

****Note:** This draft Development Control Plan has been provided to provide a framework of objectives to guide the finalisation of development controls to be applied to development. These controls and mapping to support the controls will be finalised prior to exhibition.**

Part E

Section 17 – Southern Growth Area

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14.1 Urban Release Areas

The Clause 6.3 of the Wagga Wagga Local Environmental Plan 2010 identifies the urban release areas within the city. The clause requires the preparation of a Development Control Plan (DCP) that addresses criteria listed in that clause.

14.2 About the Southern Growth Area

The Southern Growth Area has been identified to ensure precinct wide infrastructure and structure planning is undertaken to provide for sustainable growth and infill development.

The Southern Growth Area is approximately 960 hectares of land located on the southern fringe of the city.

Development within the Southern Growth Area shall comply with the requirements of Section 9 of the DCP, as well as this section. Where there is an inconsistency with between this Section and Section 9 of the DCP, then this Section will prevail.

The Southern Growth Area extent is shown in Figure 14.1.

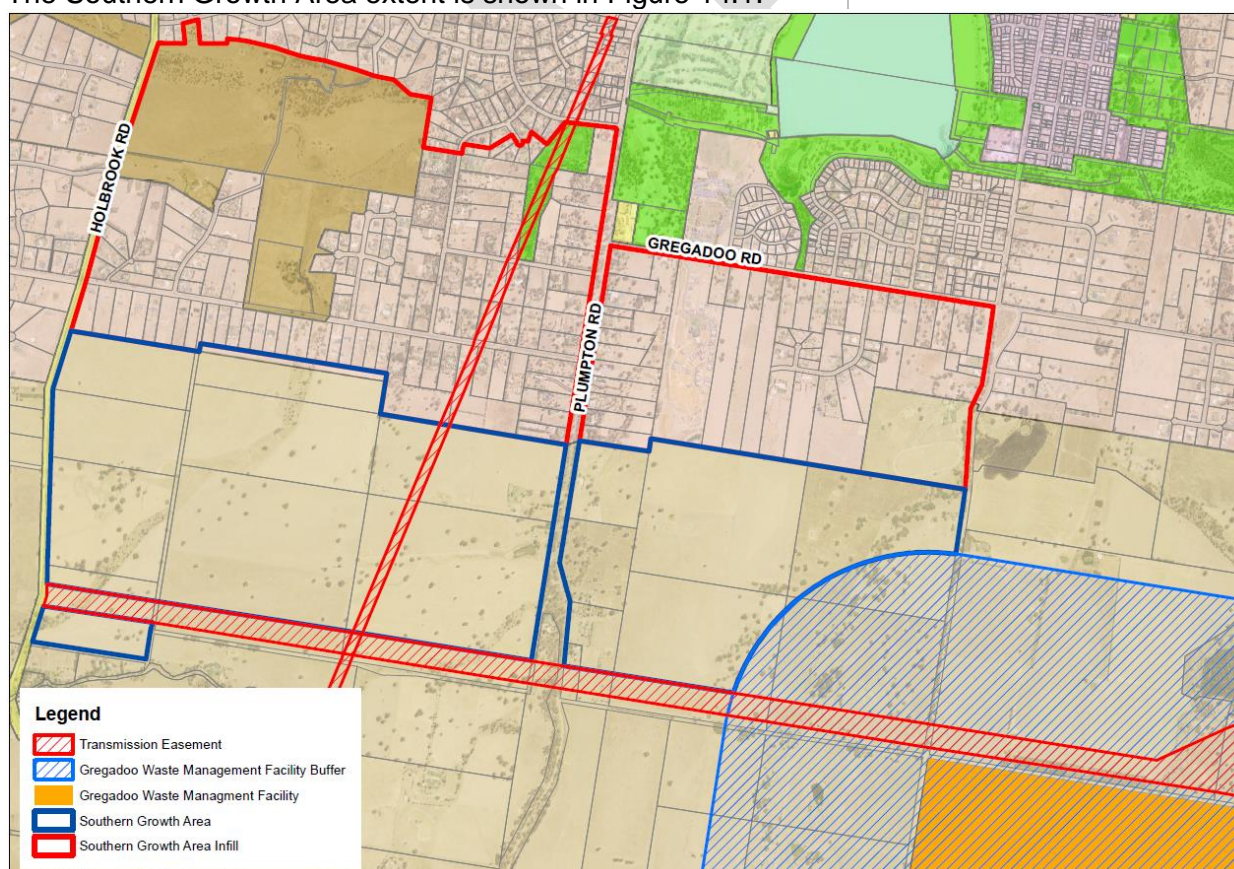


Figure 14.1 – Southern Growth Area extent

Explanatory Note (s):

14.3 Structure Plan

A high-level structure plan has been established to guide the development of the Southern Growth Area. The structure plan considers the social and physical infrastructure requirements for the area holistically.

