

Statement of Environmental Effects

9 June 2020

Development: Proposed farm building**Subject Site:** Lot 268 (DP757249) 74 Narrung Street, Wagga Wagga NSW 2650**Applicant:** Mr N Seymour

1. Acronyms

The following acronyms are used extensively throughout this document.

Acronym	Meaning
LEP	Wagga Wagga Local Environmental Plan 2010
DCP	Wagga Wagga Development Control Plan 2010
EP&A Act	Environmental Planning & Assessment Act 1979
Bio Act	Biodiversity Conservation Act 2016
SEPP 55	State Environmental Planning Policy – Remediation of Land
NCC	National Construction Code (Building Code of Australia) volume 1
AS	Australian Standard
SES	State Emergency Services
ARI	Average Recurrence Interval
AHD	Australian Height Datum
WWCC	Wagga Wagga City Council

2. Referenced Definitions

The following referenced definitions are used extensively throughout this document.

Term	Source	Definition
Farm Building	LEP	means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.
Farm Building	NCC	means a Class 7 or 8 building located on land primarily used for farming— a) that is – i. used in connection with farming; or ii. used primarily to store one or more farm vehicles; or iii. a combination of (i) and (ii); and A. in which the total number of persons accommodated at any time does not exceed one person per 200 m ² of floor area or part thereof, up to a maximum of 8 persons; and B. with a total floor area of not more than 3500 m ² .
Continuance of and limitations on other lawful uses	Section 4.68 EP&A Act 1979	Nothing in an environmental planning instrument operates so as to require consent to be obtained under this Act for the continuance of a use of a building, work or land for a lawful purpose for which it was being used immediately before the coming into force of the instrument or so as to prevent the continuance of that use except with consent under this Act being obtained.

3. Development Description

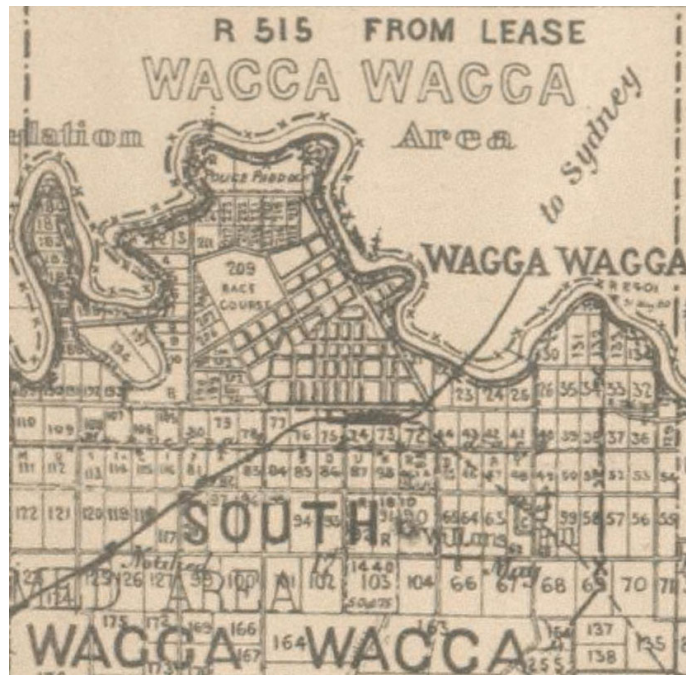
Erection of a 20m x 8m farm building (machinery shed).

4. Overview

Continuance of and limitations on other lawful uses - extensive agriculture

The subject site is known to have historical evidence of extensive agricultural activity use (ie. grazing of cattle for commercial purposes). The first part of historical evidence of agricultural activities on the subject site extends to local knowledge of the area by current and previous landowners as well as landowners both past and present of the immediate and surrounding area. The second part of historical evidence of agricultural activities on the subject site extends to historical maps and planning schemes in which the agricultural activity was undertaken. Research into the history of the subject site provides the following:

