



Wagga Wagga
City Council

Flood Futures

Rebuilding on a floodplain

How do I know if I have to lodge a DA?

Most types of development require a development application. The types of development which will normally need a development application include:

- New buildings
- Alterations and additions to existing buildings, including swimming pools
- Most types of change of use of existing buildings or premises
- Demolition of buildings, including heritage items or buildings in the heritage conservation area
- Alterations or additions to heritage items or buildings in the heritage conservation area
- Subdivision of land
- Strata title subdivision of buildings
- Advertising signs
- Earthworks, filling and clearing

Alternatively, some lesser impacting developments such as sheds, rainwater tanks and driveways, may only require the less onerous Complying Development process, or even be exempt from requiring development approval.

The NSW State Government has also recently introduced the - NSW Housing Code and a new State Environmental Planning Policy which provides new controls to determine whether developments are either Complying or Exempt. Council has fact sheets on exempt and complying development available on the document quick links section of the planning tab on Council's Web site.

This information can be found at www.legislation.nsw.gov.au and Council's web site or by contacting Council Planning Staff.

I live on the floodplain – what restrictions are in place that's different to other areas?

The Wagga Wagga Local Environmental Plan 2010 (LEP) and the Wagga Wagga Development Control Plan 2010 (DCP) have specific controls that apply to land within the flood planning area.

The LEP controls can be found under Part 7 and the DCP controls can be found under Section 4. Both these documents can be found on Council's website under Planning and Documents Quick Links.

The controls restrict the type of development that can occur and conditions and controls that would be required for permissible developments.

Some examples may be:

- that new residences within flood prone land are required to have all habitable floor area 500mm above the 1:100 year flood level
- Engineers structural certification is required to ensure the building would be structurally sound if impacted by 1:100 year flood event
- An evacuation plan is to be submitted and approved.

How do I find out what height I can build at?

To find out the height at which you can build you would need to contact Council's Subdivision Section to ascertain a finish floor height that would be acceptable for the type of building you are proposing. You may also need to have the land surveyed by a qualified surveyor to establish existing ground levels and the height that your finished floor level will be located at.

What assistance is available to me to assist in lodging a DA?

Council has a vast amount of information available on the website to assist in lodging an application. The main Document is titled 'Development Application Preparation and Lodgement Guide' and explains the process from start to finish.

Council also has Development Application Information Packs available for the different types of applications that can be lodged. These are available at Council's Customer Service Desk.

Council's Development Services Section operates a Duty Planner System, whereby a Town Planner and Building Surveyor are available between 8.30am and 12.30pm Monday to Friday at the Customer Service Desk to answer customer queries.

A pre DA meeting can be booked with Town Planning and/or a Building Surveyor at any available time during the week to assist in the lodging process.

All of the above services are free of charge.