Development within the Southern Growth Area is to occur in accordance with the structure plan shown in Figure 14.2.

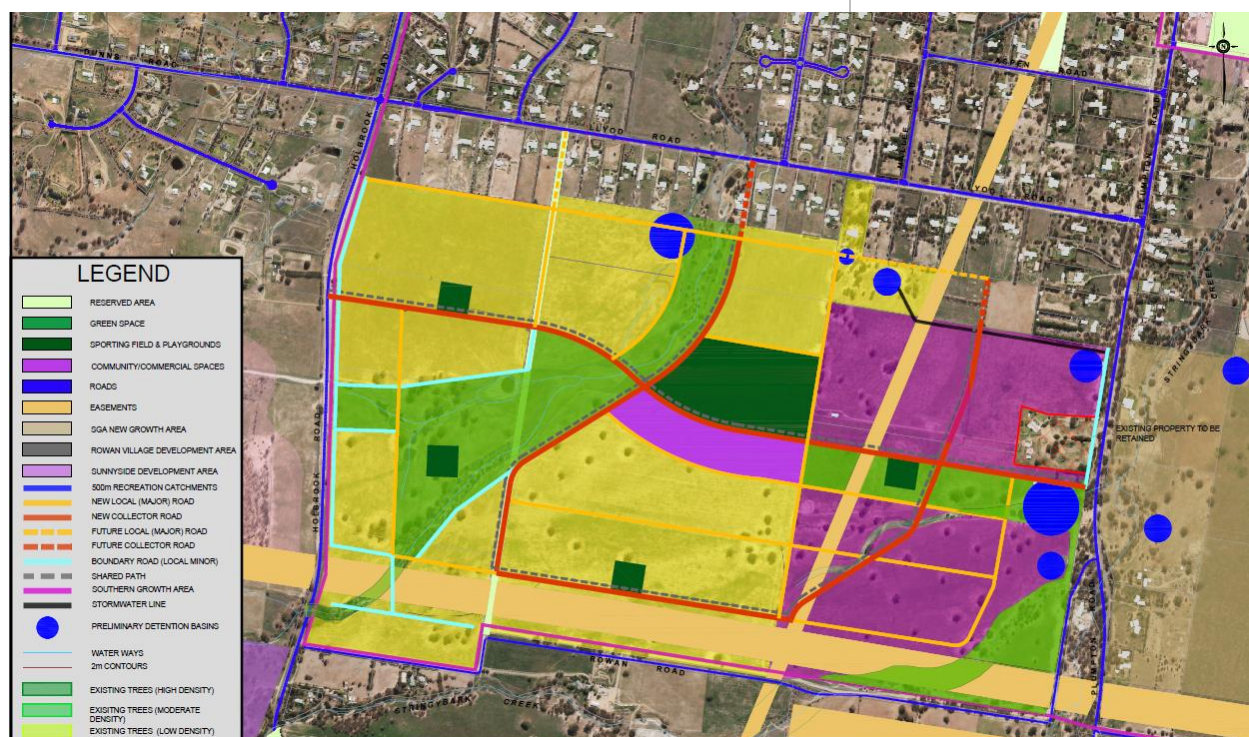


Figure 14.2 – Southern Growth Area Structure Plan

14.4 Landuse and layout

Objectives

- O1 Provide a well-designed local hub that co-locates and provides access to local shops, schools, sporting facilities and community services and facilities.
- O2 Promote greater housing diversity and affordability through choices of lots capable of accommodating a variety of dwelling typologies and densities.
- O3 Build practical and viable interfaces between different land uses.
- O4 Locate increased density in areas of high amenity such as local hub, public transport, and open space.
- O5 The local hub will be of a size that supports the local community without detracting from the Wagga Wagga Central Business District.

Promoting the clustering of uses within the local hub will create a strong community anchor.