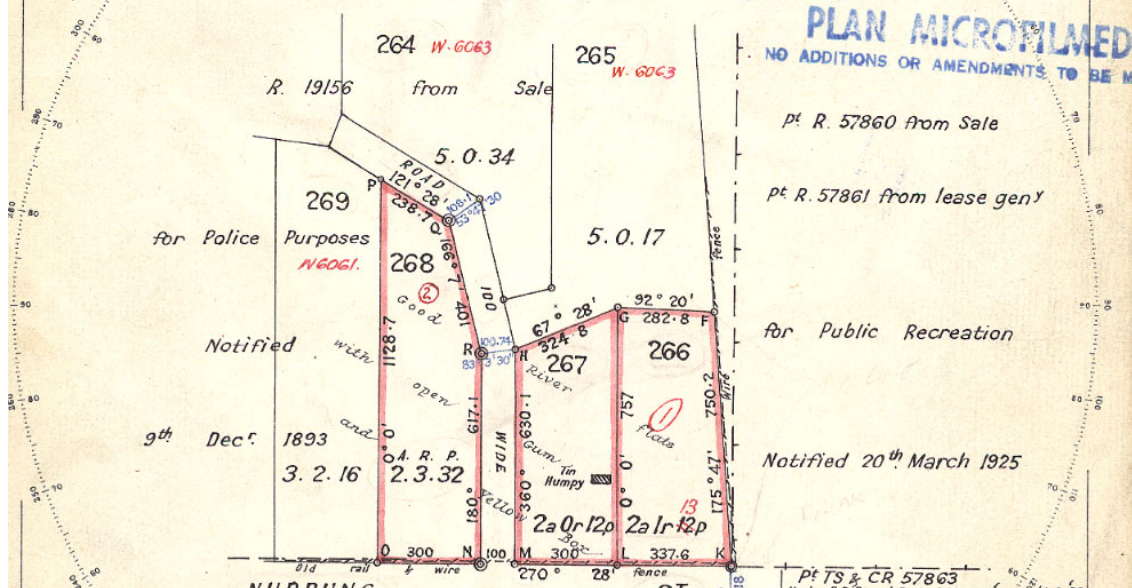
- c1886-c1912: Part of a greater parcel of land proclaimed under Towns Police Act (Police Paddock).
- c1912-c1935: Part of a reduced parcel of land proclaimed under Towns Police Act (Police Paddock). Portion of land appropriated for sewerage works and gazetted 24 July 1912 & 4 October 1929.
- c1935 to c1976: Portion 268 to Henry Samuel Turner then Ernest William Bernard Denton (residence, agriculture & grazing).
- 1976 to 1985: under the Planning Scheme 1979, subject site zoned Non-Urban with a 1(a) sub-zone.
- 1985 to 2010: under the LEP 1985, subject site zoned Environmental Protection (7c)
- 2010 to current: under the LEP, subject site zoned Environmental Conservation (E2)



