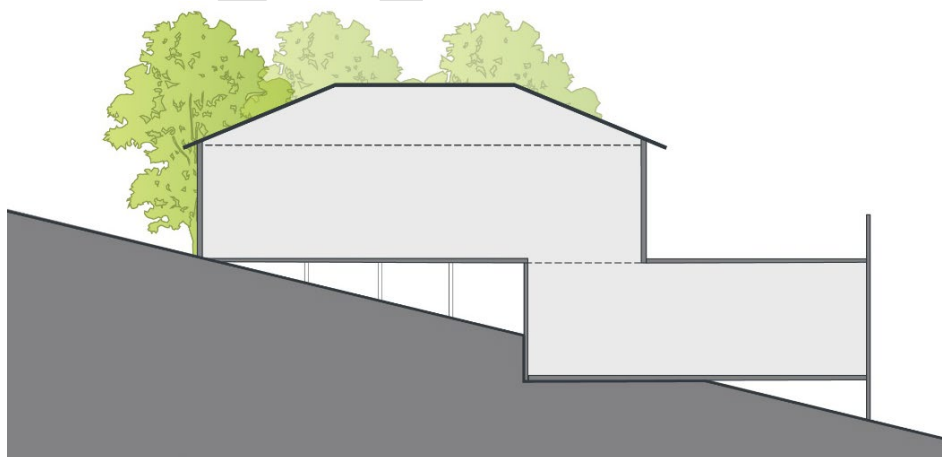


Figure 19-12 Building response to existing topography

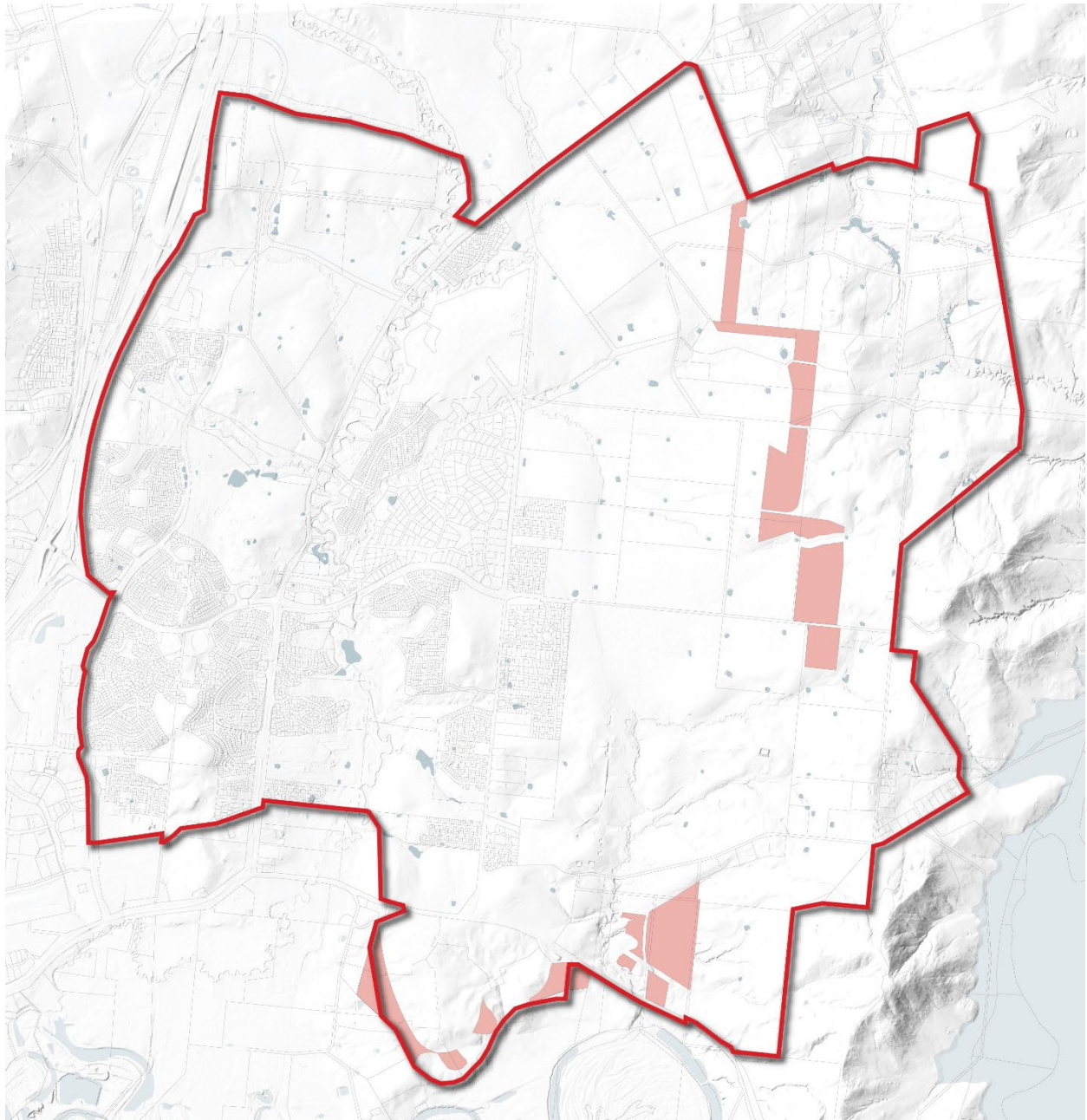
19.3.14. Urban to rural transition

Desired Future Character

The Residential Fringe area has a low-density residential character that provides a transition from the typical suburban residential areas to the rural lands beyond the Precinct.

A strong visual connection to the surrounding undulating hills is preserved by providing terminating views down streets to open areas and towards large residential lots with generous landscaped setbacks. Streets are planted with mature trees, reinforcing the green, open setting.

Homes are predominantly single storey, with occasional two-storey elements and small detached buildings that are secondary in scale and stepped to respond to the sloping landscape.



LEGEND

- Precinct boundary
- Residential fringe areas

Figure 19-13 Residential fringe areas.

ALBURY DCP PART 19 – URBAN RELEASE AREAS

Objectives

1. Preserve the rural character and landscape setting of Thurgoona Wirlinga Precinct.
2. Ensure a sensitive transition in scale, density and built form between higher density residential development and the R5 Large Lot Residential Zone.
3. Minimise noise, lighting and visual impact of residential development adjacent to the R5 Large Lot Residential Zone.
4. Ensure development layout and lot orientation provide safe and attractive streetscapes while maintaining the interface with the R5 Large Lot Residential Zone.
5. Encourage the use of appropriate boundary fencing to reinforce the rural character of the R5 Large Lot Residential Zone.

Controls

1. A perimeter street must be provided along the boundaries adjoining the R5 Large Lot Residential Zone, illustrated in Figure 19-14. Residential lots should front and address the street wherever practical. The use of streets to separate different zones or densities on the same site is encouraged, as illustrated in Figure 19-14.
2. Where a perimeter street cannot be provided, the lot layout must avoid rear boundaries of multiple lots directly adjoining the R5 Large Lot Residential Zone, and lot sizes should be increased in this location to achieve this outcome.
3. Fencing along the boundary with the R5 Large Lot Residential Zone must reflect a rural or semi-rural character, incorporating post-and-rail or open-style fencing, and must not include solid sheet metal materials.
4. A landscaped buffer, incorporating trees and understorey planting, is to be provided along the interface between the R5 Large Lot Residential and adjoining zone to soften the visual impact of new homes and reinforce the rural character.

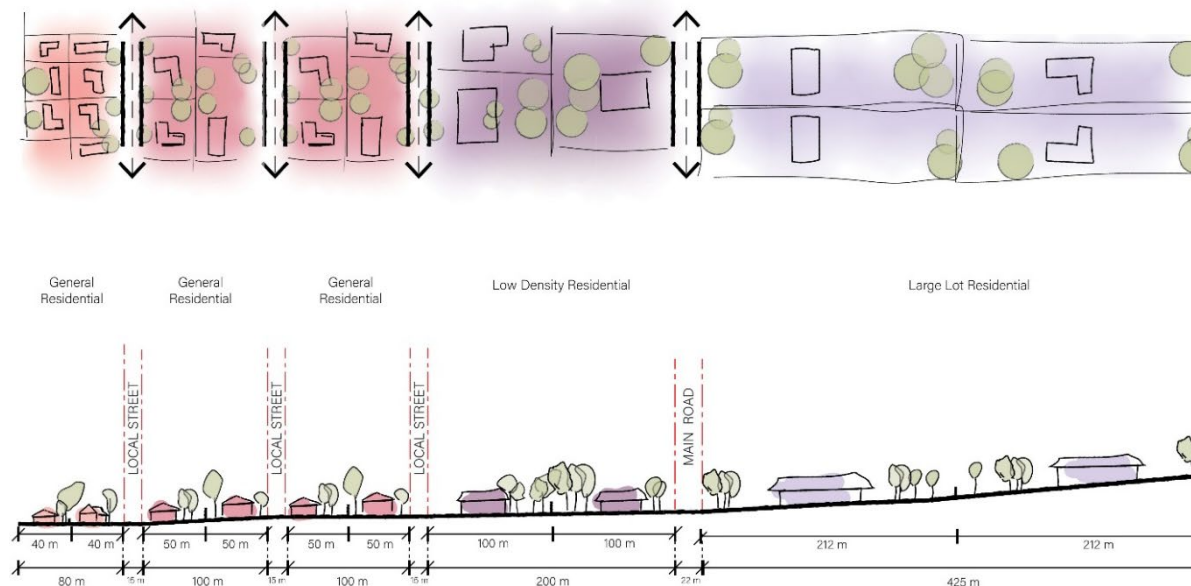


Figure 19-14 Land use and interface

ALBURY DCP PART 19 – URBAN RELEASE AREAS

19.3.15. Earthworks and retaining walls

Objectives

1. Minimise cut and fill through site sensitive subdivision, street layout, infrastructure and building design.
2. Ensure that earthworks do not significantly impact local drainage patterns or increase flooding impacts.
3. Minimise the impacts of earthworks on the natural environment and on the visual character of the Precinct.
4. Consider the extent of earthworks when designing building blocks and lots that minimises use of cut and fill and retaining walls.

Controls

1. Subdivision and building works are to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed. The applicant is to demonstrate:
 - a. The proposed finished surface levels and gradients for the site; and
 - b. How the finished surface levels are integrated with nearby land.
2. All retaining walls on the boundaries of proposed lots are to be identified in subdivision development applications. Bulk earthworks and retaining wall construction are to be completed as part of the subdivision works, where possible.
3. All retaining walls for development on slopes are not to exceed 1.5 metres in height.
4. Where terraced retaining walls are proposed the minimum horizontal distance between each step is to be 2 metres.
5. Retaining walls that front a street or public place are to be integrated with the landscape design and to be set back by at least 2 metres to allow screen planning in front of the walls.

19.3.16. Deep soil

Objective

1. Ensure development provides deep soil areas to ensure the optimal long-term health of trees, plants, and vegetation and contributes to the overall tree canopy target for the Precinct.

Control

1. Development must provide deep soil areas in accordance with the *AlburyCity Engineering and Environment Guidelines*.

19.3.17. Tree canopy

Objectives

1. Encourage development that integrates existing trees and other vegetation into the planning, design, development and construction process.
2. Ensure development provides sufficient deep soil to support healthy root system development and ensure canopy trees reach maturity.
3. Ensure development contributes to the 30% tree canopy target set out in the *AlburyCity Urban Forest Strategy*.
4. Provide for new trees and where practical retain existing trees as landscape elements to ensure the community benefits from urban amenity, cooler neighbourhoods, improved air and water quality and enhanced biodiversity.
5. Ensure that opportunities for increased tree canopy cover are provided to maximise comfort and enhance the liveability, health and well-being of both the community and the environment.
6. Recognise the importance and function of trees and other vegetation for cooling.

ALBURY DCP PART 19 – URBAN RELEASE AREAS

Controls

1. Development must provide tree planting consistent with the 30% percentage tree canopy of the *AlburyCity Urban Forest Strategy*.
2. Tree planting is to be supported by understorey planting with vegetation to be clustered to improve its cooling effect.
3. Tree planting should be located where there is connectivity with surrounding vegetation or habitat, where possible.
4. Development applications for subdivision are required to demonstrate the approaches and specific measures proposed in support of achieving the canopy cover targets, on both public and private land, including but not limited to, the creation of contiguous/consolidated deep soil zones within and between properties, and the location, species and minimum pot size of proposed canopy cover trees for the following existing and proposed areas:
 - a. Streets including allowing for street lighting, corners driveways and other constraints;
 - b. Areas of open space (including any areas of car parking);
 - c. Drainage basins (excluding Sloanes Froglet Habitat areas), bushland areas and riparian corridors;
 - d. Future development allotments.
5. Development applications are to demonstrate:
 - a. The provision of new trees and retention of existing trees on the proposed development site to contribute to canopy targets.
 - b. That existing trees have been incorporated into the design and protected to maintain amenity and provide established tree canopy across the development.
 - c. Provision of sufficient deep soil zones for optimal tree health.
 - d. Applications for residential subdivision, mixed use and industrial development are to include a Tree Canopy Plan that demonstrates how the canopy cover target was calculated and how the target will be achieved and maintained.
 - e. Trees and understorey plants are to be strategically located to maximise shade and reduce urban heat island effects, especially in centres or areas with high levels of active transport.
 - f. Trees and understorey plants should be chosen from the Tree Planting List for Thurgoona contained in the *AlburyCity Urban Forest Strategy* (refer to Appendix A of the *Urban Forest Strategy*) and *South West Slopes Revegetation Guide*.

ALBURY DCP PART 19 – URBAN RELEASE AREAS

19.4. Open space and social infrastructure

Desired future character

The desired future character of the district-level open space infrastructure is:

1. The District Sportsground 1 (DSG1) and District Park (DP1):

The District Sportsground 1 (DSG1) and District Park (DP1) is centrally located within the Thurgoona Wirlinga Precinct and provides a wide range of recreational and community opportunities, including an aquatic facility, district community centre, a variety of sporting fields, playgrounds and multi-purpose recreation spaces.

The District Sportsground and District Park integrates open spaces with adjacent Blue-green corridors and linear parks to extend environmental conservation corridors and recreation areas.

The active transport network that runs through this area links surrounding neighbourhoods and centres, expanding recreational opportunities and encouraging walking and riding.

Flood management infrastructure around the District Sportsground 1 (DSG1) and District Park 1 (DP1) improves stormwater management for the wider Thurgoona Wirlinga Precinct and extends the amenity of the area.

2. Southern Residential Parklands 2 (DP2):

Southern Residential Parklands 2 (DP2) is a district-level park located on the southern edge of the Thurgoona Wirlinga Precinct, providing space for large community gatherings, passive recreation and views to the Hume Dam Wall.

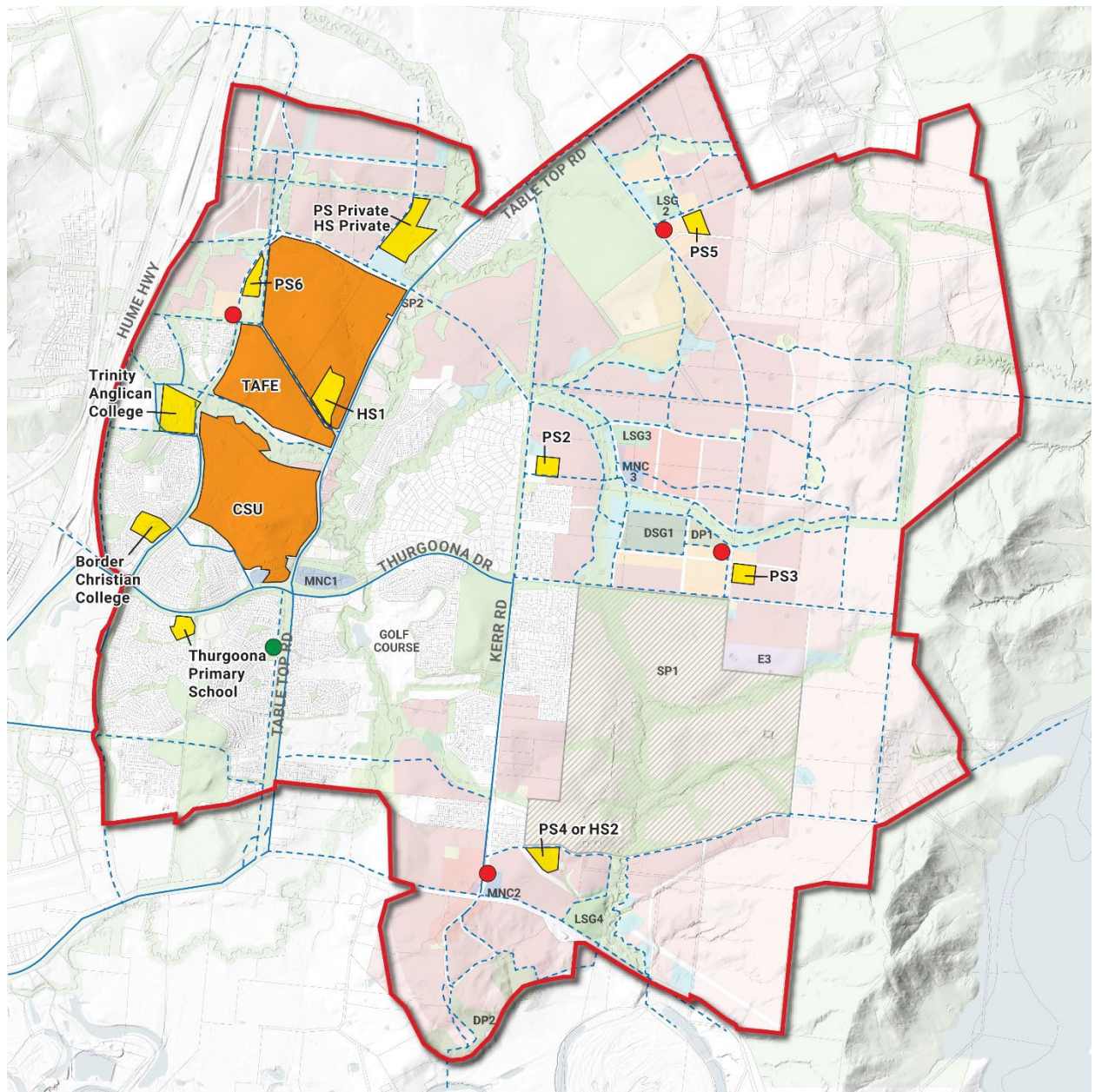
The park protects areas of Aboriginal significance and captures scenic views towards the Victorian High Country, reinforcing its role as a significant landscape and cultural heritage destination.

Objectives

1. Meet the public open space and recreational needs of residents.
2. Ensure high quality design and embellishment of all public open space.
3. Create a variety of fit for purpose open space and community facilities with the Thurgoona Wirlinga Precinct that fulfil functional requirements to cater for a range of social and recreational activities that enhance quality of life.
4. Integrate stormwater management infrastructure within open spaces through Water Sensitive Urban Design, providing an acceptable dual use.
5. Support urban tree canopy targets.