Potential Controls

- C1 The local hub must be designed to front and be directly accessed from a public street with car parks located away from the main entry of the facility.
- C2 Residential subdivisions must deliver a range of lot sizes in appropriate locations, capable of accommodating a variety of housing types and facilitate affordable housing.
- C3 Lots must front public open space, including waterways within the open space network, local access streets, connector streets and arterial roads.
- C4 Subdivision of land with 500m walking distance of the local hub should create a range of lot sizes suitable for the delivery of medium and higher density housing.
- C5 Larger lots or lower density residential should be provided in areas with constraints, particularly land containing the transmission easement and where asset protection is required.

Explanatory Note (s):

14.5 Subdivision pattern

Objectives

- O1 Ensure development staging is co-ordinated with the delivery of key infrastructure.
- O2 Provide a grid street layout to maximise accessibility and travel choices.
- O3 Subdivision pattern and lot layout facilitate future subdivision.

Potential Controls

- C1 Development sequencing will be determined by the ability to appropriately access and service land, including the early delivery of local parks.
- C2 Development is to be centred around a grid street pattern.
- C3 Lots of 1000m² or more are to be designed and have the dwelling located to enable future consolidation and subdivision with direct frontage to the road network.
- C4 Infrastructure provision is to be provided to property boundaries to provide logical extension and connection for adjoining development.

Larger lots create pressures in the long term for further subdivision. Subdivision of larger lots should plan for the potential future subdivision without needing to create battle-axe lots.

14.6 Environmental Conservation and Biodiversity

Objectives

- O1 Recognise and respond to the natural landscape, in particular the waterways and biodiversity values of the site.
- O2 Retain valuable flora and fauna and provide for the retention within public open space areas.
- O3 Deliver an integrated and resilient water management system that minimises flood risk, ensure environmental health of waterways and contributes towards a sustainable green urban environment.

Potential Controls

- C1 Prepare an urban stormwater strategy that demonstrates that stormwater meets the principles of '*Managing Urban Stormwater: Soils and Construction – Volume 1*' guideline referenced by NSW Department of Planning and Environment.
- C2 The Biodiversity Development Assessment Report (BDAR) provided at planning proposal stage identifies the biodiversity obligations that need to be met during development. These obligations can be met in stages where the clearing identified in the BDAR falls within the stage that forms part of the development application.
- C3 Any clearing proposed in addition to that identified in the original BDAR prepared is to be considered as clearing in addition to that proposed in the BDAR.

Explanatory Note (s):

The original BDAR is to form the basis for assessment of cumulative impacts of incremental clearing.

14.7 Aboriginal Heritage

Objectives

- O1 Interpret areas of high Aboriginal cultural heritage sensitivity within the precinct.
- O2 Recognise and promote places and values of cultural importance to enrich the identity of the future community and contribute to cultural diversity.

Potential Controls

- C1 An Aboriginal Cultural Heritage Assessment Report must be prepared in collaboration with local knowledge holders to identify appropriate ways to interpret and protect cultural heritage.

14.8 Open space, parks and the public domain

Objectives

- O1 Ensure open space and movement networks are connected and support green infrastructure connectivity and accessibility.
- O2 Facilitate active and healthy living by creating an urban environment that encourages cycling and walking.
- O3 Provide opportunities for participation in informal and formalised sport and activities through the provision of active open space and sporting facilities.
- O4 Ensure strong connections to community facilities and open space networks within the Southern Growth Area.
- O5 Develop a local park network that provides local amenity within 500 metres of each resident.

Potential Controls

- C1 The design and layout of roads and open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of overland flow paths and water sensitive design initiatives.
- C2 Design and layout of waterways must maximise the integration of passive and active recreation uses and

- linear linkages by co-locating these uses where this does not conflict with the primary function of the land.
- C3 The open space network is to be provided generally in accordance with Figure 14.2.

Explanatory Note (s):

14.9 Movement networks

Objectives

- O1 Establish an integrated and permeable transport network to encourage walking and cycling, reduced car dependency and maximise safety and connectivity.
- O2 Encourage a sense of connection between the Southern Growth Area and the rest of the city through external connections to surrounding transport network.

Potential Controls

- C1 A frontage road must be provided interfacing any open space, parks and the collector roads of Holbrook and Plumpton Roads.
- C2 Shared paths are to be provided as shown in Figure 14.2.
- C3 Streets must be constructed to property boundaries where a connection is shown crossing parcel boundaries in different ownership.