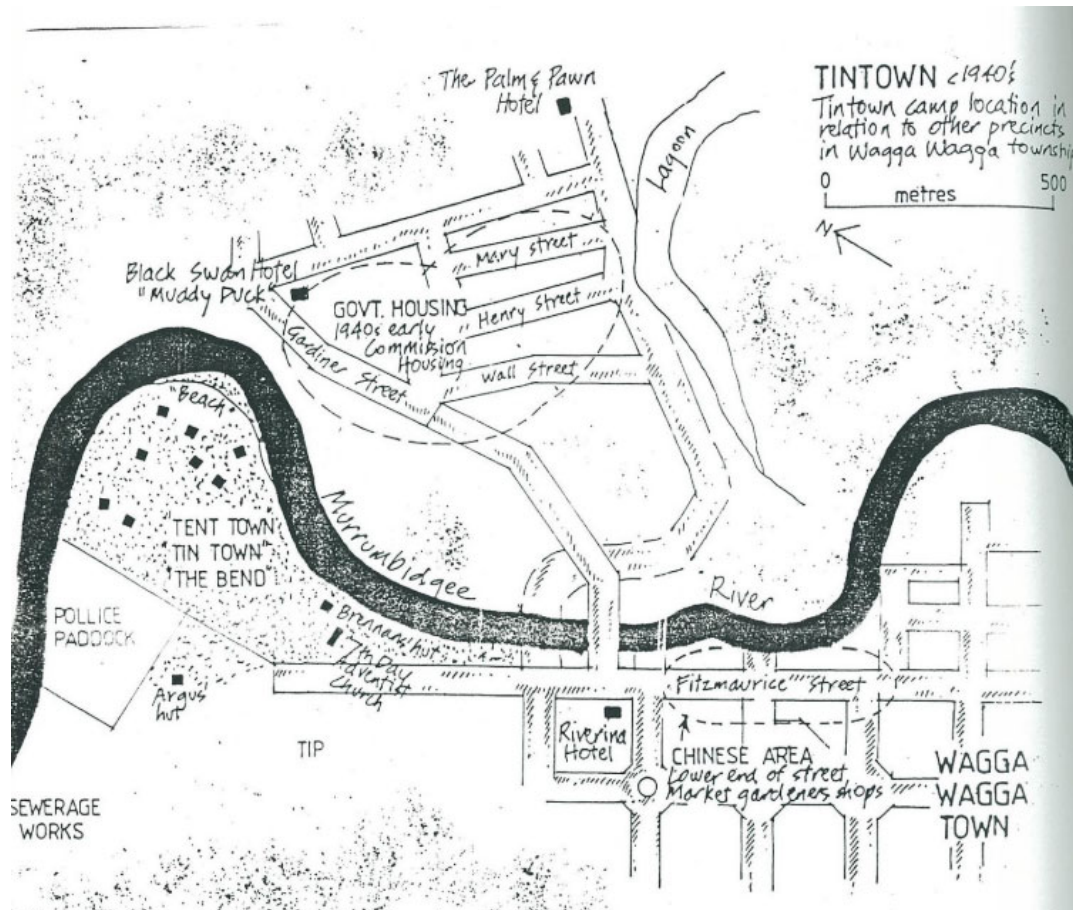
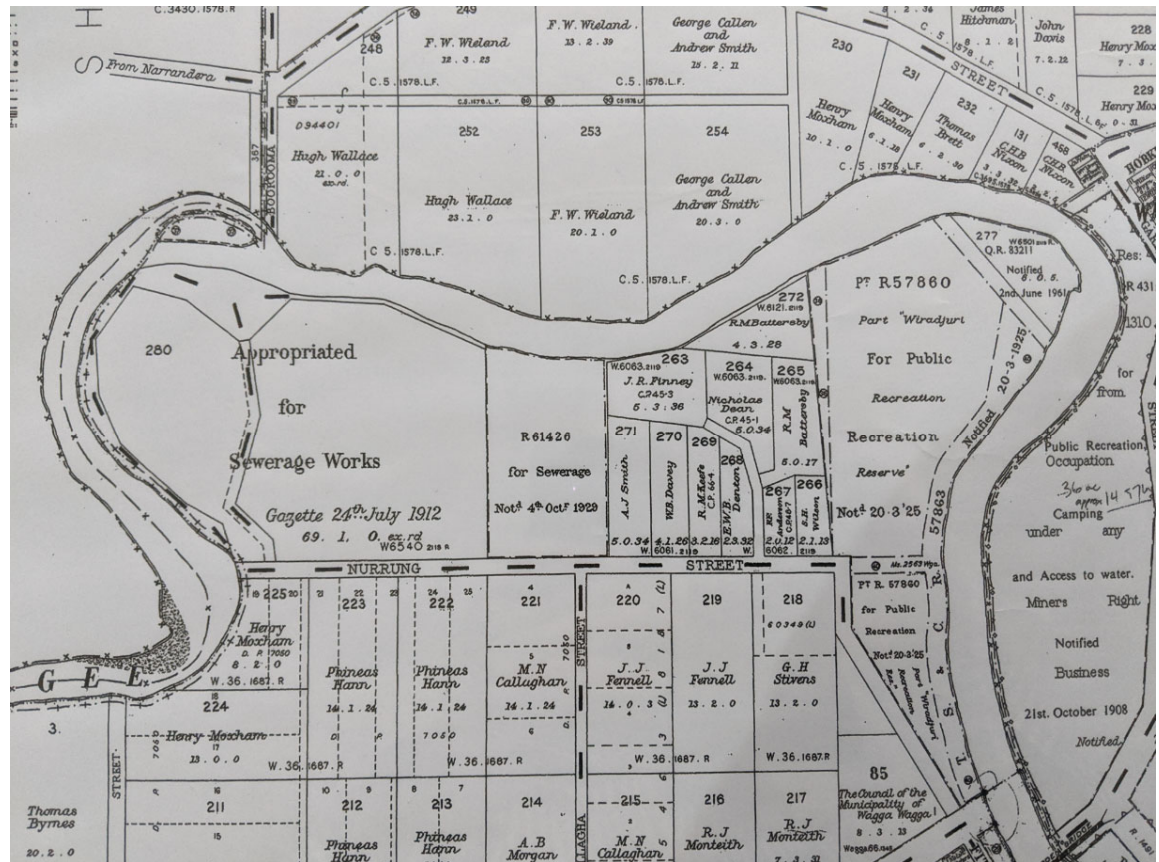
PLAN OF PORTIONS 266 TO 268
Parish of South Wagga Wagga County of Wynyard
 LAND DISTRICT OF WAGGA WAGGA LAND BOARD DISTRICT OF WAGGA WAGGA