Controls

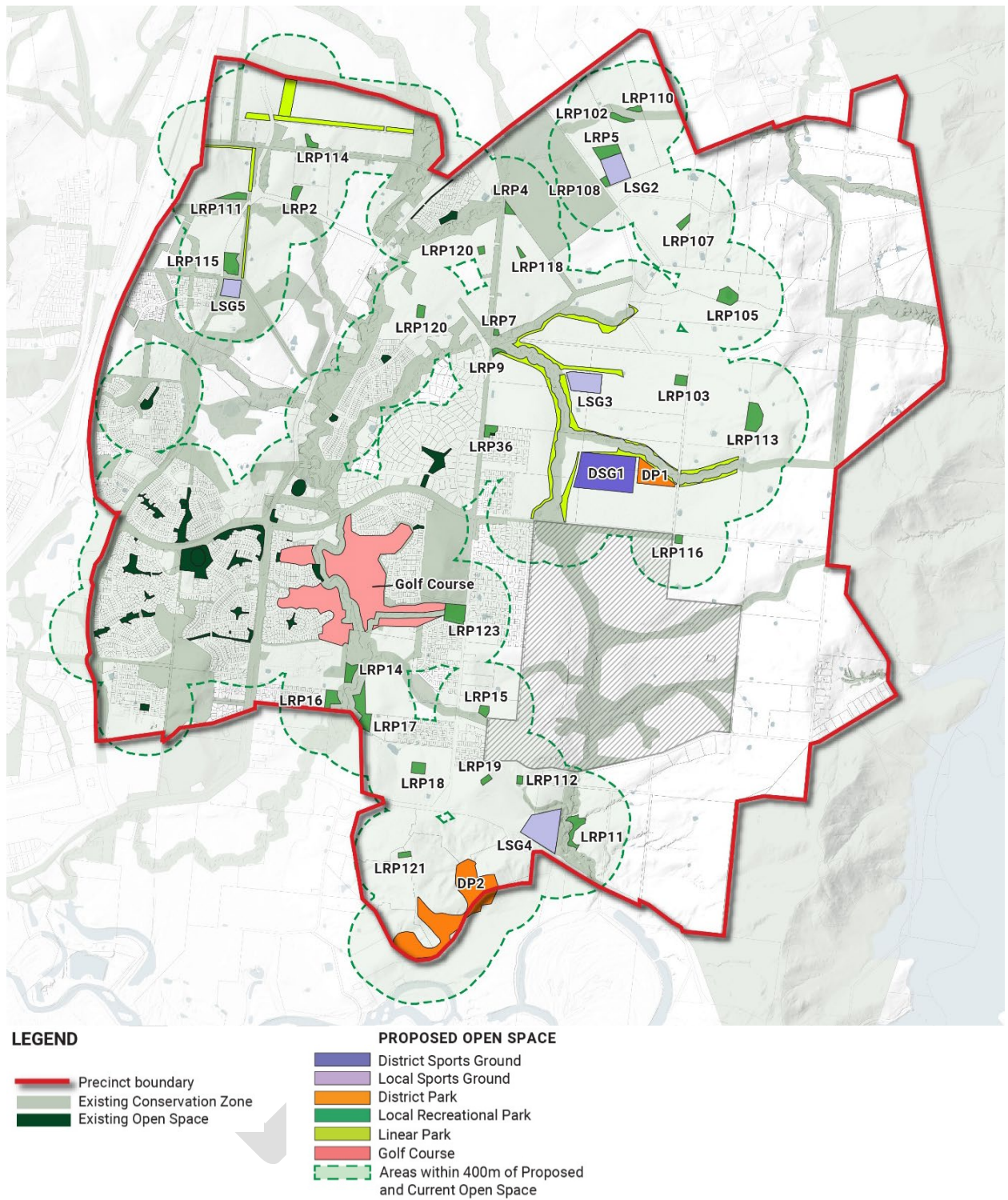
1. Community facilities are to be provided generally in accordance with the Education and Community Facilities Plan Figure 19-15, but may be altered subject to agreement by Council.
2. Open space and areas of landscape value are to be provided generally in accordance with the Open Space Network Figure 19-16 Open Space Network.
3. The embellishment of open space is to be generally consistent with concepts shown in Figure 19-17, Figure 19-18, Figure 19-19, Figure 19-20, Figure 19-21, and Figure 19-22 and any applicable Planning Agreement which applies to the land.
4. Open space and social infrastructure is to be provided generally in accordance with the *Desired community and cultural facility Standards* and the *Desired open space standards* in the *AlburyCity Social Infrastructure Strategy* (Appendix A and B of the *Social Infrastructure Strategy*).



LEGEND

- Precinct boundary
- EDUCATION FACILITIES**
- School
- Higher Education
- Active Links (Existing)
- - - Active Links (Proposed)
- Proposed Community Centre
- Existing Community Centre

Figure 19-15 Education and Community Facilities



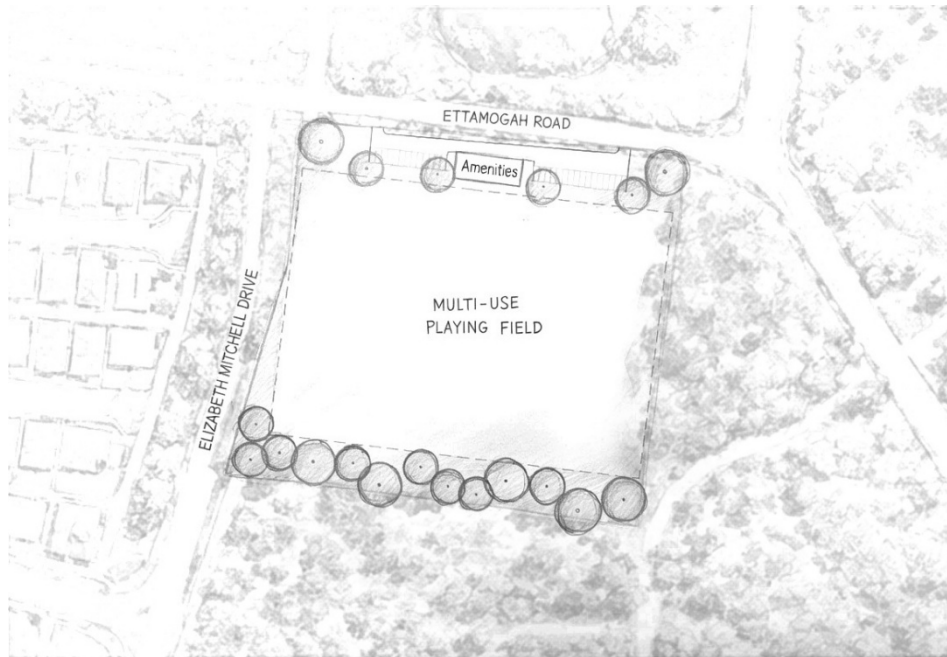


Figure 19-17 Local Sportsground 5 (LSG5) concept

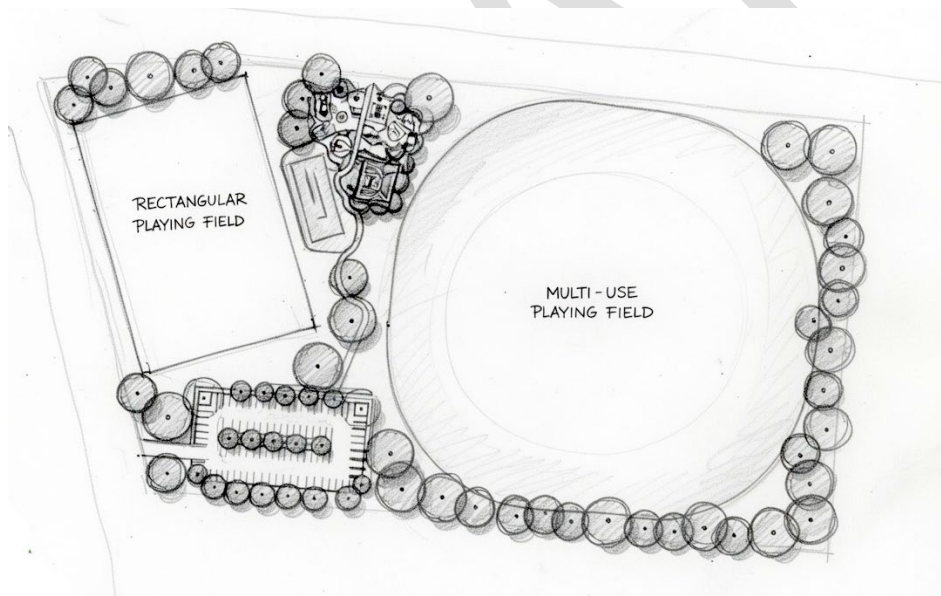


Figure 19-18 Local Sportsground 3 (LSG3) concept

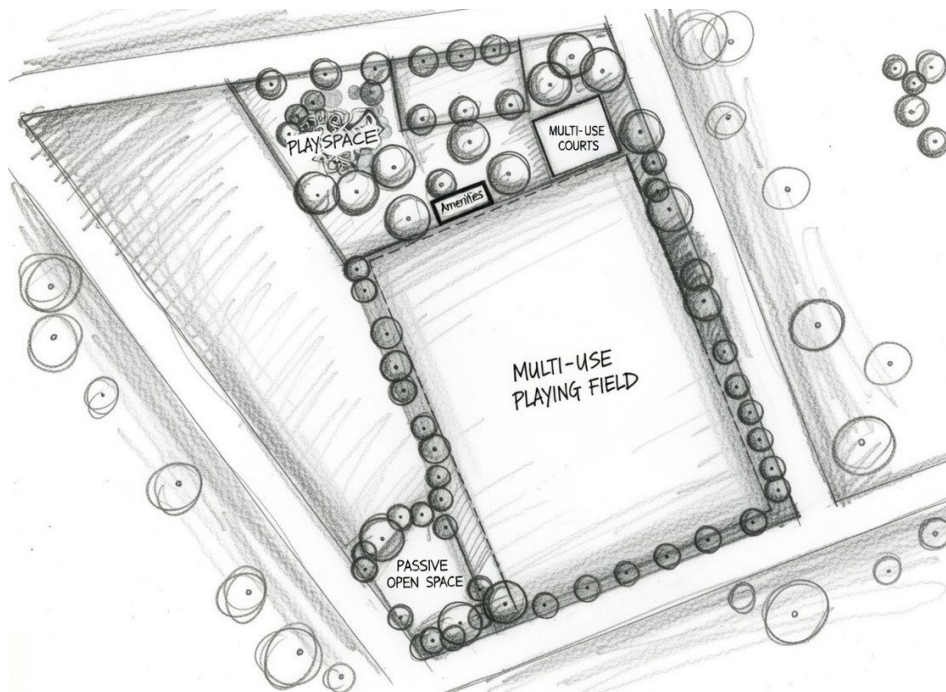


Figure 19-19 Local Sportsground 2 (LSG2) concept

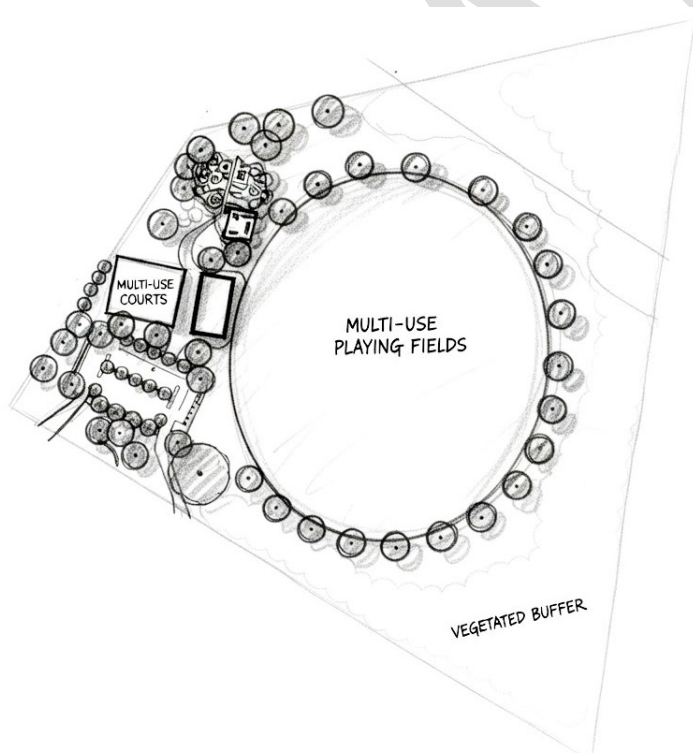


Figure 19-20 Local Sportsground 4 (LSG4) concept



Figure 19-21 District Sportsground 1 (DSG1) and District Park (DP1)

ALBURY DCP PART 19 – URBAN RELEASE AREAS

19.5. Neighbourhood and village centres

Desired Future Character

The neighbourhood and village centres are places that provide for local retail, service and social and recreational needs. They complement and support the role of Albury CBD and Lavington as the main retail and commercial centres in the Albury Local Government Area, by catering to the daily and weekly shopping needs of residents.

Each centre is people focussed, providing accessible high quality public places for the community to meet and socialise in the form of community centres, village squares and streets. Centres prioritise access for people who walk and ride and create strong visual and physical connections to nearby schools, recreational areas, active transport corridors and residential areas.

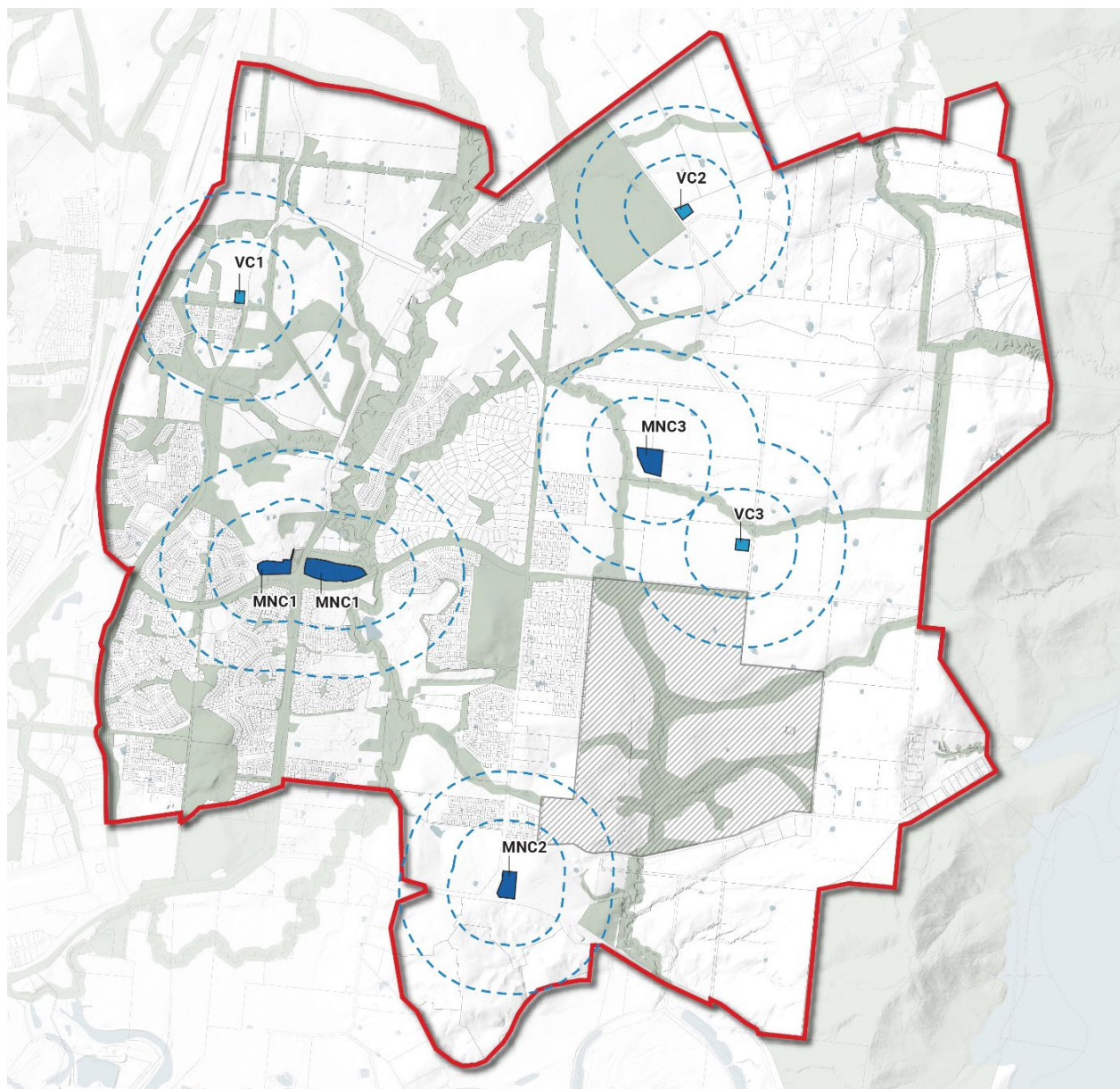
Medium density housing zones around the centres encourages terrace houses, townhouses and dual occupancies, and provides a transition to the lower density residential areas. Interfaces between centres and residential areas are well considered to minimise conflicts and ensure high residential amenity.

Objectives

1. Ensure development in neighbourhood and village centres is consistent with the retail hierarchy of the Albury LGA and the *Thurgoona Wirlinga Precinct Structure Plan 2025*.
2. Ensure development is in line with the desired future character of the centre and its surrounding area.
3. Create vibrant, safe, desirable and attractive neighbourhood and village centres that are easily accessible to all members of the community.
4. Promote a range of retail, commercial and community related uses in neighbourhood and village centres that serve the needs of the surrounding population.

Controls

1. The following neighbourhood and village centres are to be provided in accordance with Figure 19-22:
 - a. Neighbourhood centres: Thurgoona Centre (MNC1), Thurgoona South Centre (MNC2) and Wirlinga Centre (MNC3).
 - b. Village centres: Thurgoona North Village Centre (VC1), Kywanna Village Centre (VC2) and Wirlinga East Village Centre (VC3).



LEGEND

- Precinct boundary
- URBAN CENTRES**
- Neighbourhood Centre
- Village Centre
- 400m/800m Radii

Figure 19-22 Neighbourhood and village centres

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19.5.1. Streetscape interface

Objectives

1. Encourage active and fine grain facades to create diverse, interesting, vibrant and safe centres that support walking and riding.
2. Maximise opportunities for the passive surveillance of the public domain.
3. Provide weather protection along key walking routes to enhance amenity for people and promote walking.
4. Strengthen street corners through well-designed built form that addresses multiple frontages, contributes to legibility and wayfinding, and enhances the character and visual quality of the streetscape.

Controls

1. Development addresses and defines the public domain through the design and location of entrances and glazing that overlook public spaces, maximising opportunities for passive surveillance.
2. Village squares are to be provided in accordance with section 19.5.6 Site-specific controls and are to:
 - a. Be spaces designed as comfortable places for people to gather, rest and move through,
 - b. Accommodate outdoor dining,
 - c. Include seating opportunities in a variety of formats (fixed and movable, shaded and unshaded) to support different ages and abilities,
 - d. Provide shade and weather protection through tree canopy, awnings or other structures, while maintaining clear sightlines for safety and passive surveillance,
 - e. Provide appropriate lighting, bicycle parking and drinking fountains,
 - f. Incorporate high quality, durable paving and a consistent palette of street furniture, planting and materials.
3. Public spaces are to be designed to facilitate temporary uses in neighbourhood centres and village centres. Temporary uses activate streets or village squares to draw people to the centre for entertainment and recreation, such as markets, concerts and outdoor community events. To accommodate a variety of temporary activities, the size and shape of spaces, appropriate lighting and access to power should be considered.
4. All building entries are to be clearly visible and accessible from adjacent streets, squares, open spaces and car parking areas.
5. Active frontages are to be provided in accordance with section 19.5.6 Site-specific controls.
6. Where active frontages are nominated, buildings are to contribute to the liveliness and vitality of streets and public spaces by:
 - a. Fronting retail, commercial and community uses to streets and public squares,
 - b. Providing narrow tenancies that are less than 8m wide at the ground floor frontage,
 - c. Providing entries to shopfronts for people at least every 6m - 8m on primary facades. Entries are to be at the same level as the path and accessible directly from the street,
 - d. Incorporating clear glazing to at least 80% of the façade to allow views into shops when they are open and at night when they are closed,
 - e. Limiting blank walls to no more than 20% of the frontage,
 - f. Limiting opaque glass or film to no more than 15% of glazed surfaces, and
 - g. Providing for outdoor dining where possible.

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7. Blank walls facing streets or public spaces are to be avoided. Where blank walls are unavoidable, they should be broken up with façade treatments and landscape elements such as articulation, variation of materials or public art. Walls painted a single colour should be avoided to reduce the incidence of graffiti.
8. Awnings are to be provided along all mapped active frontages and designed to be continuous along the building frontage.
9. Awnings are to provide adequate shade and shelter for people and are to be weather sealed to the face of the building to which they are attached.
10. Awnings are to be:
 - a. 3.6m deep min.
 - b. 0.6m from street edge, or 1.5m from collector roads, or streets with street trees.
 - c. New awnings should have a height between 3.2m and 4.2m, measured from the path to the underside (soffit) of the awning.
11. To accommodate sloping sites, awnings may be stepped, with the height of each step being minimised to maintain visual continuity. Awning design should ensure weather protection for people who walk or ride is maintained.
12. Awnings on corner buildings should wrap around the street corner into the side street.
13. Buildings on street corners are highly visible and can be seen from multiple street frontages. Built form on street corners should be designed to 'turn the corner', be oriented towards both street frontages and accentuate the corner's prominent location with architectural features, materials and articulation.

19.5.2. Building design

Objectives

1. Provide adequate building separation and landscaping to reinforce the suburban and landscaped character, contribute to the urban tree canopy cover and help reduce urban heat.
2. Minimise the perceived bulk of buildings and ensure development is sympathetic to its surrounding built form and landscape.
3. Encourage roof design which positively contributes to public places and the local neighbourhood.
4. Encourage the use of robust materials that are easy to maintain and clean.
5. Ensure that building services and site facilities are integrated with the building form to avoid visual clutter.

Controls

1. Landscaped setbacks are to be provided in accordance with section 19.5.6 Site-specific controls.
2. Landscaped setbacks are intended to:
 - a. Provide physical and visual separation between development and the public domain,
 - b. Support tree canopy,
 - c. Provide shade for people,
 - d. Provide screening to blank facades, back of house areas and surface car parking,
 - e. Help reduce the perceived bulk and scape of development, and
 - f. Contribute to the visual amenity of the street and adjoining uses.
3. Landscaped setbacks are to be designed so they:
 - a. Are predominantly deep soil landscaping,
 - b. Are not encroached by any building elements or services,

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- c. Highlight the location of building entrances, active uses and architectural features,
 - d. Create privacy and separation for sensitive uses, and
 - e. Maintain opportunities for passive surveillance of the street and not create opportunities for concealment.
4. The height of the building is to enable a minimum floor to ceiling height of 4m to allow flexibility in use.
5. Buildings are to have articulated and modulated facades to reduce the perception of bulk and provide visual interest, using deep recesses, projections, changes in plane, and shadows to achieve visual depth.
6. The horizontal length of any building that is greater than 20m is to be broken up vertically to provide visual relief and interest. Buildings over 45m in length must be designed as separate 'building components'.
7. On corner lots, buildings are to be positioned and designed to address both street frontages.
8. External walls are to be constructed of high quality, durable materials and finishes that discourage graffiti and vandalism and are easy to clean and maintain.
9. Building services such as fire hydrant and sprinkler boosters or other infrastructure, substations, downpipes, air conditioning units, lights, conduits must be integrated within the overall building design.
10. Any lift overrun, rooftop plant and machinery and services are not to be visible from streets or public places and are to be screened from the view of neighbours.
11. Green roofs are encouraged. Waterproofing and building structure should be designed to ensure green roofs are easy to maintain and will not cause damage to development below.

19.5.3. Amenity Impacts

Objectives

1. Ensure development interfaces effectively with surrounding streets and land uses, and contributes to an attractive, walkable environment.
2. Maximise sunlight to public spaces to provide amenity for users and support vegetation and trees.
3. Ensure development minimises potential overshadowing impacts and maximises solar access opportunities to any adjoining residential properties.
4. Reduce the impact of development on the visual and acoustic privacy of nearby residential uses.
5. Minimise the impact of surface car parking, loading docks, servicing and waste collection on the streetscape and on residential areas.

Controls

1. Solar access for all neighbouring residential uses is to be retained in accordance with *Part 10 of the Albury DCP*.
2. Loading docks, back of house, waste rooms, service areas and substations should be located to minimise traffic, visual, noise and odour impacts on nearby residential uses. Their visual impact on the streetscape is to be minimised by integrating them within the design of buildings and utilising screening and landscaping.
3. Where residences are adjacent or opposite loading and servicing areas, it is preferred that side facades face these areas, to minimise the exposure of living areas and bedrooms to impacts such as noise, odour and lighting. Where a side-on relationship cannot be achieved, the rear of residences are to be located opposite loading and servicing areas.
4. The visual impact of surface parking on streetscapes, public places and neighbouring residential areas is to be minimised by generous landscaping within the parking area and along the edges of the parking where it adjoins residential areas.

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19.5.4. Access

Objectives

1. Encourage walking and riding to centres.
2. Provide direct, convenient, safe and accessible paths for walking and riding around centres.
3. Ensure equitable access for all people, including people with disability.
4. Ensure equitable access features contribute to high quality centres and streetscapes.
5. Minimise movement conflicts between people walking, riding and driving.

Controls

1. Development is to provide continuous paths for walking with a minimum width of 2.5m on all streets.
2. All development is to provide a continuous accessible path of travel from paths to building entrances. Where changes in level are required, ramps are encouraged for access over mechanical devices such as platform lifts.
3. Accessible features are to:
 - a. Be well designed and thoughtfully integrated within building design;
 - b. Avoid encroaching into landscape setbacks or the public domain;
 - c. Contribute to legible building entryways;
 - d. Maintain sightlines into lobbies; and
 - e. Avoid creating areas of concealment.
4. Access points are to maximise safety for people walking and riding.
5. Car parking and vehicular entrances are to be provided at the edges of centres to reduce potential movement conflicts between modes and minimise vehicular movement through the areas of higher walkability.
6. All car parking areas are to provide clearly marked, direct paths that are aligned with walking desire lines and which link key destinations such as building entrances, safe crossing points, car parking areas, residential localities, sports grounds, parks, schools, and bus stops.

19.5.5. Crime prevention

Objective

1. Promote safety in public areas and minimise opportunities for criminal and anti-social behaviour.

Control

1. Opportunities for crime are minimised through appropriate design and maintenance, in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) which may include a CCTV system with a live feed to Albury Police Station at each centre.

19.5.6. Site-specific controls

19.5.6.1. Thurgoona South Centre (MNC2)

Desired Future Character

The Thurgoona South Centre is a highway-based centre, prominently located at the intersection of Riverina Highway and Kerr Road.

Built form at this prominent corner creates a visual landmark for the centre and the local area and is a high quality, architecturally well resolved built form with clear, well-considered signage.

Generous landscaped setbacks along the Riverina Highway and all local streets contribute to the landscape character of the centre. Streets and built form are designed to frame scenic views to hillsides to the east and south of the centre. Signalisation of the Kerr Road and Riverina Highway intersection will assist in connecting the Thurgoona South Centre to residential development south of Riverina Highway.

A village square located on Kerr Road forms the focal point of the centre with community, retail and commercial uses activating the square and supporting opportunities for outdoor dining. Internalised shopping malls and retail uses trading off car parks are avoided.

Kerr Road is envisaged as an active and safe street, providing accessible links to bus stops, mixed use areas and medium density housing areas. Strong links to the medium density housing to the south will also be established by a safe crossing point to the Riverina Highway.

Direct access (left in) to parking and servicing is provided off the Riverina Highway with some parking located under the centre taking advantage of the slope of the land. Surface parking areas are well landscaped, split and located at the edges of the centre, reducing the visual impact of the parking and minimising vehicular movement and reinforcing the walkable character of the centre.

Objectives

1. Create a viable and active neighbourhood centre.
2. Maintain a strong relationship with the surrounding landscape and contribute to a distinct local character.
3. Provide a village square that is the focal point of the Thurgoona South Centre.
4. Encourage walking and riding to the Thurgoona South Centre.
5. Minimise movement conflicts between people walking, riding or driving.
6. Minimise conflicts between the centre and surrounding residential uses.

Controls

1. The Thurgoona South Centre is to be in accordance with the following controls:
 - a. Development on the eastern side of Kerr Road at the intersection with the Riverina Highway is to address the corner. To reinforce the visual prominence of this corner, built form is to incorporate high quality architectural treatment that establishes and reinforces a sense of arrival at the centre. Clear wayfinding should be provided to direct people moving throughout the centre. A pole or pylon sign may be erected, as per Chapter 16 of this DCP.
 - b. Development on the western side of Kerr Road at the intersection with the Riverina Highway is to address the corner. Built form is to incorporate high quality architectural treatment and appropriate, integrated commercial signage, and is not to present as a blank wall.
 - c. Development is to incorporate a village square that functions as the primary public space to encourage outdoor activities and become a focal point of the centre.
 - d. The square is to have a minimum dimension of 25m and a minimum area of 750m².
 - e. The village square and street network is to emphasise and provide sight lines to scenic hillsides to the east and south of the centre.

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- f. The village square is to receive direct sunlight to at least 50% of the open space between 11am and 2pm. To achieve this, built form identified in Figure 19-23 will require a reduced height and will have to demonstrate that the solar access requirement is provided.
 - g. Smart Places Infrastructure is to be supported in the village square, to enable smart technologies such as integration of digital clock, wireless connectivity and weather sensors.
 - h. Retail tenancies are to provide active frontages onto the village square. Retail tenancies orientated towards carpark areas are discouraged and are to be minimised. Internalised, enclosed shopping malls are discouraged.
 - i. Commercial, retail and community uses are to provide active frontages to Kerr Road where indicated in Figure 19-23.
 - j. Visibility of routes between key anchors, including the village square, entry to the supermarket and parking areas, is to be maximised.
 - k. Development is to provide a walkable environment through lighting, solar access, shade and shelter, landscaping, street furniture and path design.
 - l. Direct, walkable connections are to be provided across Kerr Road and the Riverina Highway to medium density housing areas to the east and south.
 - m. Speed management measures are to be implemented along Kerr Road where a safe crossing is indicated in Figure 19-23. These may include planted medians, slow vehicular speeds, narrow traffic lanes, safe crossing points, wide paths, landscaping and street tree planting.
 - n. The bus stop along Kerr Road is to have direct access for people walking to the village square and retail core.
 - o. No vehicular access is allowed off the Riverina Highway or Kerr Road. One left-in access point is permitted from the Riverina Highway for the purposes of loading and servicing on the east side of the centre and must be accommodated via a feed-in lane located wholly within the site boundary.
2. Figure 19-23 illustrates one way to achieve these controls.

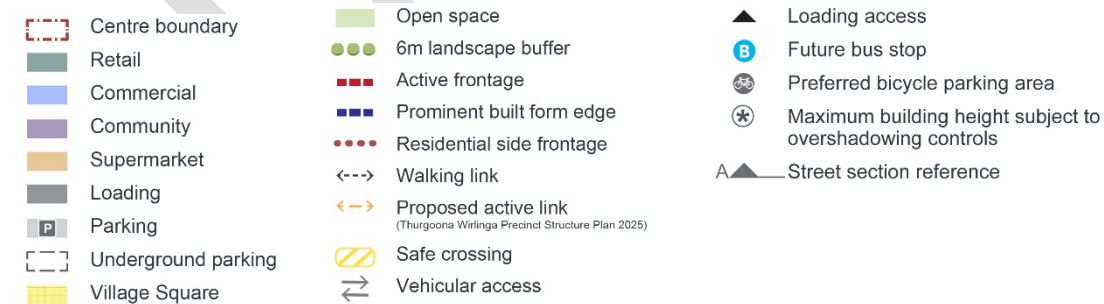


Figure 19-23 Indicative layout of Thurgoona South Centre.

ALBURY DCP PART 19 – URBAN RELEASE AREAS

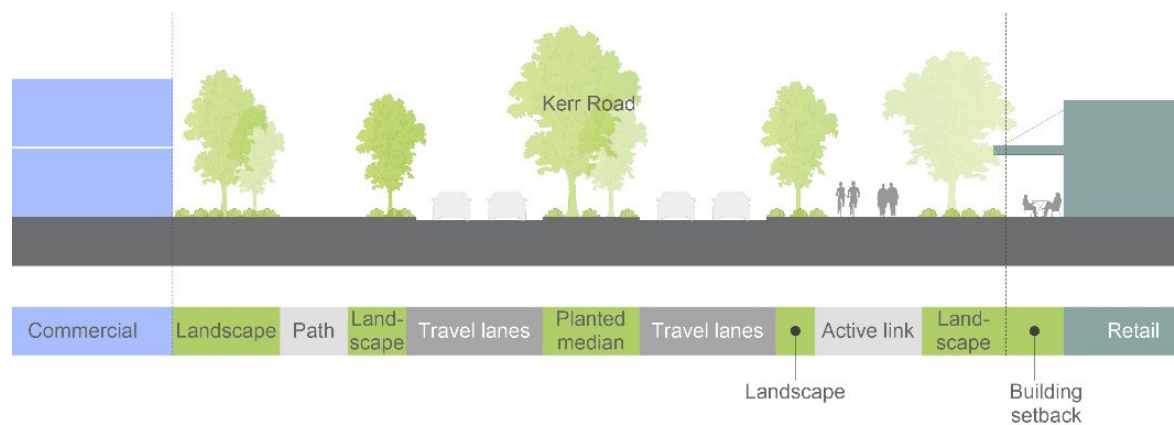


Figure 19-24 Thurgoona South Centre – Concept Section AA

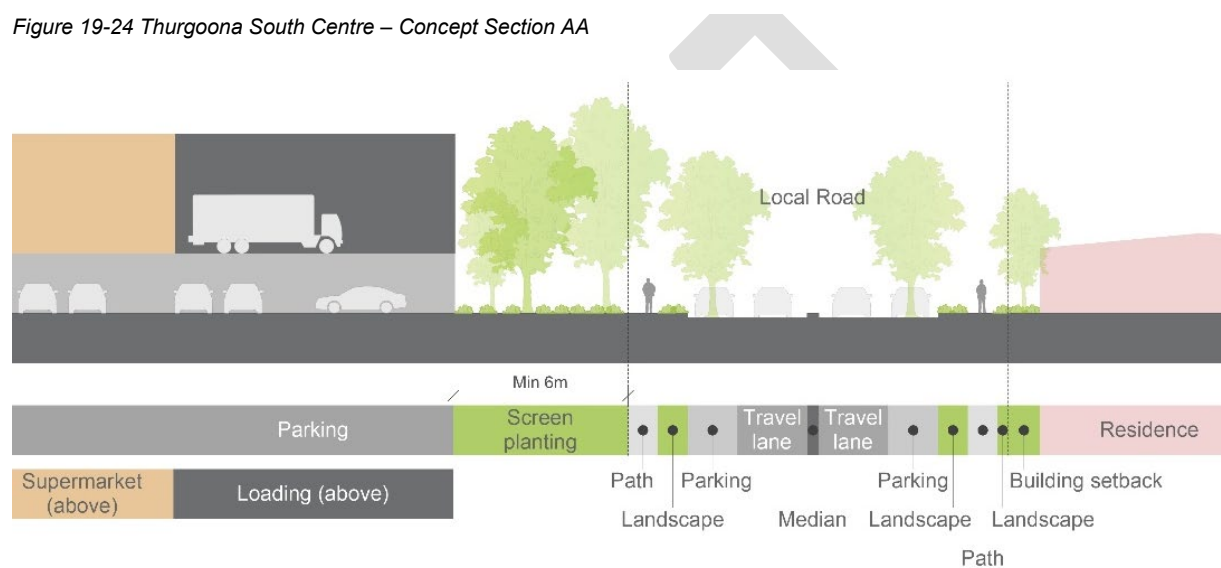


Figure 19-25 Thurgoona South Centre – Concept Section BB

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19.5.6.2. Wirlinga Centre (MNC3)

Desired Future Character

The Wirlinga Centre (MNC3) is a compact, vibrant and walkable street-based centre catering to local residents. The centre is in a woodland landscape setting, alongside dry creekbeds with strong physical and visual connections to Local Sports Ground 3 (LSG3), Blue-green corridors and linear parks. Generous landscaped areas with large mature trees extend the adjacent open spaces into Wirlinga Centre, contributing to its bushland character.

A people focussed street defines the focal point of the centre, with high quality landscaping, street trees and speed management measures to create a slow speed walkable environment. Safe walking and riding connections facilitate movement across the centre and to bus stops.

The street network draws people into the centre and establishes strong visual links to active frontages, providing a sense of arrival to the Wirlinga Centre. Built form addresses the corner at the intersection of the two Main Streets and responds to flood behaviour and overland flow paths to minimise flooding and ensure development is safe and resilient.

Surface car parking is well landscaped, separated into smaller parking clusters, located at the edges of the centre and screened from nearby residential areas by generous landscaped setbacks.

A small mixed-use area to the north of the centre supports the Wirlinga Centre and extends it towards Local Sports Ground 3 (LSG3) to encourage walking between the sportsground and the centre.

Objectives

1. Create a viable and active neighbourhood centre.
2. Maintain a strong relationship with the surrounding landscape and contribute to a distinct local character.
3. Provide a walkable street and a village square that are the focal points of the Wirlinga Centre.
4. Encourage active transport to the Wirlinga Centre.
5. Minimise movement conflicts between people walking, riding and driving.
6. Minimise conflicts between the centre and surrounding residential uses.

Controls

1. The Wirlinga Centre is to be provided in accordance with the following controls:
 - a. Generous landscaped areas with large mature trees and a consistent palette of street trees, landscaping, paths and street furniture are to extend the adjacent open spaces into the Wirlinga Centre, contributing to its bushland character.
 - b. Development at the intersection of the two proposed Main Streets is to address the corner and incorporate high quality architectural treatment that establishes and reinforces a sense of arrival. Clear wayfinding should be provided to direct people moving throughout the centre. A pole or pylon sign may be erected, as per Chapter 16 of this DCP.
 - c. Visual links are to be provided from the street network to the public spaces and active frontages of the centre.
 - d. A People-focussed street and adjacent village square are to be provided and should function as the focal point of the centre. They are to incorporate high quality landscaping, street trees and speed management measures to create a walkable environment.
 - e. The square is to have a minimum dimension of 25m and a minimum area of 750m².
 - f. The village square is to receive direct sunlight to at least 50% of the open space between 11am and 2pm.
 - g. Smart Places Infrastructure is to be supported in the village square, to enable smart technologies such as integration of digital clock, wireless connectivity and weather sensors.

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- h. Retail tenancies are to provide active frontages onto the village square. Retail fronting towards carpark areas is discouraged and is to be minimised. Internalised, enclosed shopping malls are discouraged.
 - i. A mixed-use area to the north of the Wirlinga Centre is to provide supporting commercial and community uses and extend the centre towards Local Sports Ground 3 (LSG3) to encourage walking between the sportsground and the centre. Large retail uses are discouraged as they reduce activity in the core of the centre.
 - j. Built form is to respond to flood behaviour and overland flow paths to ensure development is safe and resilient.
2. Figure 19-26 illustrates one way to achieve these controls.

DRAFT

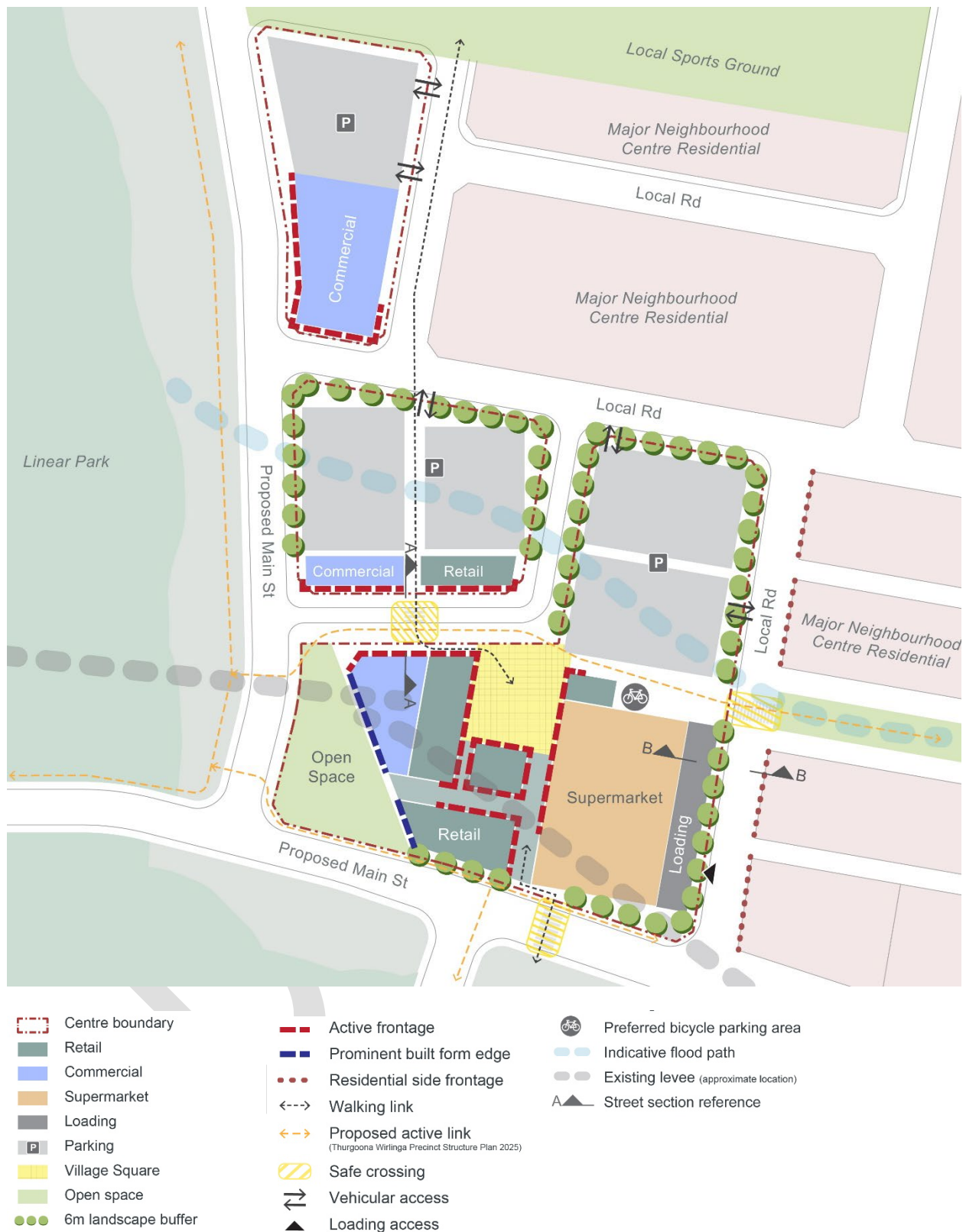


Figure 19-26 Indicative layout of the Wirlinga Centre.