Municipality of Wagga Wagga

Applied for under the Section of the Crown Lands Consolidation Act 1913 by
 Within R 19156 from Sale for Police purposes Notified 9th Dec 1893 Revoked 7.12.34
 do Suburban boundaries Town of Wagga Wagga Not 4th March 1908
 do Wagga Wagga Water Supply Catchment Area and Water District Procl^d 3rd March 1896
 do Towns Police Act Boundaries Proclaimed 3rd Dec 1886
 For 266 Sp L 35/7 Robert Lottie Herbert Davidson Residence, vegetable & nursery garden Term: 1-6 35 to 31-12-48. Gaz: 31-5-35
 For 267 Sp L 35/70 John Matthew Peacock Residence, vegetable garden & poultry farm Term: 1-6 35 to 31-12-48. Gaz: 31-5-35
 For 268 Sp L 35/16 Henry Samuel Turner Residence, agriculture & grazing Term: 1-6 35 to 31-12-48. Gaz: 31-5-35
 For 266 Sp L 35/7 Purpose altered to Agriculture & Grazing Gaz: 11-6-37
 For 267 Sp L 35/20 Purpose altered to Agriculture & Grazing Gaz: 16-7-37
 For 268 Sp L 35/18 (referred to for 1-6 35 to 31-12-48, Gaz: 23-12-38 Reversed 11-8-39)
 For 267 O.C.P. 4-4-6 Sept 11th Frederick Francis Anderson, 200-0-12p- Refused
 For 268 C.P. 4-7-2 Mich 25th Henry Samuel Turner Now Ernest William Bernard Denton Sale completed Term 66-1
 For 266 C.P. 4-8-1 May 26th Edward Davis. (Conv^d Sp L 35/7) Now Sidney Hampden Wilson Sale Completed Term 7-5-30
 For 267 E.P. 48-7 Dec 2nd Frederick Francis Anderson. (Conv^d) Approved. S.L. 50/13610



proposed farm building
 lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650



proposed farm building
lot 268 (dp757249) 74 nurrung street wagga wagga nsw 2650

In connection with the map images provided above, Images 9 to 16 contained within this document provide aerial images of the subject site from 1944 through to 2020. Consistent in all these images is an existing residence and evidence of agricultural pursuits. The evidence of agricultural pursuits can be seen in the images by way of stock, stock fences, stock yards, stock feed and drink equipment and other ancillary items relating to grazing. Patterns of vegetation towards the northern end of the subject site suggest evidence of stock grazing and is consistent with the 1950's Planning Scheme. From the 1944 to 2020 aerial images, it is evident that there has been no expansion or intensification at the subject site (dwelling addition or agricultural pursuits) and the subject site exists today similar to the way it existed in 1944. There is no evidence to suggest that the agricultural use has been abandoned for an extended period of time from 1944 to 2020 or simply that the subject site has been left un-maintained, overgrown or abandoned. The characterisation of the subject site historically and for continued use purposes is residence and agricultural grazing, therefore it is consistent with 4.68 of the EP&A Act.

Recreational Activities

The subject site currently accommodates 2 horses which are used for recreational activities (horse riding) at the subject site by the applicant. This recreational activity allows the enjoyment and appreciation of the surrounding natural environment. These horses do not contribute to an extensive agricultural use, however, the applicant seeks to intensify the size of the proposed farm building beyond that relating to an extensive agricultural use, so that the farm building can also provide a place to safely and securely store items relating to horse riding activities (eg. horse float, saddles, feed, various veterinary supplies etc) as well as, in the future as an option, stables within the farm building to accommodate the horses.

Farm Building

The subject site is located in flood prone land. The farm building must be designed to allow flood waters to pass through the building as well as be designed to be constructed to withstand certain flood forces in the event of a flood. The farm building incorporates a mezzanine level to safely store certain machinery, equipment, material, feed, and chemicals, related to extensive agriculture, above the ARI in a flood event. This is considered an excellent design criterion as riverine flood events are considered 'slow-onset' and should allow the applicant to relocate all dangerous and hazardous items to the mezzanine level therefore avoiding any potential to be swept downstream in a flood event. The mezzanine area is known to be a 'stage' area where livestock feed can be stored, partially shielded from the weather and the elements, and accessed easily onto the back of a truck / ute for distribution to livestock at the subject site. The bathroom is to be known as the 'wash down area'. This area will be used when agricultural pursuits are engaged in muddy / dusty / dirty conditions, allowing the applicant the ability to wash off (including agricultural related chemicals if in contact with human skin) and a sanitary provision whilst working at the subject site. The type of farm machinery to be accommodated in the farm building is detailed at Appendix B of the Flood Evacuation Plan that accompanies this document for reference.