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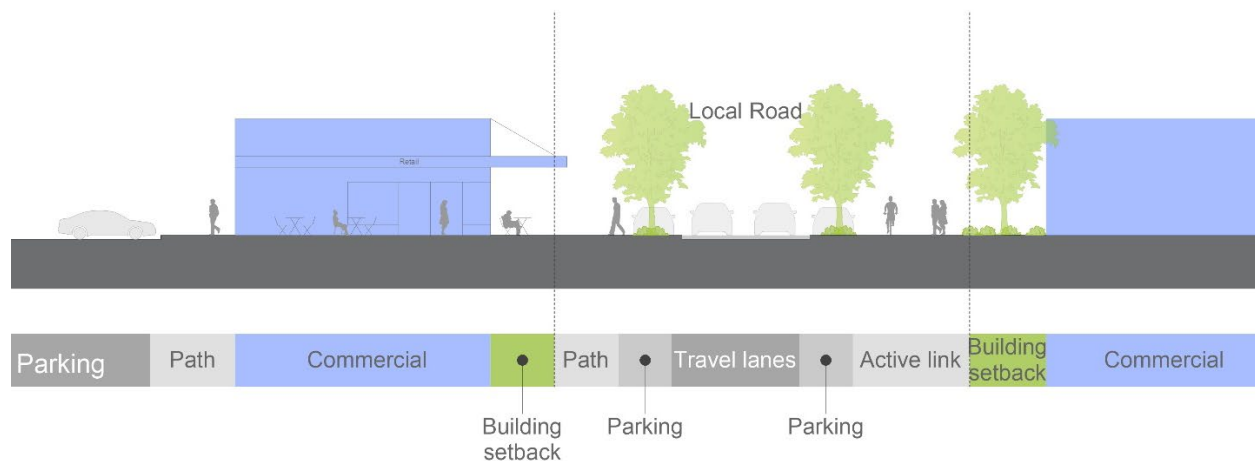


Figure 19-27 Wirlinga Centre – Concept Section AA

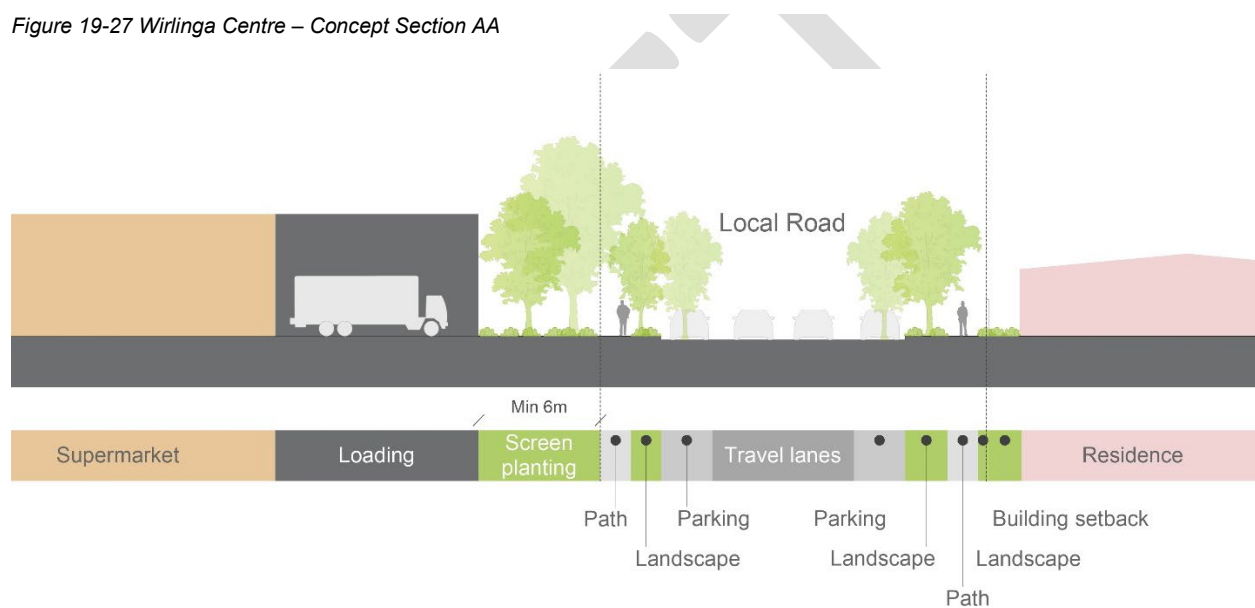


Figure 19-28 Wirlinga Centre – Concept Section BB

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19.5.6.3. Thurgoona North Village Centre (VC1)

Desired Future Character

The Thurgoona North Village Centre (VC1) is a small centre focussed on community and recreational uses and characterised by its natural setting alongside a large area of conservation-zoned land.

The focal point of this centre is the community facility, which is supported by a small supermarket and limited specialty retail. Development minimises impacts on the adjoining residential properties and maintains their amenity through appropriate scale and careful consideration of servicing and interface issues.

The centre is adjacent to an active transport link, and further encourages walking with strong, safe and legible walking and riding connections to the nearby Local Recreational Park 115 (LRP115), Local Sports Ground 5 (LSG5) and primary school 6 (PS6).

Objectives

1. Create a viable and active village centre.
2. Maintain a strong relationship with the surrounding landscape and contribute to a distinct local character.
3. Protect the environmental values and functions of environmental biodiversity areas.
4. Encourage walking and riding to the Thurgoona North Village Centre (VC1).
5. Provide a people focussed street that is the focal point of the Thurgoona North Village Centre (VC1).
6. Provide strong connections to surrounding uses and amenities.

Controls

1. The Thurgoona North Village Centre (VC1) is to be provided in accordance with the following controls:
 - a. Conservation zoned land is to be protected and enhanced with suitable pruning, maintenance and additional planting. Built form, parking and streets are not to encroach on conservation zoned land.
 - b. Development is to be set back by a minimum of 1m from conservation zoned land. A greater setback may be required to respect the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of existing trees.
 - c. A one-way, internal laneway is to be provided, that functions as the focal point of the centre. It is to incorporate high quality landscaping, seating, street trees and speed management measures to create a walkable environment.
 - d. Retail tenancies are to provide active frontages onto the laneway.
 - e. The scale of development is to respect adjoining residential properties and maintain their amenity through appropriate scale and interface design and by minimising impacts (See 19.5.3).
 - f. Direct, walking connections are to be provided to the nearby Local Recreational Park 115 (LRP115), Local Sports Ground 5 (LSG5) and primary school 6 (PS6).
2. Figure 19-29 illustrates one way to achieve these controls.

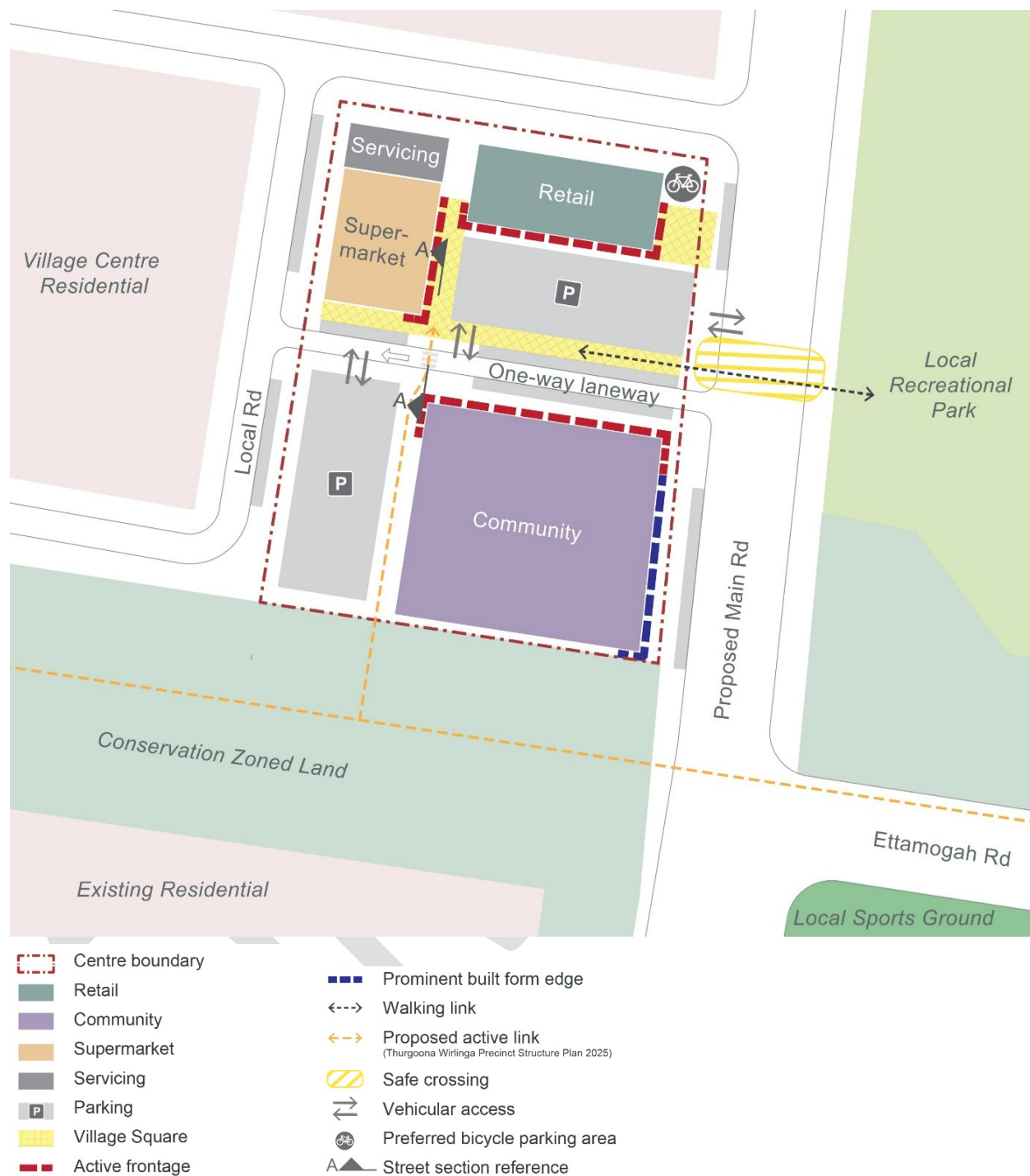


Figure 19-29 Indicative layout of Thurgoona North Village Centre (VC1).

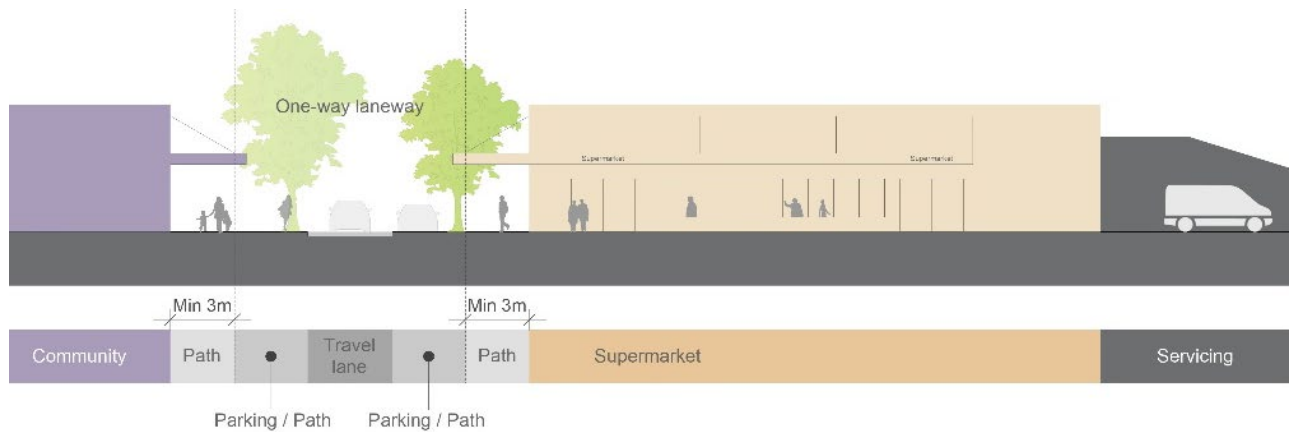


Figure 19-30 Thurgoona North Village Centre – Concept Section AA

19.5.6.4. Kywanna Village Centre (VC2)

Desired Future Character

The Kywanna Village Centre (VC2) provides an active village square that captures desire lines and provides visual connections to the surrounding area creating a high amenity social hub for the neighbourhood.

Visual connections link to the densely vegetated Bell's Reserve to the west and the open rolling hills to the east. The key visual and physical desire line between the centre and the primary school 5 (PS5) to the east is reinforced by a local street connection and a visual connection to the village square.

Crossing points create safe connections to Local Sports Ground 2 (LSG2) to the north and the walking tracks at Bell's Reserve.

Objectives

1. Create a viable and active village centre.
2. Maintain a strong relationship with the surrounding landscape and contribute to a distinct local character.
3. Encourage walking and riding to the Kywanna Village Centre.
4. Provide a village square that is the focal point of the Kywanna Village Centre.
5. Provide strong connections to surrounding uses and amenities.

Controls

1. The Kywanna Village Centre is to be provided in accordance with the following controls:
 - a. Development on the north-western corner along Kywanna Road is to address the corner. Built form is to incorporate high quality architectural treatment and appropriate, integrated signage, and is not to present as a blank wall.
 - b. Development is to incorporate a village square that functions as the primary public space and focal point of the centre.
 - c. The square is to have a minimum dimension of 12m and a minimum area of 200m².
 - d. The village square is to emphasise and frame sight lines to Bell's Reserve to the west, to open rolling hills to the north and east, and the primary school 5 (PS5) to the east.
 - e. The village square is to receive direct sunlight to at least 50% of the open space between 11am and 2pm. To achieve this, built form identified in Figure 19-31 will require a reduced height and will have to demonstrate that the solar access requirement is provided.
 - f. Retail tenancies are to provide active frontages to the village square. Retail fronting towards carpark areas is to be minimised. Internalised, enclosed shopping malls are discouraged.

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- g. Direct, walking connections are to be provided to primary school 5 (PS5), Local Sports Ground 2 (LSG2) and Bell's Reserve.

2. Figure 19-31 illustrates one way to achieve these controls.



Figure 19-31 Indicative layout of the Kywanna Centre (VC2).

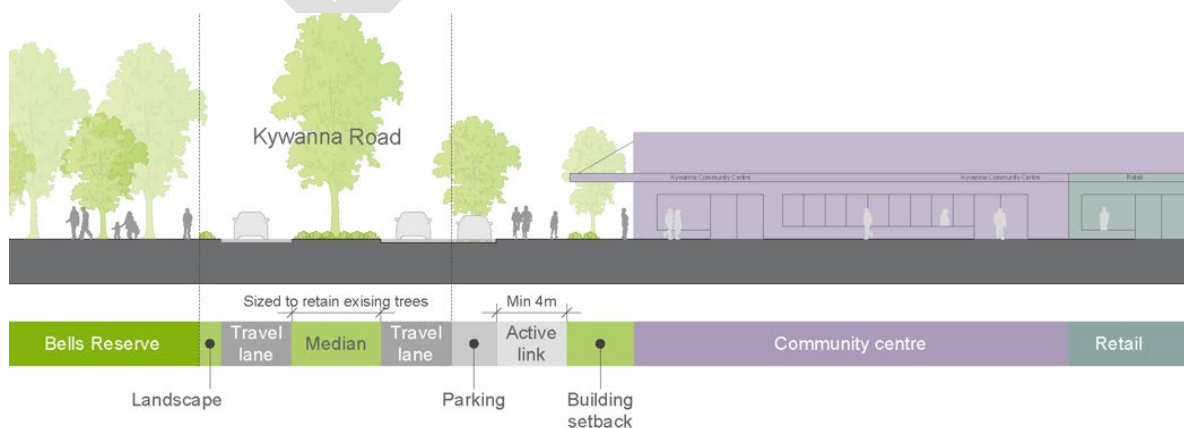


Figure 19-32 Kywanna Village Centre – Concept Section AA

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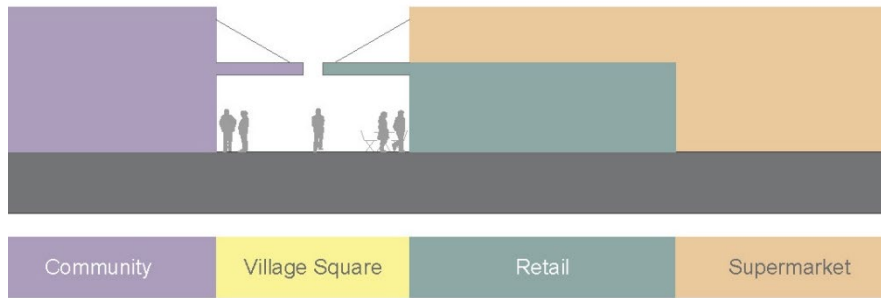


Figure 19-33 Kywanna Village Centre – Concept Section BB

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19.5.6.5. Wirlinga East Village Centre (VC3)

Desired Future Character

The Wirlinga East Village Centre (VC3) is a lively small centre, focussed around a village square, which supports district-level community infrastructure including a community centre, park (DP1) and sportsground (DSG1).

A small supermarket and specialty stores open onto the village square. Direct walking and riding connections between the square, park and sportsground reinforces the close relationship between the centre and the adjacent district community and recreational facilities. Direct and safe crossings points connect to primary school 3 (PS3) to the south-east.

Objectives

1. Create a viable and active village centre that supports the function, accessibility and daily use of the adjacent district-level open space and community facilities.
2. Encourage walking and riding to the Wirlinga East Village Centre (VC3).
3. Provide a village square that is the focal point of the Wirlinga East Village Centre (VC3).
4. Provide strong connections to surrounding uses and amenities.

Controls

1. The Wirlinga East Village Centre (VC3) is to be provided in accordance with the following controls:
 - a. Generous landscaped area setbacks to Dairy Lane extends the woodland character of District Park 1 (DP1) and the Linear Park along this main road and supports the active transport link.
 - b. Development is to incorporate a village square that functions as the primary public space and focal point of the centre.
 - c. The square is to have a minimum dimension of 12m and a minimum area of 200m².
 - d. Retail tenancies are to provide active frontages to the village square and District Park 1 (DP1) to the north. Retail fronting towards carpark areas is to be minimised. Internalised, enclosed shopping malls are discouraged.
 - e. The village square is to receive direct sunlight to at least 50% of the open space between 11am and 2pm.
 - f. A strong visual connection and seamless walking connection is to be created between the centre, park and sportsground.
 - g. Direct, walking connections are to be provided to primary school 3 (PS3).
2. Figure 19-34 illustrates one way to achieve these controls.



Figure 19-34 Indicative layout of the Wirlinga East Village Centre (VC3).

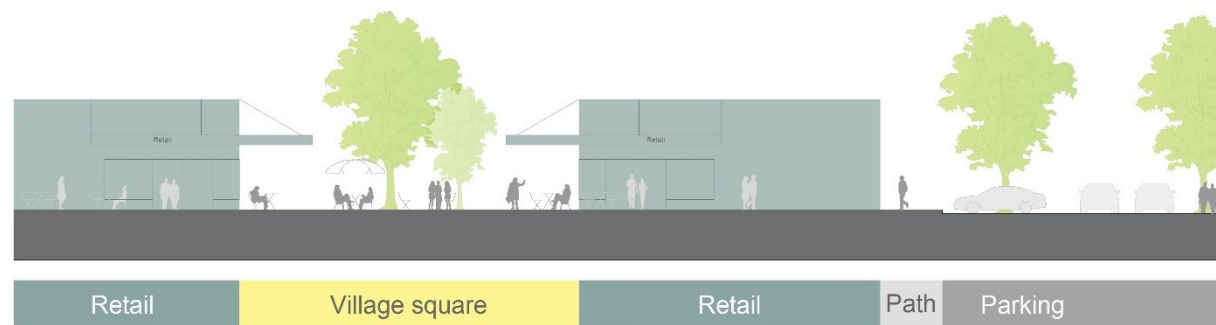


Figure 19-35 Wirlinga East Village Centre – Concept Section AA

Appendix A – Flood Risk Management

A1. Flood Planning Constraint Categories

The identified flood liable land within the Thurgoona Wirlinga Precinct has been divided into the following four Flood Planning Constraint Categories (FPCCs):

Flood Planning Constraint Category 1 (FPCC 1), which comprises areas where factors such as the depth and velocity of flow, time of rise, and evacuation problems mean that the land is unsuitable for most types of development. The majority of new development types are excluded from this zone due to its potential impact on flood behaviour and the hazardous nature of flooding.

Flood Planning Constraint Category 2 (FPCC 2), which comprises areas which lie within the extent of the Flood Planning Area where the existing flood risk warrants careful consideration and the application of significant flood related controls on future development.

Flood Planning Constraint Category 3 (FPCC 3), which comprises areas which lie within the extent of the Flood Planning Area but outside areas designated FPCC1 and FPCC2. Areas designated FPCC3 are more suitable for new development and expansion of existing development provided it is carried out in accordance with the controls set out in Part 19.

Flood Planning Constraint Category 4 (FPCC 4), which comprises areas that lie between the FPA and the PMF where the flood hazard is great enough to warrant additional controls on critical uses and facilities, as well as sensitive and hazardous type development. This area is identical to the Special Flood Considerations Zone shown on the TWGA Flood Planning Map.

Flood Planning Constraint Category 5 (FPCC 5), which comprises areas that lie between the FPA and the PMF where the flood hazard is low enough not to warrant controls on any type of development. This area is identical to the *Outer Floodplain* shown on the TWGA Flood Planning Map.

A2. Determining flood planning controls that apply to a proposed development

The steps for determining the controls that apply to proposed development in flood-labile areas are outlined below:

1. Check whether the development is located (either partially or wholly) on flood liable land within the Flood Planning Area, Special Flood Considerations Zone or Outer Floodplain on the **Thurgoona Wirlinga Precinct Flood Planning Map**.
2. Identify which set of prescriptive flood-related planning controls apply, based on the **Thurgoona Wirlinga Precinct Flood Planning Map** (i.e. Main Stream Flooding or Major Overland Flow).
3. Define the land use in the *Albury Local Environmental Plan 2010* and determine the land use category using **Schedule 1: Land Use Categories**.
4. Determine the applicable flood level at the site using the *Eight Mile Creek Flood Study Review*.
5. Determine which Flood Planning Constraint Category applies to the development using the **Thurgoona Wirlinga Flood Planning Constraint Category Map**.
6. A site that is within more than one Flood Planning Constraint Category must consider the planning controls that apply to each.
7. Confirm that the development complies and the prescriptive controls in **Schedule 2A** (Main Stream Flooding areas) or **Schedule 2B** (Major Overland Flow areas) or with any relevant performance criteria.

A3. Performance criteria

The performance criteria which are to be applied when assessing a proposed development are:

1. is compatible with the flood function and behaviour on the land, and

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2. will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
3. will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
4. incorporates appropriate measures to manage risk to life in the event of a flood, and
5. will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

A4. Application requirements

Information required with a development application is as follows:

1. A Stormwater Management Plan must be submitted for development that changes the impervious area of a site demonstrating how the proposed development achieves the objectives and controls set out Part 19.4.8 – Stormwater Management in the Albury DCP.
2. Applications for alterations and additions to an existing dwelling on flood-labile land (see **Schedule 2A** or **Schedule 2B**) must be accompanied by documentation from a registered surveyor confirming the existing floor levels.
3. Development Applications must be accompanied by a survey plan prepared by registered surveyor showing predevelopment surface levels over the site showing:
 - a. The location of any existing and/or proposed buildings or structures.
 - b. The existing ground levels to Australian Height Datum around the perimeter of the existing and/or proposed building(s) including site contours; and
 - c. The existing and/or proposed floor levels to Australian Height Datum.
4. Applications for earthworks that include filling of land must be accompanied by a survey plan (with a contour interval of 0.25 m) showing relative levels to Australian Height Datum.
5. Depending on the scale and location of the development, Council may require a flood impact and risk assessment (FIRA) to be undertaken in a manner that is consistent with the latest edition of *Australian Rainfall and Runoff* and the NSW Government's flood risk management guideline LU01 titled "*Flood impact and risk assessment*".
6. The hydrologic (DRAINS) and hydraulic (TUFLOW) models developed as part of the Eight Mile Creek Flood Study Review (collectively referred to herein as "the flood models") must be used as the basis for preparing the FIRA. The flood models must also to be used to derive the Flood Planning Level (**FPL**) for various components of the development.
7. Where a development proposal requires an assessment of structural soundness during potential floods, the following impacts must be addressed*:
 - a. hydrostatic pressure;
 - b. hydrodynamic pressure;
 - c. impact of debris; and
 - d. buoyancy forces.

*Note: Foundations need to be included in the structural analysis.

8. Prior to the release of the Subdivision Certificate, Council requires the FIRA related flood models to be updated to include Work-As-Executed details of the constructed stormwater and trunk drainage systems, as well as field or LiDAR-based survey of finished surface levels across the entire development. A copy of the updated flood models, including both input and output data, must be provided to Council.
9. In addition to the requirements set out above, a letter from a suitably qualified civil engineer must be provided confirming that the results of the as-constructed flood modelling are consistent with the approved Development Application documentation, specifically the FIRA

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Schedule 1: Land use categories

Land Use Category	Subdivision	LEP Land Uses
Critical Uses and Facilities	<i>Community facilities which may provide an important contribution to the notification or evacuation of the community during flood events.</i>	Health services facility; Electricity generating works; Emergency services facility.
Sensitive and Hazardous	<i>Uses which involve vulnerable members of the community; Uses which may cause pollution of a watercourse or town water supply; Uses, which if affected, would significantly affect the ability of community to return to normal after flood event;</i>	Boarding houses; Caravan parks; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Group homes; Hazardous industries; Hazardous storage establishments; Hospitals; Hostels; Information and education facilities; Respite day care centres; Seniors housing; Sewerage systems; Tourist and visitor accommodation; Water supply systems.
Subdivision	<i>Subdivision of land which involves the creation of new allotments, with potential for further development;</i>	Camping grounds; Caravan parks; Eco-tourist facilities; Home business/ child care/occupations; Residential accommodation (excluding Group Home and Seniors housing); Tourist and visitor accommodation.
Residential		Attached dwellings; Dwelling houses; Multi dwelling housing; Residential flat buildings; Semi-detached dwellings; Shop top housing.
Commercial and Industrial		Amusement centre; Commercial premises (excluding Market); Crematorium; Depots; Entertainment facility; Freight transport facilities; Function centre; General industries; Industrial retail outlet; Industrial training facility; Light industries; Mortuaries; Place of public worship; Public administration building; Recreation facility (indoor & major); Registered club; Research station; Restricted premises;

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		Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centre; Wholesale suppliers; Vehicle body repair workshops; Vehicle repair stations;
Recreation and Non-Urban		Agriculture (excluding intensive livestock agriculture); Animal boarding and training establishment; Boat sheds; Charter & tourism boating facilities; Car park; Community facility; Extractive industry; Forestry; Jetties; Market; Open cut mining; Recreation area; Recreation facility (outdoor).
Alterations and additions		i. An addition to existing premises of not more than 10% of the floor area which existed at the date of commencement of this DCP; ii. Rebuilding of a development which substantially reduces the extent of flood effects to the existing development; iii. A change of use which does not increase flood risk having regard to property damage and personal safety; or iv. Subdivision which does not involve the creation of new allotments with potential for further development.

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Schedule 2a: Prescriptive flood related development controls – main stream flooding

Planning considerations	Flood Planning Constraint Category 1 (FPCC 1)							Flood Planning Constraint Category 2 (FPCC 2)							Flood Planning Constraint Category 3 (FPCC 3)							Flood Planning Constraint Category 4 (FPCC 4)							
	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	
Minimum Habitable Floor Level						A1	A2 A4				A2	A5	A1	A2 A4				A2	A5	A1	A2 A4	A3	A3						
Building Components						B1	B1				B1	B1	B1	B1				B1	B1	B1	B1	B2	B2						
Structural Soundness						C1	C1				C1	C1	C1	C1				C1	C1	C1	C1	C2	C2						
Flood Affection						D1	D1			D1	D1	D1	D1	D2			D1	D1	D1	D1	D2								
Emergency Response						E4	E2 or E3			E4 E5	E3 E4	E3 E4	E4	E2 or E3			E4 E5	E2 E4	E2 E4	E4	E2 or E3	E2 or E3	E2 E4						
Management and Design						F2 F3	F2 F3			F1	F2	F2 F3 F4	F2 F3	F2 F3			F1	F2	F2 F3 F4	F2	F2 F3	F2 F3	F2 F3 F4						
Stormwater						G2	G2			G1 G2	G1 G2	G1 G2	G2	G2			G1 G2	G1 G2	G1 G2	G2	G2	G1	G1						
Parking and Driveway Access						H2 H4 H6 H7	H6 H7 H8			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7 H9	H1 H3 H5 H6 H7 H9	H2 H4 H6 H7	H6 H7 H8			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7 H9	H1 H3 H5 H6 H7 H9	H2 H4 H6 H7	H6 H7 H8	H3 H9	H3 H9						
	Not Relevant					Unsuitable Land Use																							

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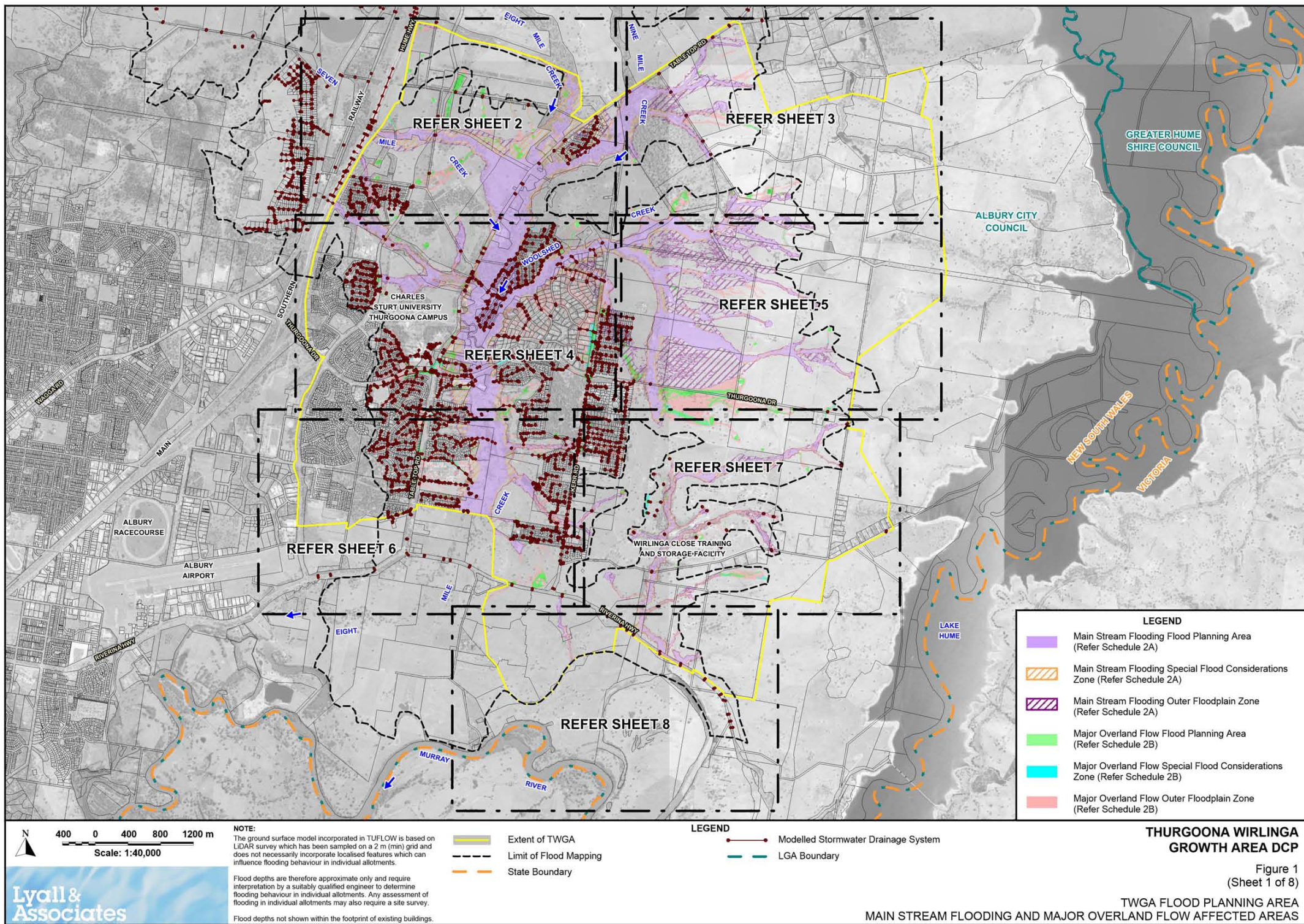
Schedule 2b: Prescriptive flood related development controls – major overland flow

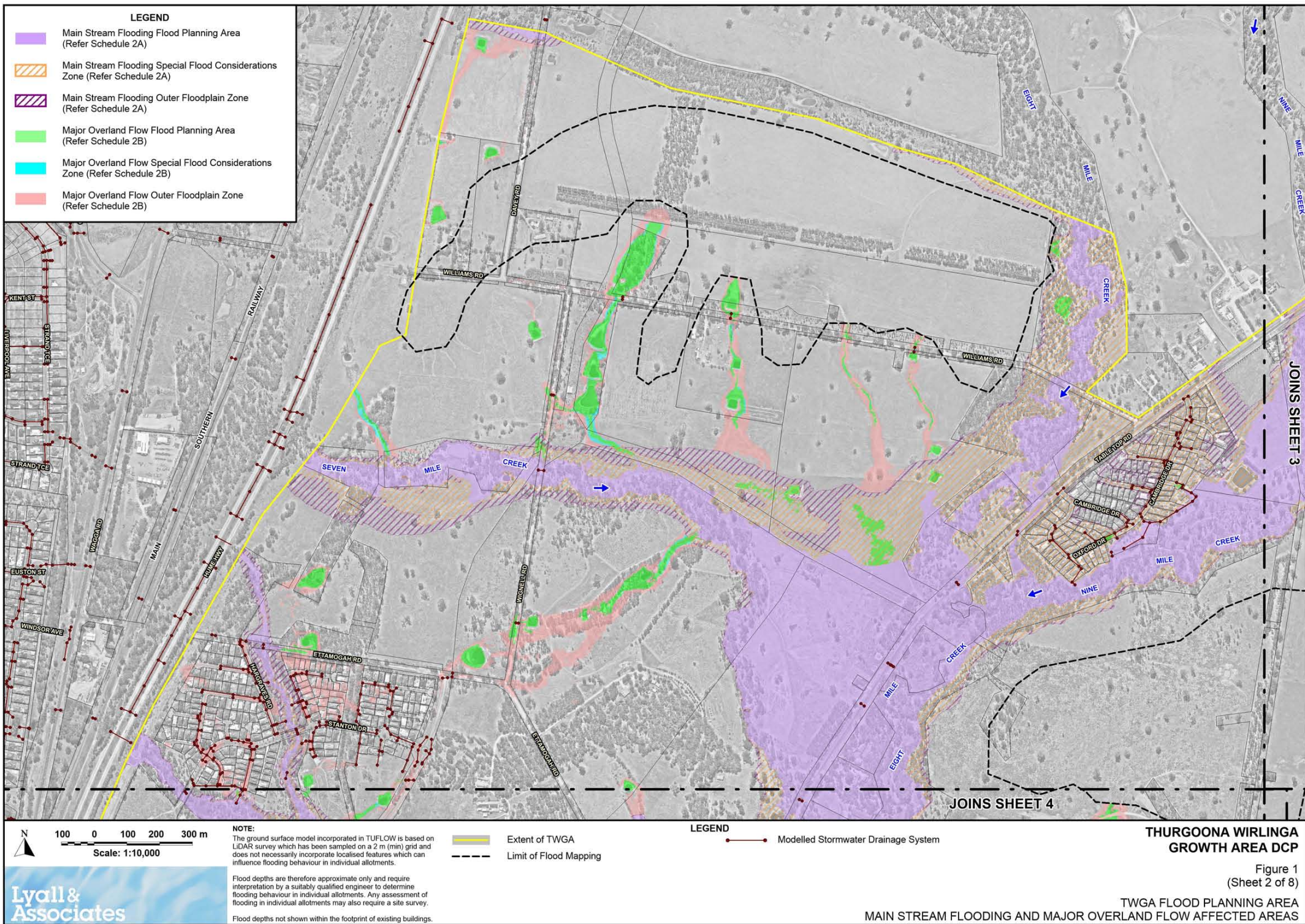
	Flood Planning Constraint Category 1 (FPCC 1)							Flood Planning Constraint Category 2 (FPCC 2)							Flood Planning Constraint Category 3 (FPCC 3)							Flood Planning Constraint Category 4 (FPCC 4)							
	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	Critical Uses and Facilities	Sensitive and Hazardous	Subdivision	Residential	Commercial and Industrial	Recreational and Non-Urban	Alterations and Additions	
Planning considerations																													
Minimum Habitable Floor Level						A1	A2 A4				A2	A5	A1	A2 A4	A3	A3		A2	A5	A1	A2 A4	A3	A3						
Building Components						B1	B1				B1	B1	B1	B1	B2	B2		B1	B1	B1	B1	B2	B2						
Structural Soundness						C1	C1				C1	C1	C1	C1	C2	C2		C1	C1	C1	C1	C2	C2						
Flood Affection						D1	D1			D1	D1	D1	D1	D2															
Emergency Response						E1	E1			E5					E2 or E3	E2 E4	E5					E2 or E3	E2 E4						
Management and Design						F2	F2			F1 F3	F2	F2 F4	F2	F2	F2 F3	F2 F3 F4	F1 F3		F4			F2 F3	F2 F3 F4						
Stormwater						G2				G1	G1	G1	G2		G1	G1	G1	G1	G1	G2		G1	G1						
Parking and Driveway Access						H2 H4 H6 H7	H6 H7 H8			H1 H3 H5 H6 H7	H1 H3 H5 H6 H7 H9	H1 H3 H5 H6 H7 H9	H2 H4 H6 H7	H6 H7 H8	H1 H3 H5 H6 H9	H1 H3 H5 H6 H9	H1 H3 H5 H6	H1 H3 H5 H6 H9	H1 H3 H5 H6 H9	H2 H4 H6 H9	H6 H8 H9	H3 H9	H3 H9						
		Not Relevant				Unsuitable Land Use																							