5. Development Construction and Materials

The construction of the proposed farm building will comprise of the following construction and materials (generally):

Foundation:	Concrete piers and reinforced concrete slab
Cladding:	Steel sheet (trapezoidal profile)
Structure:	Structural steel wall and roof members. Timber framed internal walls
Roof Cladding:	Steel sheet (corrugated profile)
Windows:	Powdercoated aluminium framed

6. Description of Subject Site

The subject site is described as below:

Size:	11,900m ² (1.19Ha)
Shape:	Semi Rectangular (227m x 60m) approximately
Use:	Existing Dwelling & Extensive Agriculture
Zone:	E2 – Environmental Conservation (refer to image 2)
Locality:	The subject site is situated within an established residential and semi-rural / residential setting and is located approximately 1 kilometre from the Wagga Wagga CBD. The Murrumbidgee River is located 215 metres to the north.
Surrounding Development:	The surrounding development consists of predominantly dwelling houses on individual torrens titled lots. The subject site's northern and eastern boundaries adjoin the Narrung Street laneway, which provides vehicular access to other surrounding properties. The southern boundary adjoins Narrung Street. The western boundary adjoins a similar sized lot which contains an existing dwelling.
Orientation:	North Facing generally (to Murrumbidgee River)
Wind Direction:	Generally from the West
Exposure / Shielding:	The built environment and significant scattered established trees within the vicinity of the subject site, assist in the shielding of subject site from prevailing winds
Slope / Topography:	Level – minimal fall (approx 1.5m from south to north boundary).

Views:	North to the Murrumbidgee River.
Existing Structures:	The subject site contains an existing dwelling (refer to site plan) which is verified by previous Council records.
Adjoining Development:	The adjoining development located to the south and west of the subject site consists of existing dwelling houses, outbuildings and stables / day yards.
Existing infrastructure:	There is no infrastructure of significance (eg sealed road / kerb and gutter) found at the subject site.
Vehicular Access:	Existing vehicular access is from a compacted roadbase laneway off Narrung Street, through to the eastern boundary of the subject site (refer to site plan).
Significant Trees:	There are various significant trees located on the subject site (refer to site plan). No significant trees are identified for removal as part of this development.
Vegetation:	Existing landscaping is found at the subject site consisting of various small shrubs, bushes and grass. A compacted gravel driveway is found at the subject site for onsite vehicular access to the existing dwelling.
Easements	No registered easements burden the subject site
Utilities:	The subject site benefits from the following utilities: <ul style="list-style-type: none"> • Electricity • Reticulated Water (underground). • Sewerage (along verge)

7. Building Code Compliance

In relation to the NCC, the development is considered a type of 'farm building'. Part H3 of the NCC provides deemed-to-satisfy provisions that relate to the design and construction of both 'farm buildings' and 'farm sheds'. The development seeks to be in compliance with all required provisions of Part H3 of the NCC.

8. Planning Considerations

The development must have the following planning considerations assessed and evaluated:

- EP&A Act
- Bio Act
- SEPP 55
- LEP
- DCP

8.1 EP&A Act

The Local Authority must consider the development in accordance with 4.55 of the EP&A Act. The Local Authority must also consider the development in accordance with 4.68 of the EP&A Act, as outlined at Section 4 of this document.

8.2 Bio Act

The subject site is contained within the LEP Biodiversity Certified map however the subject site is zoned Environmental Conservation (E2) and therefore the Bio Act applies. Part 7.2(1)(a) of the Bio Act only applies as the farm building area is 240m², which does not exceed the prescribed <0.5ha for lot areas greater than 1ha to 40ha (biodiversity offset scheme threshold) and the subject site is not identified as containing outstanding biodiversity value.

Test of Significance

The development seeks to remove a relatively small amount of groundcover only for the purposes of the farm building foundations. This groundcover predominantly comprises of patchy weed and grasses. The development does not seek to remove any trees within the subject site. There is no recorded evidence to confirm vulnerable or endangered flora or fauna exists on the subject site. An investigation into biodiversity on the Wagga Wagga City Council website reveals a list of threatened species, populations and ecological communities found in the Wagga Wagga Local Government Area. This list identifies 68 critically endangered, endangered and vulnerable biodiversity. Of the 68 identified biodiversity, 4 are plants and 2 are lizards, representing less than 9% of the identified biodiversity that could be affected by the development. The plants listed are not found in the area of the proposed development. It is unknown if the species of identified lizards are found at the subject site. It is noted that the lizard species are listed as 'vulnerable'. As the majority of the biodiversity are either birds, amphibians, fish, mammals or trees, the development is considered not likely to severely affect threatened species as:

1. Development removes groundcover only so affected threatened species that could possibly be severely impacted upon are the identified plants and lizards. There is no records or evidence to suggest these species are found on the subject site.
2. As the development does not seek to remove any trees at the subject site (a habitat for the listed species of birds and mammals) and preserves the identified species of trees. As the development does not impact upon any waterbodies (a habitat for amphibians and fish) it is therefore considered the removal of groundcover to support the development will not severely affect those species listed in relation to habitats being removed, fragmented or isolated, life cycle of the species, the risk of extinction or the long term survival of the species.