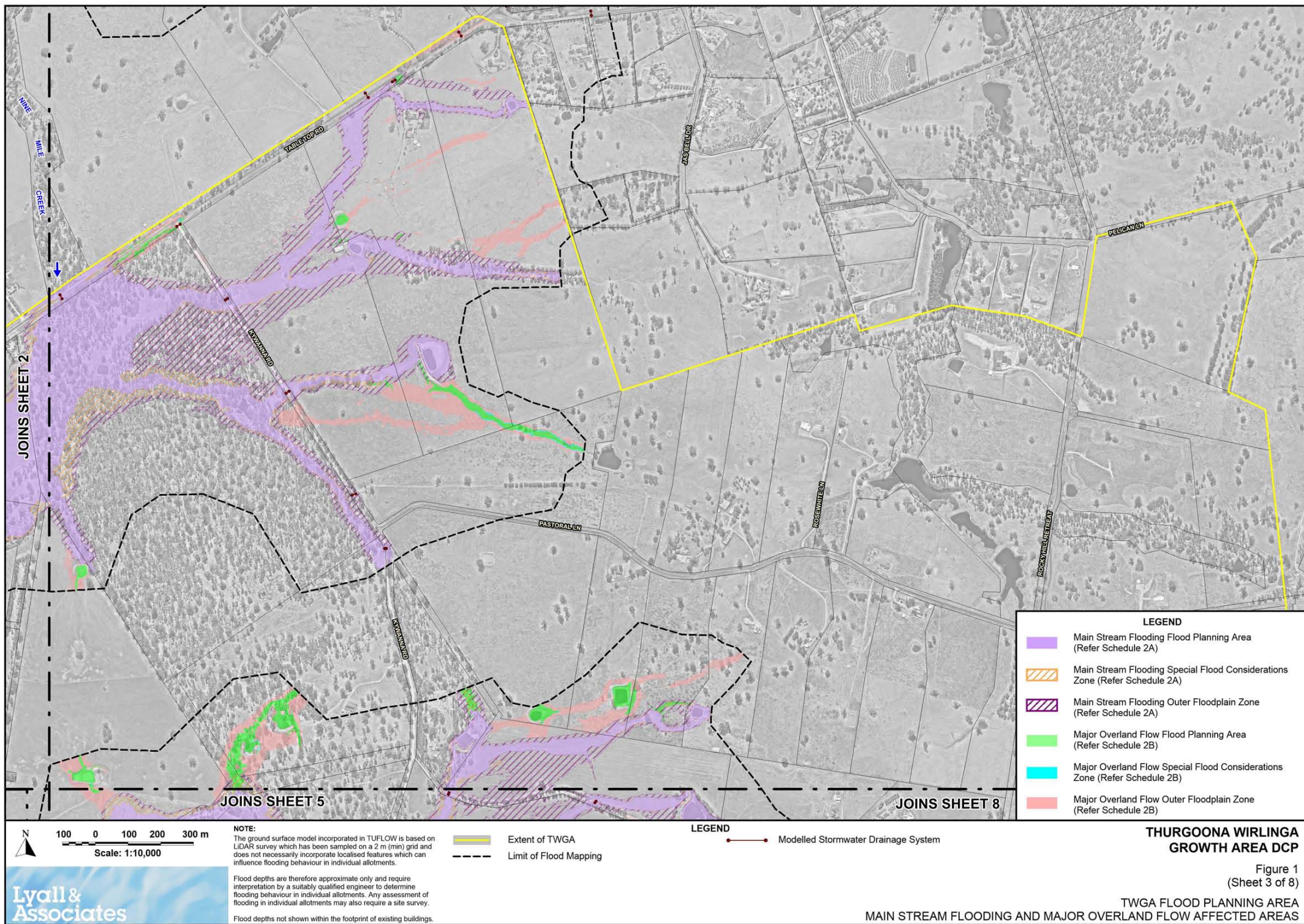
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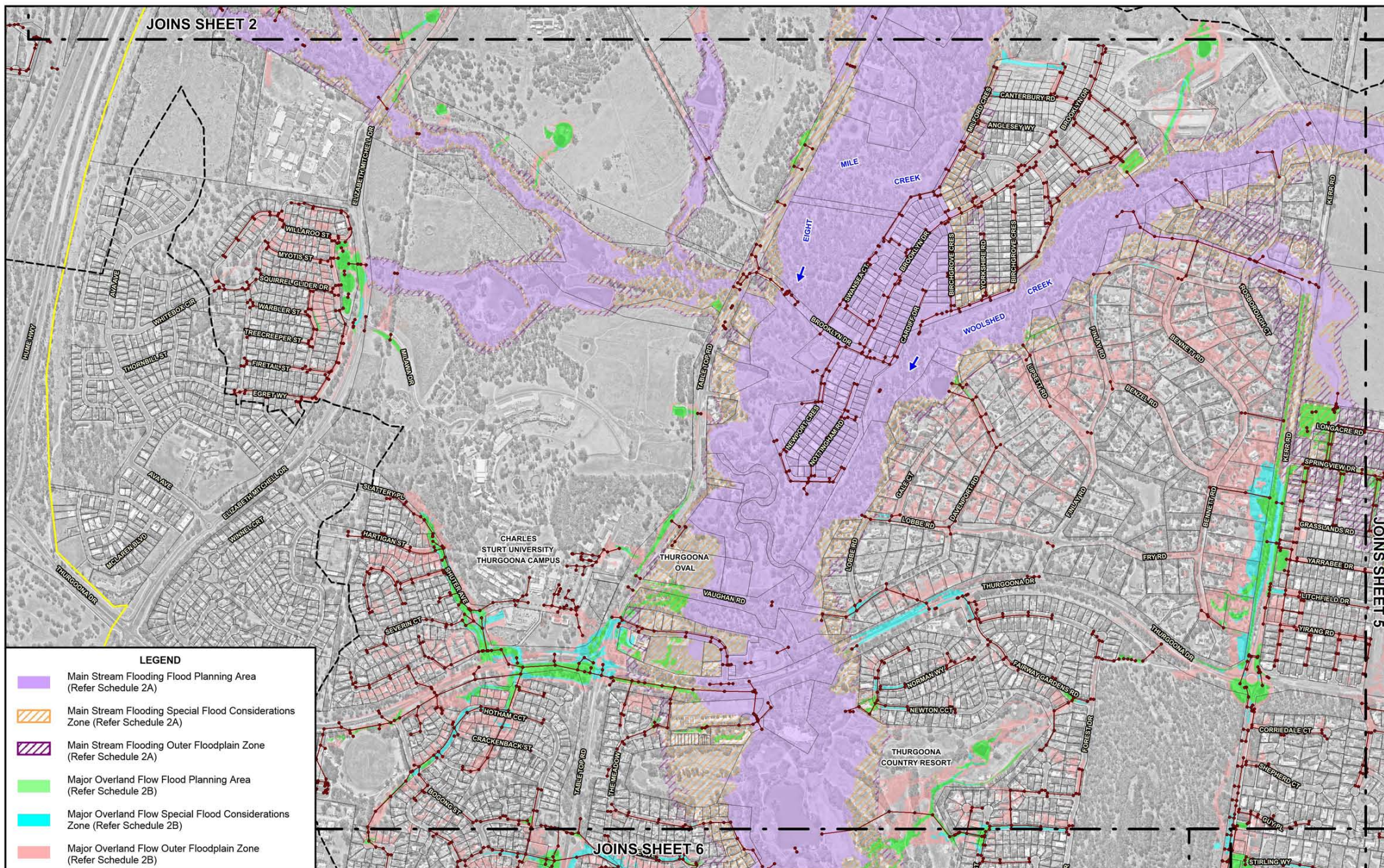
Prescriptive controls for associated planning considerations under each FPCC		
Minimum Habitable Floor Level A1 Habitable floor levels to be set no lower than the 5% AEP flood level plus freeboard ⁽¹⁾ unless justified by site specific assessment. A2 Habitable floor levels to be set no lower than the 1% AEP flood level plus freeboard ⁽¹⁾ . A3 Habitable floor levels to be set no lower than the PMF flood level. A4 Habitable floor levels to be as close to the Minimum Habitable Floor Level as practical and no lower than the existing floor level when undertaking concessional development. A5 Habitable floor levels to be as close to the 1% AEP flood level plus freeboard ⁽¹⁾ as practical, but no lower than the 5% AEP flood level plus freeboard ⁽¹⁾ . In situations where the habitable floor level is set below the 1% AEP flood level plus freeboard ⁽¹⁾ , a mezzanine area equal to 30% of the total habitable floor area is to be provided, the elevation of which is to be set no lower than the 1% AEP flood level plus freeboard ⁽¹⁾ . NOTE: Habitable floor levels may need to be raised to the PMF if there is the potential for floodwater to enter basement parking internal to the proposed building during an event of this magnitude. Also see prescriptive control H9.	Building Components & Method B1 All structures to have flood compatible building components below the 1% AEP flood level plus freeboard ⁽¹⁾ (refer Schedules 3A and 3B).	Structural Soundness C1 Engineers report to certify that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard ⁽¹⁾ . C2 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard ⁽¹⁾ or a PMF, whichever is the greatest.
Flood Affection D1 Flood Impact and Risk Assessment required to certify that the development will not increase flood affection elsewhere or the flood risk to both occupiers of the proposed development and others. D2 The impact of the development on flooding elsewhere to be considered.	Emergency Response E1 Reliable egress for pedestrians and vehicles required during a 1% AEP flood. E2 Reliable egress for pedestrians and vehicles required during a PMF. E3 Reliable egress for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20 m ² of the dwelling to be above the PMF level. E4 The development is to be consistent with any relevant flood evacuation strategy or similar plan. E5 Applicant to demonstrate that there is rising road egress/access from all allotments internal to the subdivision to land which lies above the PMF.	Management and Design F1 Applicant to demonstrate that potential development as a consequence of a subdivision or development proposal can be undertaken in accordance with the controls set out Part 19 of the Development Control Plan. F2 Flood Safe Plan (home or business or farm houses) to address safety and property damage issues (including goods storage and stock management) considering the full range of flood risk. F3 Site Emergency Response Flood Plan required considering the full range of flood risk F4 No external storage of materials below the Minimum Habitable Floor Level which may cause pollution or be potentially hazardous during any flood.
Stormwater G1 Refer Part 19.3.8 of the Development Control Plan for controls relating to water cycle management G2 The impact of the development on local overland flooding to be considered.	Parking and Driveway Access H1 The minimum surface level of open car parking spaces or carports shall be as high as practical, but no lower than the 5% AEP flood or the level of the crest of the road at the location where the site has access. In the case of garages, minimum surface level shall be as high as practical but no lower than the 5% AEP flood. H2 The minimum surface level of open car parking spaces, carports or garages shall be as high as practical. H3 Garages capable of accommodating more than three motor vehicles on land zoned for urban purposes, or enclosed car parking, must be protected from inundation by floods up to the 1% AEP flood plus freeboard ⁽¹⁾ . H4 The driveway providing access between the road and parking space shall be as high as practical and generally rising in the egress direction. H5 The level of the driveway providing access between the road and parking space shall be no lower than 0.3 m below the 1% AEP flood or such that the depth of inundation during a 1% AEP flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised. H6 Enclosed car parking and car parking areas accommodating more than three vehicles (other than on Rural zoned land), with a floor level below the 5% AEP flood or more than 0.8 m below the 1% AEP flood level, shall have adequate warning systems, signage and exits. H7 Restraints or vehicle barriers to be provided to prevent floating vehicles leaving the site during a 1% AEP flood. H8 Driveway and parking space levels to be no lower than the design ground/floor levels. Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical, and, when undertaking concessional development, no lower than existing levels. H9 All potential inflow locations to basement parking (e.g. driveway, ventilation openings, fire stairs, lift wells, etc) must be set at or above the 1% AEP flood plus freeboard ⁽¹⁾ or the PMF level, whichever is the highest.	

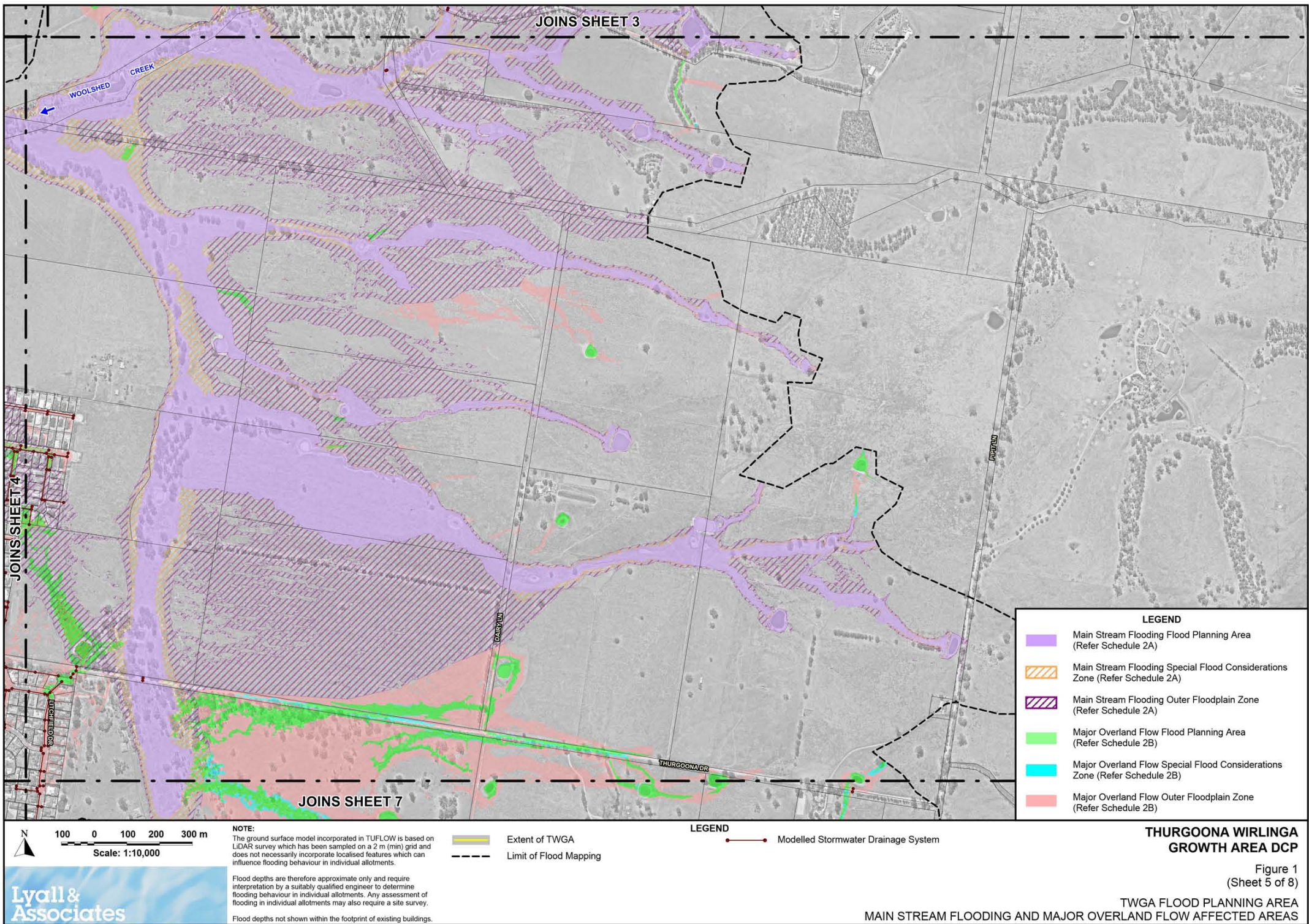
1. Freeboard is equal to 0.5 m for development being assessed under Schedule 2A and 0.3 m for development being assessed under Schedule 2B.

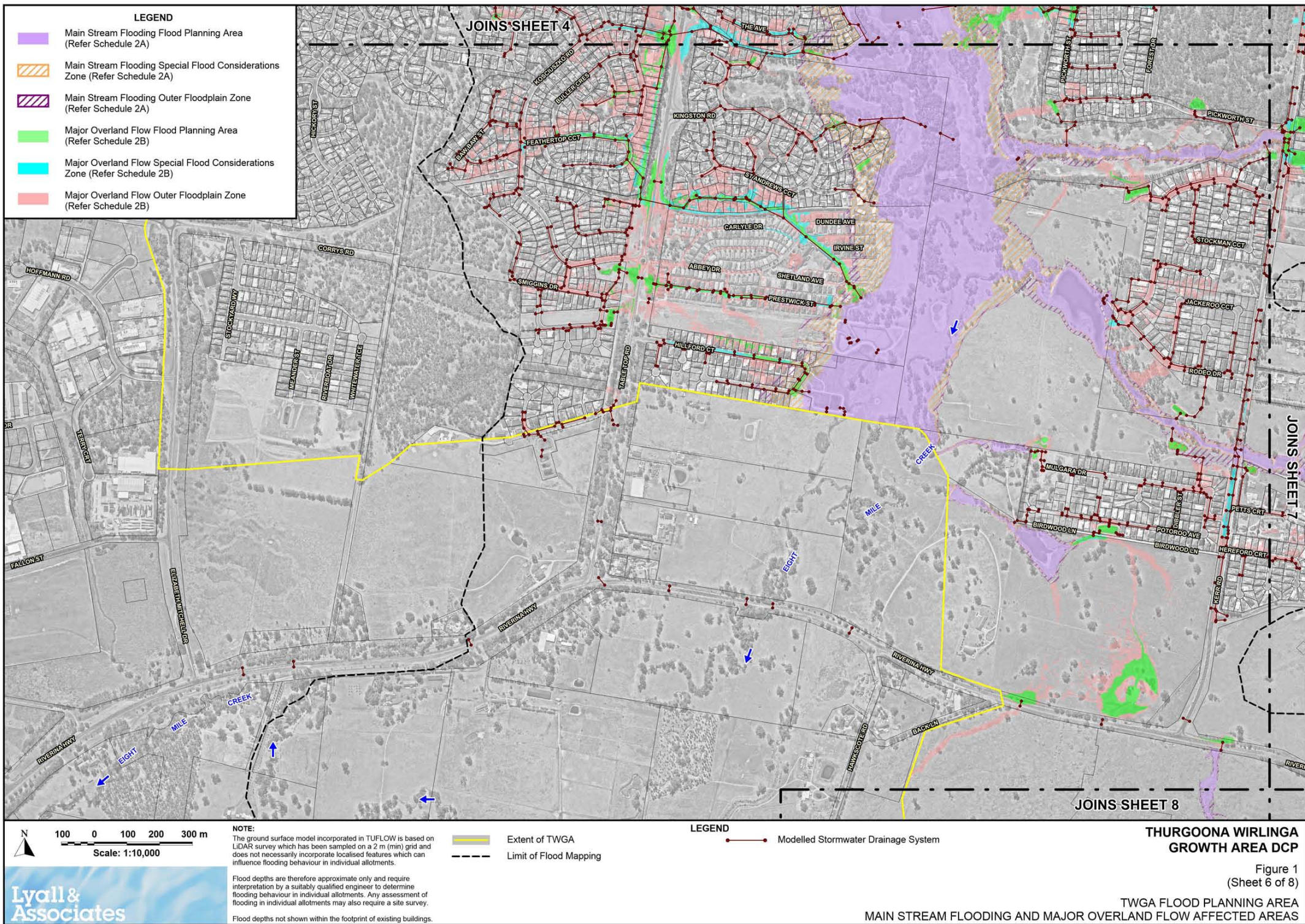


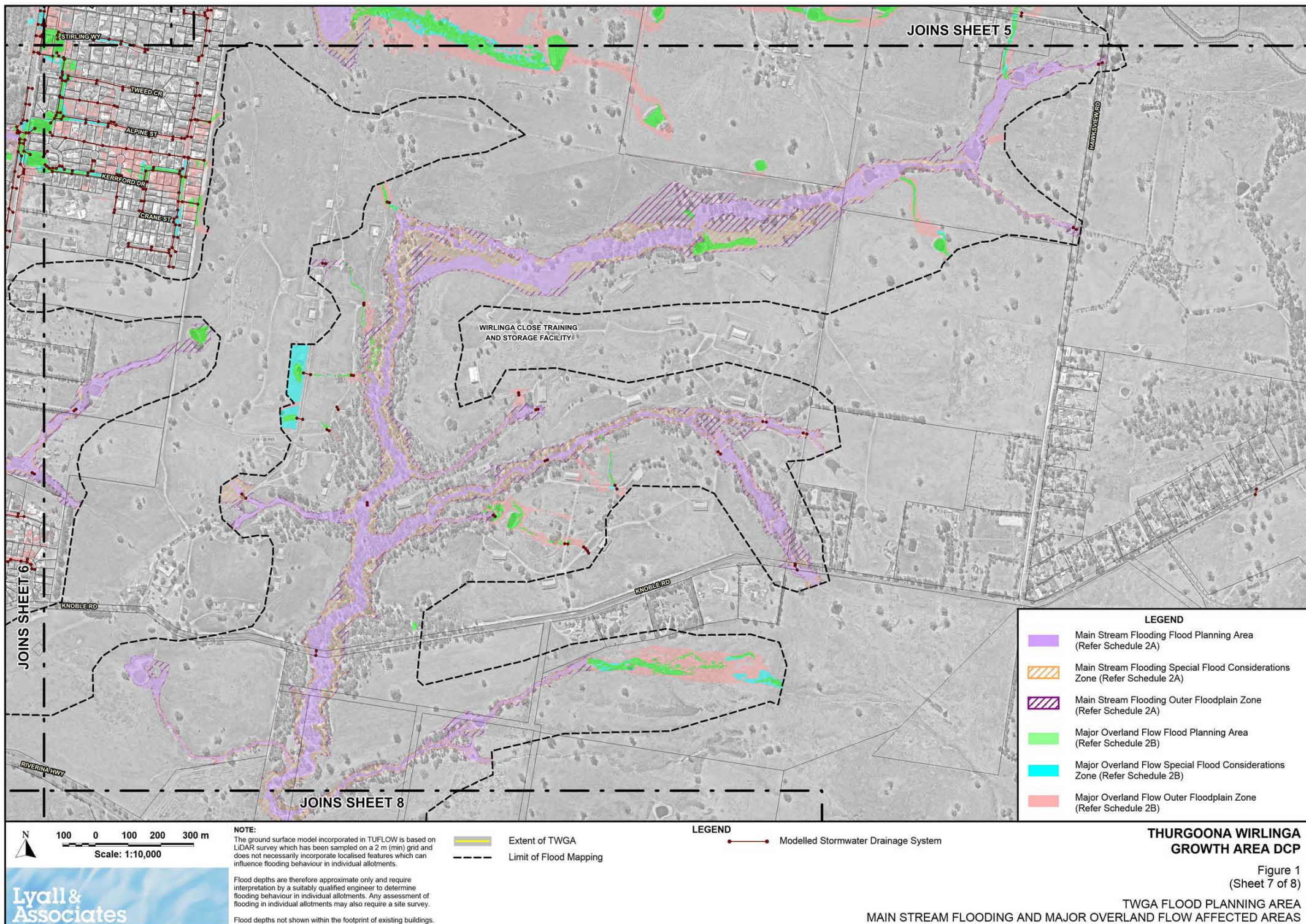


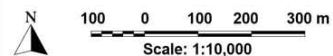
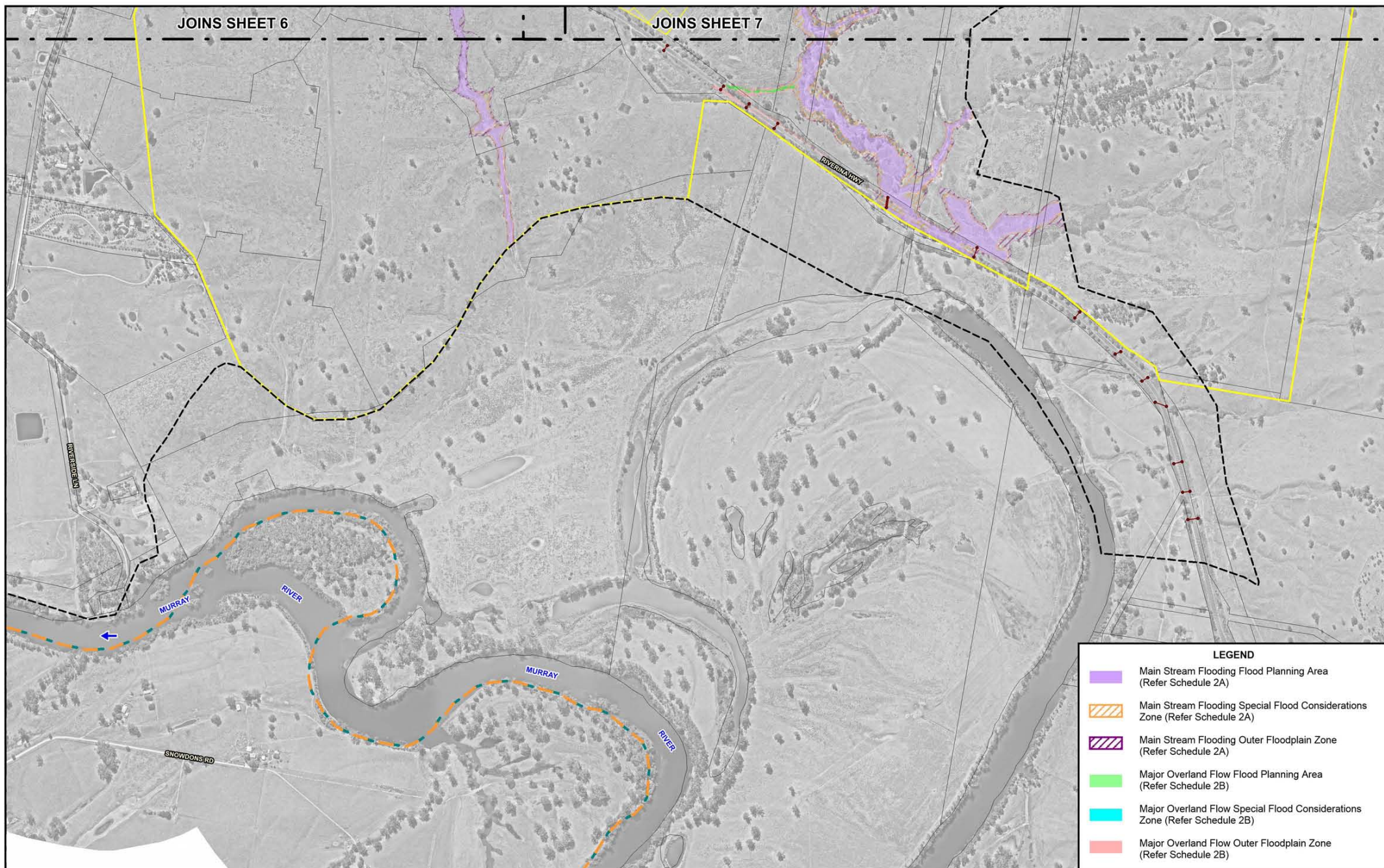












NOTE:
The ground surface model incorporated in TUFLOW is based on LIDAR survey which has been sampled on a 2 m (min) grid and does not necessarily incorporate localised features which can influence flooding behaviour in individual allotments.

Flood depths are therefore approximate only and require interpretation by a suitably qualified engineer to determine flooding behaviour in individual allotments. Any assessment of flooding in individual allotments may also require a site survey.

Flood depths not shown within the footprint of existing buildings.

- Extent of TWGA
- Limit of Flood Mapping
- State Boundary

- LEGEND**
- Modelled Stormwater Drainage System
 - LGA Boundary

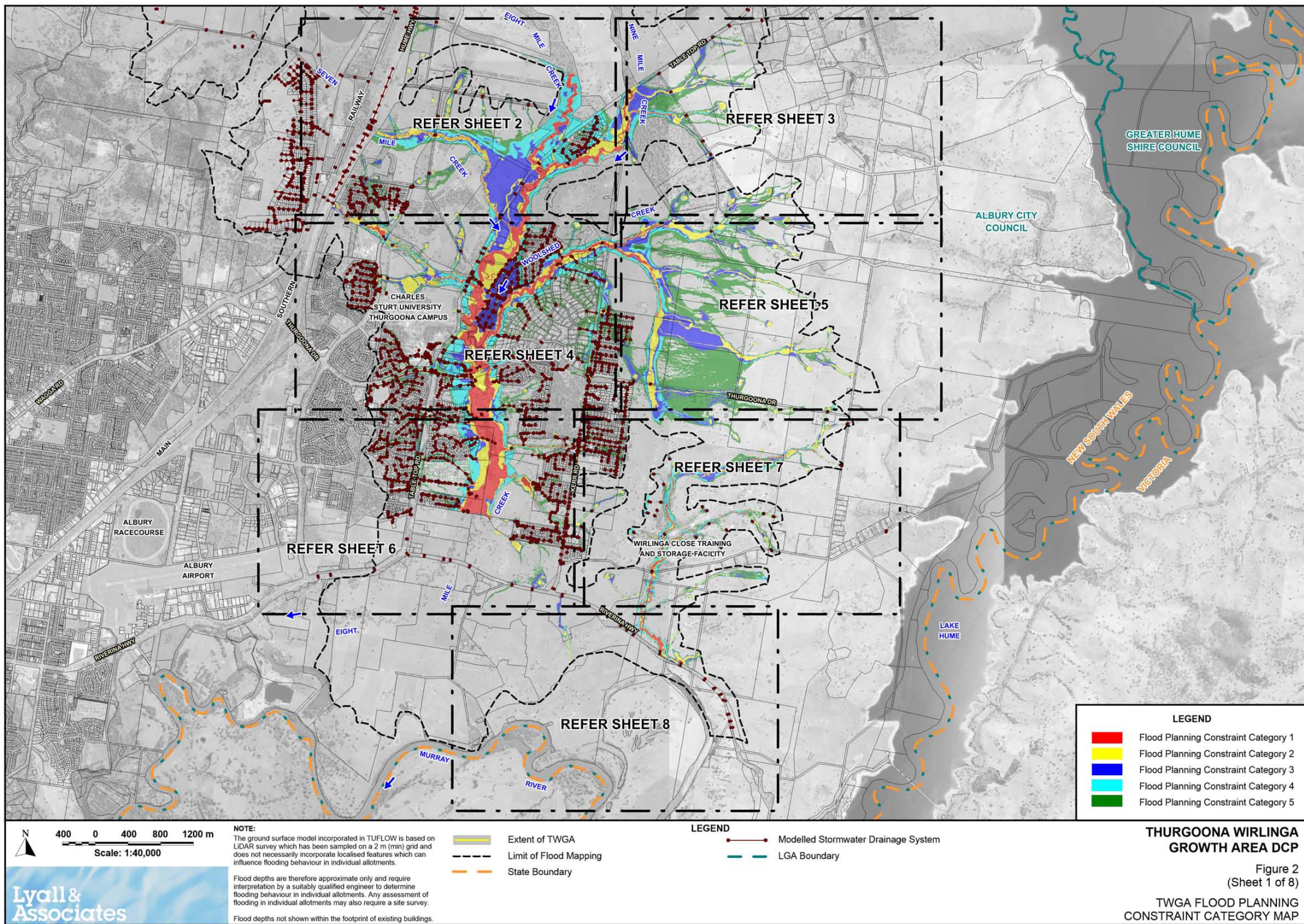
- LEGEND**
- Main Stream Flooding Flood Planning Area (Refer Schedule 2A)
 - Main Stream Flooding Special Flood Considerations Zone (Refer Schedule 2A)
 - Main Stream Flooding Outer Floodplain Zone (Refer Schedule 2A)
 - Major Overland Flow Flood Planning Area (Refer Schedule 2B)
 - Major Overland Flow Special Flood Considerations Zone (Refer Schedule 2B)
 - Major Overland Flow Outer Floodplain Zone (Refer Schedule 2B)

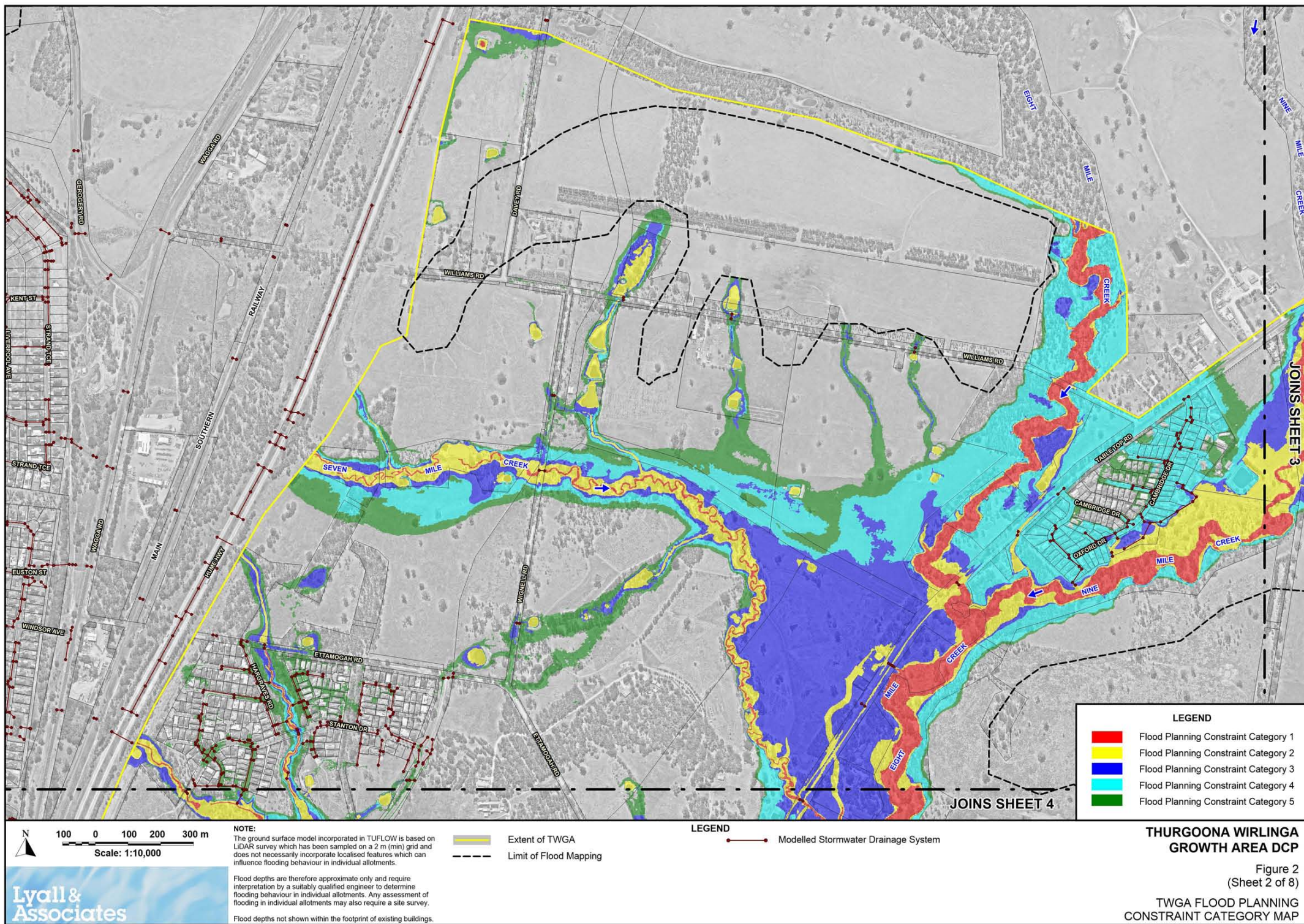
THURGOONA WIRLINGA GROWTH AREA DCP

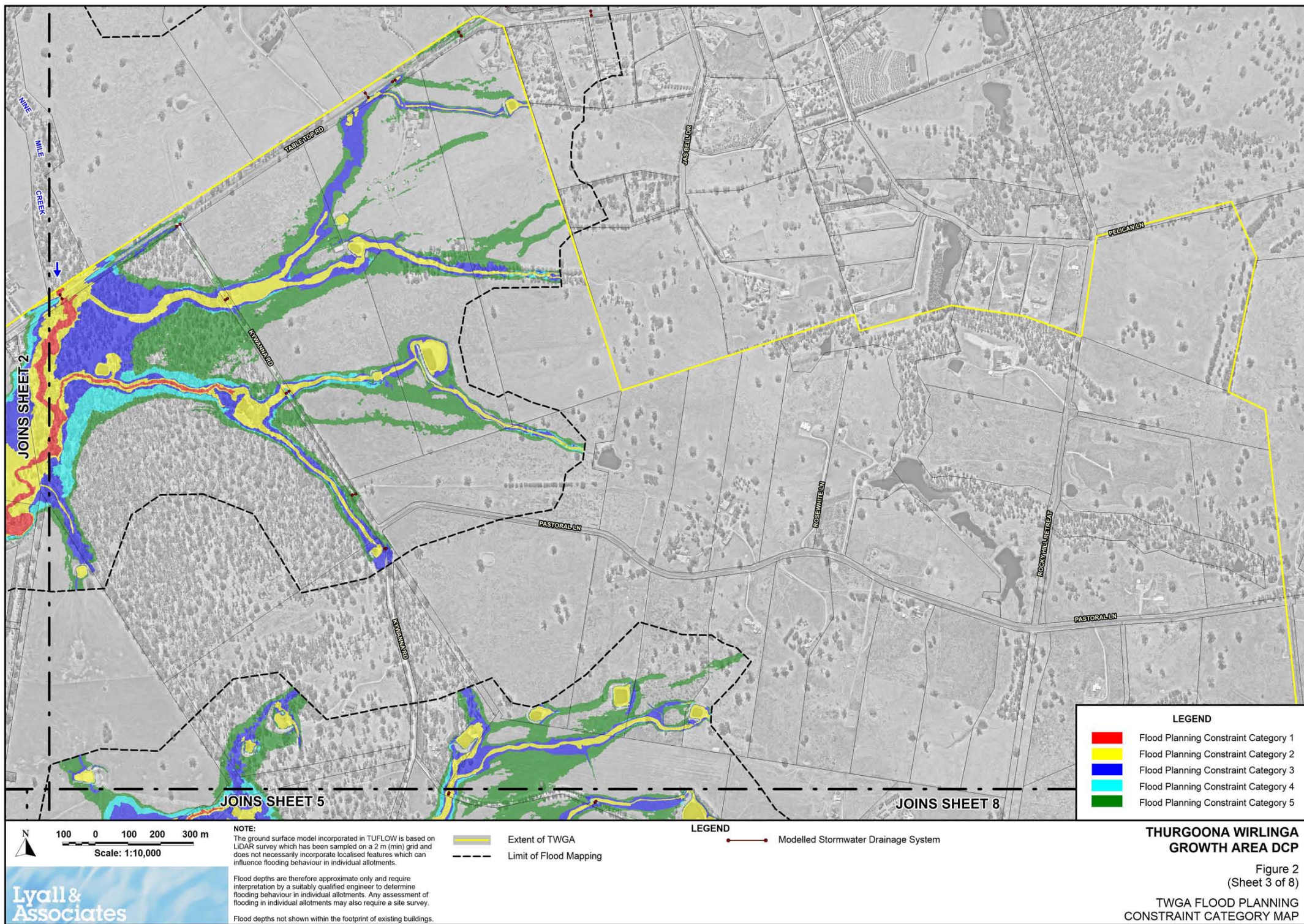
Figure 1
(Sheet 8 of 8)