Threatened species, populations and ecological communities found in the Wagga Wagga Local Government Area Common Name	Scientific Name	Legal Status
Amphibians (Frogs)		
Booroolong Frog	<i>Litoria booroolongensis</i>	E
Sloane's Froglet	<i>Crinia sloanei</i>	V
Southern Bell Frog	<i>Litoria raniformis</i>	E
Reptiles		
Striped Legless Lizard	<i>Delma impar</i>	V
Western Blue-tongued Lizard	<i>Tiliqua occipitalis</i>	V
Mammals		
Eastern False Pipistrelle	<i>Falsistrellus tasmaniensis</i>	
Eastern Bentwing-bat	<i>Miniopterus schreibersii</i>	V
Greater Long-eared Bat	<i>Nyctophilus timoriensis</i>	V
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	V
Inland Forest Bat	<i>Vespertilio baueri</i>	V
Koala	<i>Phascolarctos cinereus</i>	V
Large-footed Myotis	<i>Myotis macropus</i>	V
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	V
Squirrel Glider	<i>Petaurus norfolcensis</i>	E
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	V
Birds		
Barking Owl	<i>Ninox connexa</i>	V
Black-breasted Buzzard	<i>Hamirostra melanosternon</i>	V
Black-chinned Honeyeater	<i>Meliphaga fasciata</i>	V
Black Falcon	<i>Falco subniger</i>	V
Blue-billed Duck	<i>Oxyura australis</i>	V
Brolga	<i>Grus rubicunda</i>	V
Brown Treecreeper	<i>Climacteris picumnus victoriae</i>	V
Bush Stone-curlew	<i>Burhinus grallarius</i>	E
Curlew Sandpiper	<i>Calidris ferruginea</i>	E
Diamond Firetail	<i>Stagonopoea guttata</i>	V

Dusky Woodswallow	<i>Artamus cyanopterus cyanopterus</i>	V
Flame Robin	<i>Petroica phoenicea</i>	V
Freckled Duck	<i>Stictonetta naevosa</i>	V
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	V
Gilbert's Whistler	<i>Pachycephala inornata</i>	V
Glossy Black-cockatoo	<i>Calyptorhynchus athami</i>	V
Grey Falcon	<i>Falco hypoleucos</i>	V
Grey-crowned Babbler	<i>Pomatostomus temporaria</i>	V
Hooded Robin	<i>Melanodryas cucullata</i>	V
Little Eagle	<i>Hieraaetus morphnoides</i>	V
Little Lorikeet	<i>Glossopsitta pusilla</i>	V
Major Mitchell's Cockatoo	<i>Cacatua leadbeateri</i>	V
Masked Owl	<i>Tyto novaehollandiae</i>	V
Powerful Owl	<i>Ninox strenua</i>	V
Regent Honeyeater	<i>Xanthomyza phrygia</i>	E
Scarlet Robin	<i>Petroica boodang</i>	V
Speckled Warbler	<i>Pyrrholaemus sagittata</i>	V
Spotted Harrier	<i>Circus assimilis</i>	V
Square-tailed Kite	<i>Lophoictinia isura</i>	V
Superb Parrot	<i>Polyte swainsonii</i>	V
Swift Parrot	<i>Lathamus discolor</i>	E
Turquoise Parrot	<i>Neophema pulchella</i>	V
Varied Sittella	<i>Daphoenositta chrysoptera</i>	V
White-fronted Chat	<i>Epthianura albifrons</i>	V
Fish and Crayfish		
Macquarie Perch	<i>Macquaria australasica</i>	E
Murray Hardyhead	<i>Craterocephalus fluviatilis</i>	CE
Murray Crayfish	<i>Euastacus armatus</i>	V
Silver Perch	<i>Bidyanus bidyanus</i>	V
Southern Pygmy Perch	<i>Nannoperca australis</i>	E
Trout Cod	<i>Maccullochella macquariensis</i>	E

Plants

Claypan Daisy	<i>Brachycome muelleroides</i>	V
Mossgiel Daisy	<i>Brachycome papillosa</i>	V
Pine Donkey Orchid	<i>Diuris tricolour</i>	V
Woolly Ragwort	<i>Senecio garlandii</i>	V
Yass Daisy	<i>Ammobium craspedioides</i>	V

Ecological Communities

White Box-Yellow Box-Blakely's Red Gum Woodland	E
Fuzzy Box Woodland	E
Inland Grey Box Woodland	E
Myall Woodland	E
Aquatic Ecological Community in Natural Drainage System of Lower Murray River Catchment	E