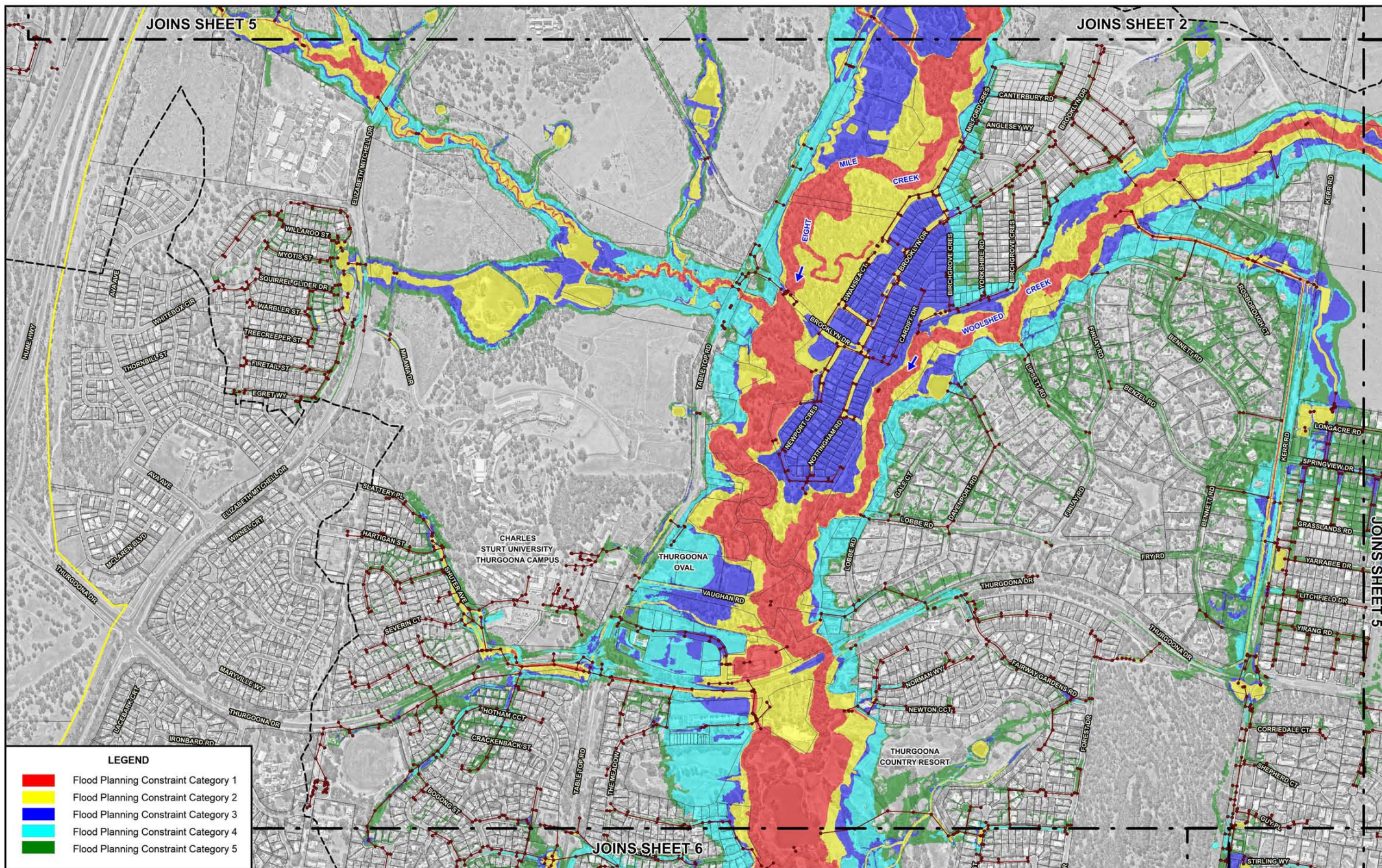
TWGA FLOOD PLANNING AREA

MAIN STREAM FLOODING AND MAJOR OVERLAND FLOW AFFECTED AREAS









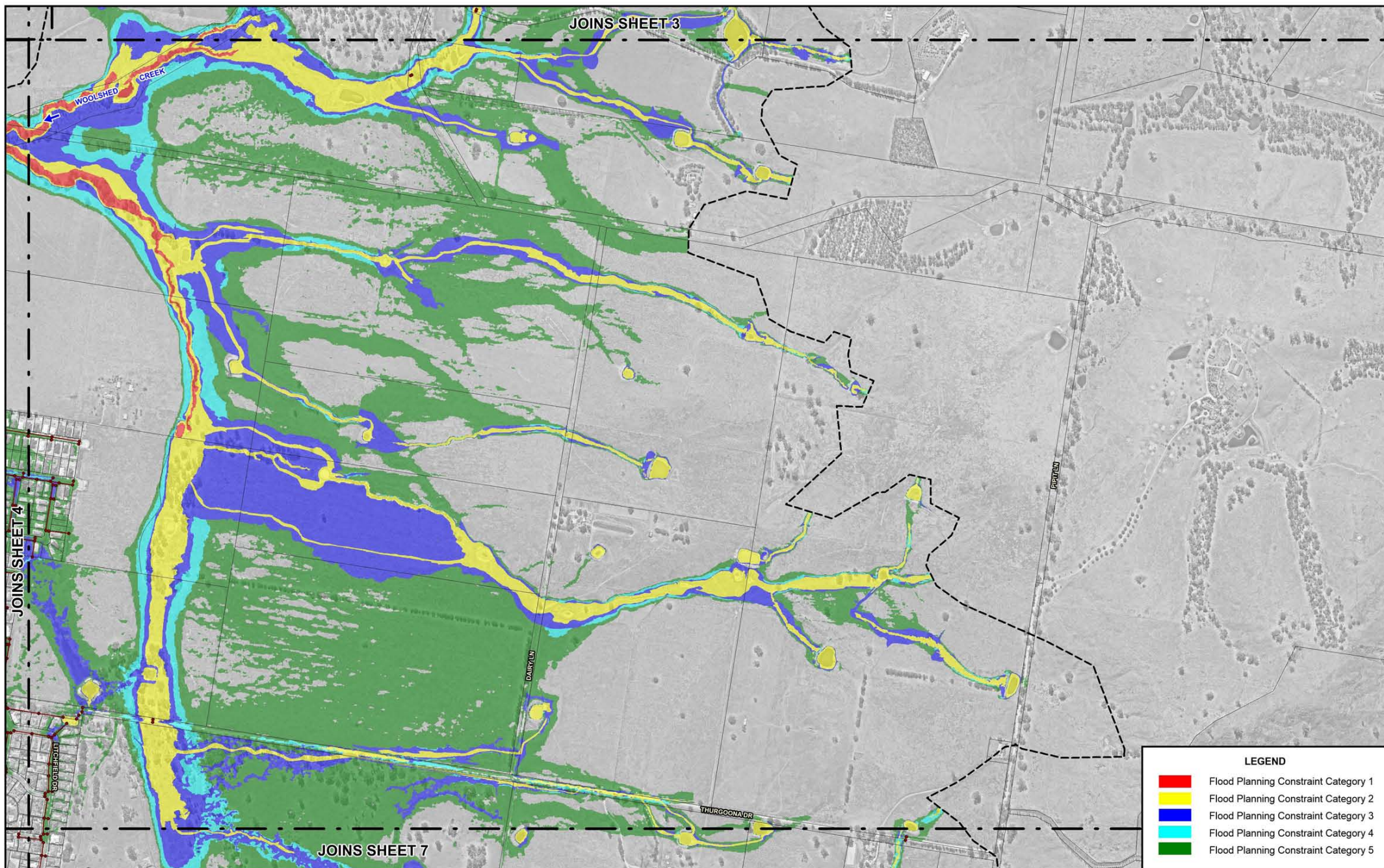
100 0 100 200 300 m
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Lycall & Associates

THURGOONA WIRLINGA GROWTH AREA DCP

Figure 2
(Sheet 4 of 8)

**TWGA FLOOD PLANNING
CONSTRAINT CATEGORY MAP**



LEGEND	
■	Flood Planning Constraint Category 1
■	Flood Planning Constraint Category 2
■	Flood Planning Constraint Category 3
■	Flood Planning Constraint Category 4
■	Flood Planning Constraint Category 5

Lyall & Associates

NOTE:
The ground surface model incorporated in TUFLOW is based on LIDAR survey which has been sampled on a 2 m (min) grid and does not necessarily incorporate localised features which can influence flooding behaviour in individual allotments.

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Flood depths not shown within the footprint of existing buildings.

Extent of TWGA

Limit of Flood Mapping

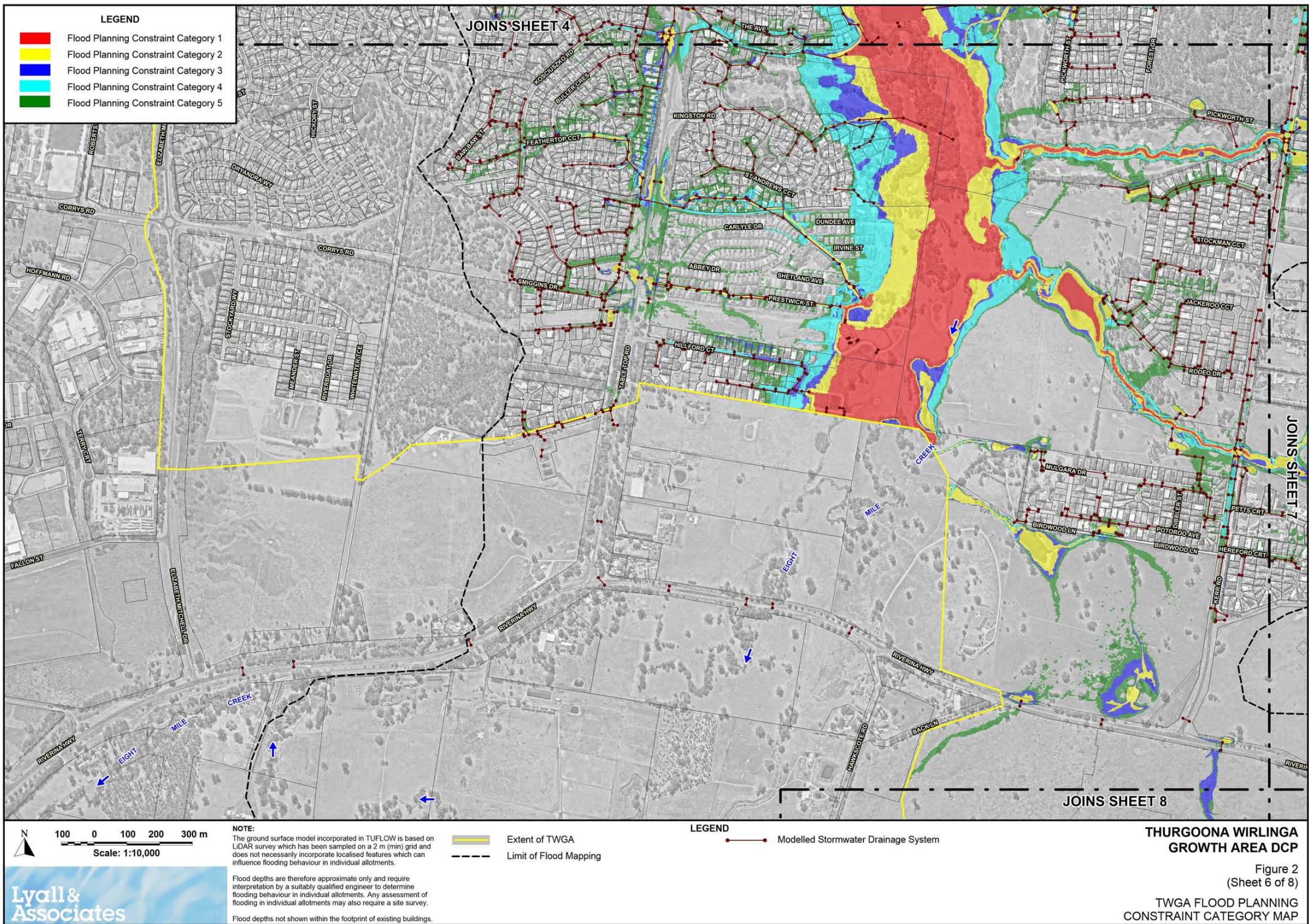
LEGEND

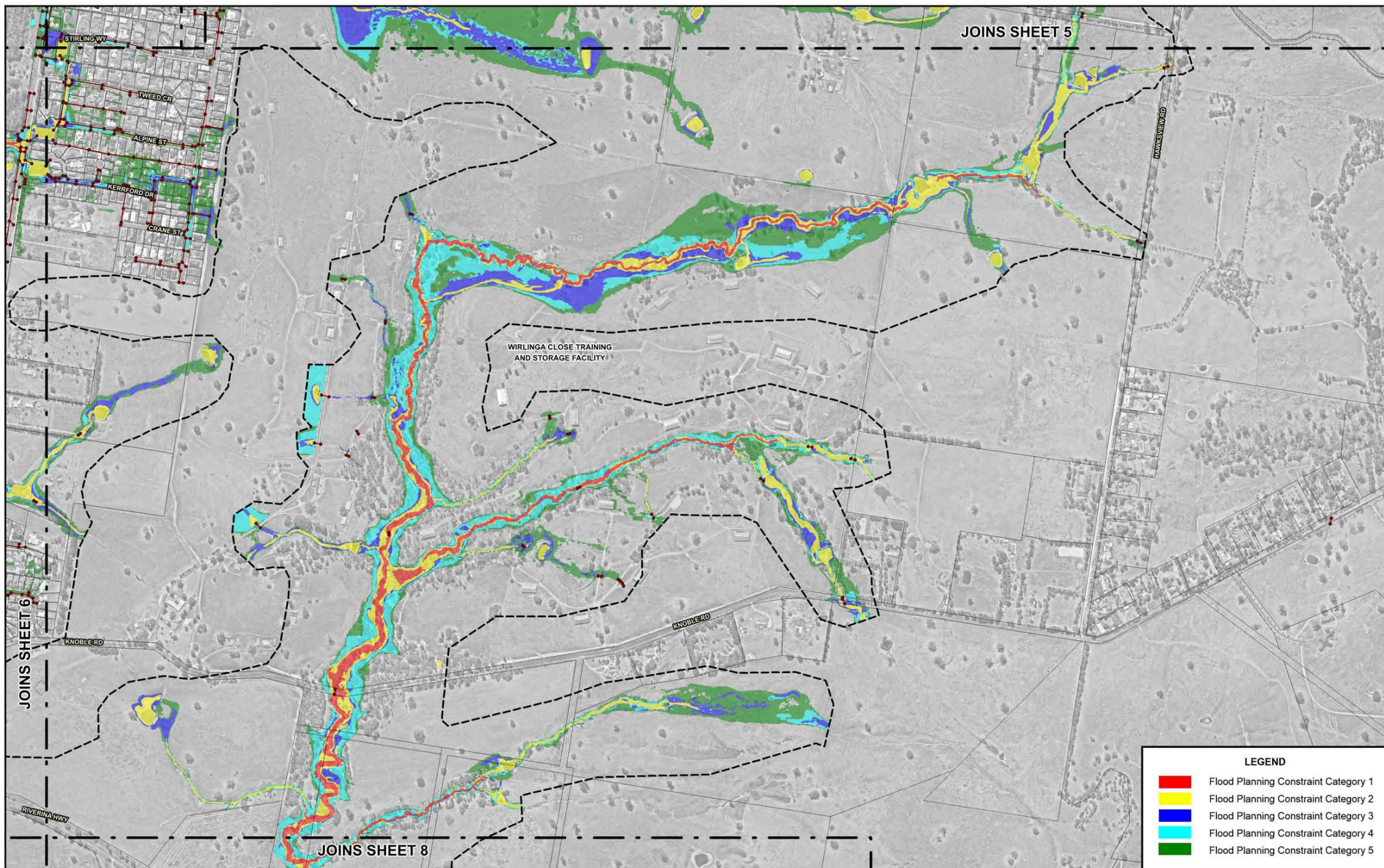
—●— Modelled Stormwater Drainage System

THURGOONA WIRLINGA GROWTH AREA DCP

Figure 2
(Sheet 5 of 8)

TWGA FLOOD PLANNING
CONSTRAINT CATEGORY MAP





LEGEND

- Flood Planning Constraint Category 1
- Flood Planning Constraint Category 2
- Flood Planning Constraint Category 3
- Flood Planning Constraint Category 4
- Flood Planning Constraint Category 5

NOTE:
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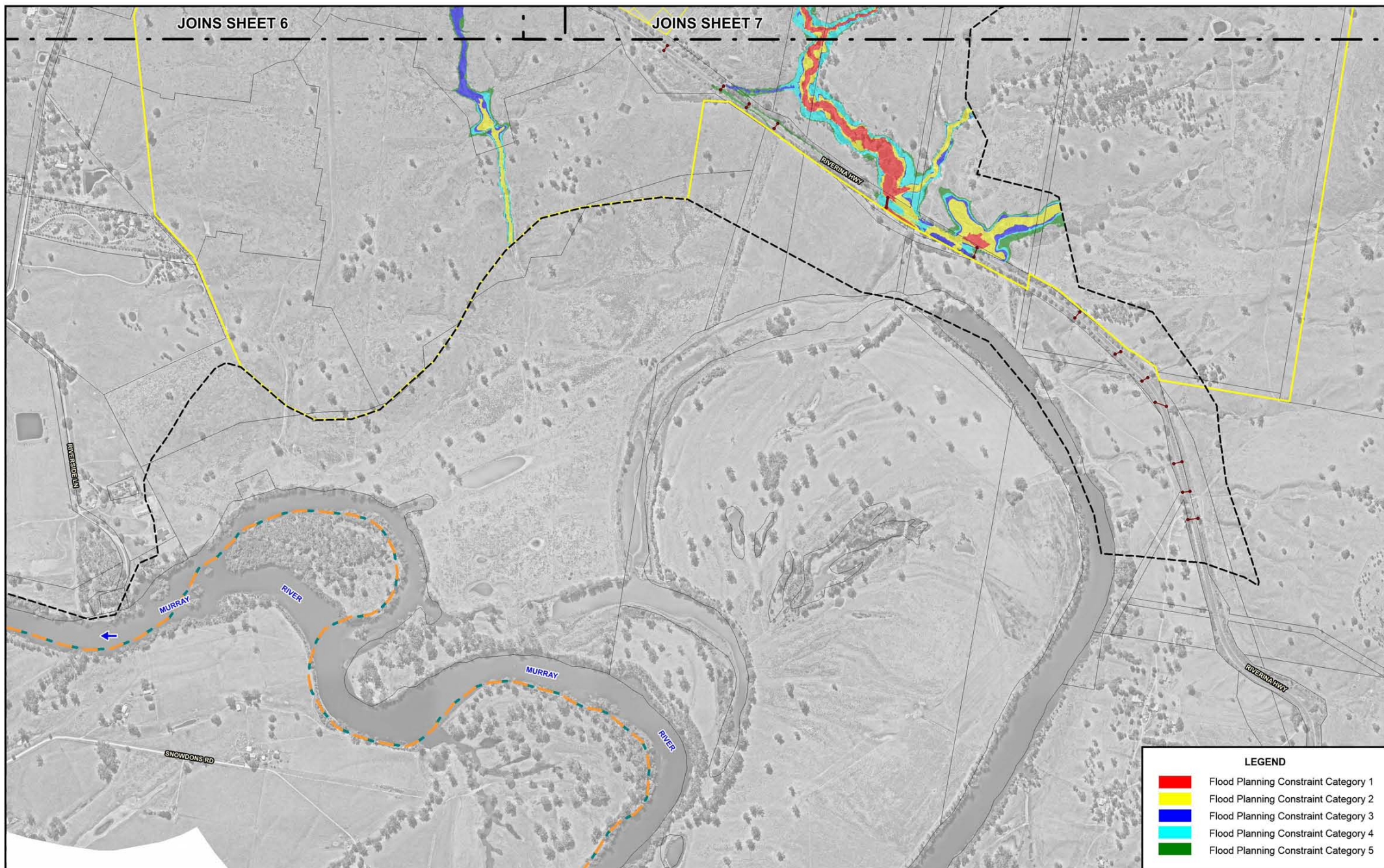
Flood depths not shown within the footprint of existing buildings.

Scale: 1:10,000

Lyall & Associates

LEGEND

- Extent of TWGA
- Limit of Flood Mapping
- — Modelled Stormwater Drainage System



100 0 100 200 300 m
Scale: 1:10,000

Lycall & Associates

NOTE:
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Flood depths not shown within the footprint of existing buildings.

Extent of TWGA
Limit of Flood Mapping
State Boundary

LEGEND
Modelled Stormwater Drainage System
LGA Boundary

**THURGOONA WIRLINGA
GROWTH AREA DCP**

Figure 2
(Sheet 8 of 8)

**TWGA FLOOD PLANNING
CONSTRAINT CATEGORY MAP**