Populations

Eel-tailed Catfish in the Murray Darling Basin	<i>Tandanus tandanus</i>	E
Purple Spotted Gudgeon	<i>Mogurnda adspersa</i>	E
Squirrel Glider in the Wagga Wagga Local Government Area	<i>Petaurus norfolcensis</i>	E

8.3 SEPP 55**Initial Evaluation**Initial evaluation overview

An Initial Evaluation is essential to determine whether contamination is an issue and whether sufficient information is available to carry out a planning decision in 'good faith'. The Initial Evaluation can be based on readily available factual information. If, after carrying out an initial evaluation, none of the enquiries suggest that the land might be contaminated or that further enquiry is warranted, the planning process should proceed in the normal way.

Readily Available Factual Information

Table 1 below provides the readily available factual information in accordance with Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land.

Table 1

Information	Response
Current zoning	E2 – Environmental Conservation.
Permissible uses (with consent)	Farm buildings, extensive agriculture
Records from previous re-zonings or rezoning request	None
Development applications and building applications for the site	B.A 384/87 (open lean-to of house)
Property files	A 149 certificate of the subject land has not been provided
Information provided by the proponent such as a development application or rezoning request or an investigation	Refer to Table 2
Knowledge of Council staff	To be determined during the development assessment.

Information provided by the proponent

In addition to Table 1, Table 2 provides information from the proponent in accordance with Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land.

Table 2

Information	Response
Historical aerial photography	Refer to Images 9 to 16
Adjoining properties	Residential and agriculture within an Environmental Conservation zone
Site inspection	A site inspection was undertaken on 9 June 2020 and revealed no contaminations found at the subject land.

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

Development applications and building applications for the site

In addition to Table 2, Table 3 provides a list of Development Applications and Building Applications for the site in accordance with Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land.

Table 3

Reference	Consent Date	Development Description
B.A 384/87	23.06.1987	open lean-to of house

Initial Evaluation – checklist

Table 4 is a suggested checklist for Initial Evaluations in accordance with part 3.2.1 of Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land.

Table 4

Checklist	Response
Is the planning authority aware of any previous investigations about contamination on the land? What were the results, including any previous initial evaluations?	The subject site is listed on the potentially contaminated lands register for Wagga Wagga. This relates to the previous Sewerage Works located to the west of the subject site. It is unlikely that the subject site is affected by contamination as the previous sewerage works was located some 220m from the subject site. The development is a non-habitable structure and poses very little risk to health as any potential contamination would be located well underground and any potential exposure is reduced as persons would not be occupying the site on a regular basis like 'residential accommodation'. A small amount of excavation is required for the development and if the Local Authority deem necessary, soil test of the excavated soil may be warranted if concerns about contamination are founded.
Do existing records held by the planning authority show that an activity listed in Table 1 has ever been approved on the subject land? (The use of records held by other authorities or libraries is not required for an initial valuation.)	Yes. Refer to the second image at section 4 of this document.
Was the subject land at any time zoned for industrial, agricultural or defence purposes?	Yes. Regardless of zone, an agricultural use has been established and is a known use at the subject site. Historically, the subject site has never contained sheep therefore sheep dip chemical contamination is unlikely at the subject site.
Is the subject land currently used for an activity listed in Table 1?	Yes. The current use of the subject site involves cattle grazing (extensive agriculture). This type of agricultural pursuit involves little to no chemicals as identified as a potentially contaminating industry and chemical use found at Appendix A of the document titled Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land
To the planning authority's knowledge was, or is, the subject land regulated through licensing or other mechanisms in relation to any activity listed in Table 1?	Unknown. To be investigated by the planning authority.
Are there any land use restrictions on the subject land relating to possible contamination, such as notices issued by the EPA or other regulatory authority?	No.
Does a site inspection conducted by the planning authority [optional] suggest that the site may have been associated with any activities listed in Table 1.	Unknown. To be investigated by the planning authority.
Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land?	Unknown. To be investigated by the planning authority.

8.4 LEP

The Wagga Wagga Local Environmental Plan 2010 (LEP) is the legal planning Instrument approved by the Minister for Planning on 16 July 2010 and contains mandatory local environmental planning provisions for land in the Wagga Wagga local government area and aims to balance environmental, social and economic considerations for the benefit of future generations. (extract from WWCC website). The below indicates the LEP clauses applicable (highlighted) to the development:

Section:	Description:	Relevance:
PART 2		
2.1	Land Use Zones	No
2.2	Zoning to which Plan applies	No
2.3	Zone Objectives and Land Use Table	Yes
2.4	Unzoned Land	No
2.5	Additional permitted uses for particular land	No

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

2.6	Subdivision – consent requirements	No
2.7	Demolition requires development consent	No
2.8	Temporary use of land	No
PART 3		
3.1	Exempt development	No
3.2	Complying development	No
3.3	Environmentally sensitive areas excluded	No
PART 4		
4.1	Minimum subdivision lot size	No
4.1A	Exceptions to minimum subdivision lot sizes for certain split zones	No
4.1AA	Minimum subdivision lot size for community title schemes	No
4.2	Rural subdivision	No
4.2A	Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	No
4.2B	Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones	No
4.3	Height of buildings	No
4.4	Floor space ratio	No
4.5	Calculation of floor space ratio and site area	No
4.6	Exceptions to development standards	No
PART 5		
5.1	Relevant acquisition authority	No
5.2	Classification and reclassification of public land	No
5.3	Development near zone boundaries	No
5.4	Controls relating to miscellaneous permissible uses	No
5.5	Development within the coastal zone	No
5.6	Architectural roof features	No
5.7	Development below mean high water mark	No
5.8	Conversion of fire alarms	No
5.9	Preservation of trees or vegetation (repealed)	No
5.9AA	Trees or vegetation not prescribed by development control plan (repealed)	No
5.10	Heritage conservation	No
5.11	Bush fire hazard reduction	No
5.12	Infrastructure development and use of existing buildings of the Crown	No
5.13	Eco-tourist facilities	No
5.14	Siding Spring Observatory—maintaining dark sky	No
5.15	Defence communications facility	No
5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	No
5.17	Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	No
5.18	Intensive livestock agriculture	No
5.19	Pond-based, tank-based and oyster aquaculture	No
PART 6		
6.1	Arrangements for designated State public infrastructure	No
6.2	Public utility infrastructure	No
6.3	Development control plan	No
6.4	Relationship between Part and remainder of Plan	No
6.5	Lloyd Quarry site development	No
PART 7		
7.1	Restriction on new dwellings at North Wagga Wagga	No
7.1A	Earthworks	No
7.2	Flood planning	Yes
7.3	Biodiversity	No
7.4	Vulnerable land	No
7.5	Riparian lands and waterways	No
7.6	Groundwater vulnerability	Yes
7.7	Protected regrowth for Native Vegetation Act 2003	No
7.8	Cartwrights Hill Precinct—odour and noise assessment	No
7.9	Primacy of Zone B3 Commercial Core	Yes
7.10	Business premises in Zone B6 Enterprise Corridor	No
7.11	Airspace operations	No
7.12	Development in areas subject to aircraft noise	No
SCHEDULES		
SCHEDULE 1	Additional permitted uses	No
SCHEDULE 2	Exempt development	No
SCHEDULE 3	Complying development	No
SCHEDULE 4	Classification and reclassification of public land	No
SCHEDULE 5	Environmental heritage	No
SCHEDULE 6	Pond-based and tank-based aquaculture	No

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

LEP Part 2.3

Zone Objectives

The objectives of an E2 zone Environmental Conservation are as follows:

Objective	Development response
<i>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</i>	Historically, the subject site and surrounding area has and continues to undertake agricultural pursuits. Maintaining agricultural pursuits at the subject site enables the land, which has only ecological and aesthetic values, to be protected and managed. The subject site does not require restoration. Extensive Agriculture is a use that seeks to be continued at the subject site and is identified a use permitted with consent (refer to land use table).
<i>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</i>	The proposed development will not destroy, damage or otherwise have an adverse effect on the ecological and aesthetic values of the land as the development: <ul style="list-style-type: none"> • does not identify to remove any significant trees at the subject site, • does not adversely affect the movement of flood waters, • structure will be designed to withstand flood impact • Is a structure that is considered ancillary to an extensive agricultural use (a use permitted with consent – refer to land use table)
<i>To provide for recreational activities that promote enjoyment and appreciation of the natural environment, consistent with the protection of these values.</i>	Recreational activities like horse riding is an activity that continues to be pursued at the subject site. Enjoyment and appreciation of the natural environment can be undertaken whilst horse riding. This type of recreational activity does not impact upon the ecological and aesthetic values of the land and is a recreational activity undertaken in conjunction with an extensive agricultural use.

Land Use Table

The land use table is provided below with the development use (highlighted):

2 Permitted without consent
Environmental protection works; Home businesses; Home occupations
3 Permitted with consent
Boat launching ramps; Community facilities; Environmental facilities; Extensive agriculture; Farm buildings ; Flood mitigation works; Home-based child care; Information and education facilities; Jetties; Recreation areas; Roads; Sewerage systems; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities
4 Prohibited
Advertising structures; Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Water treatment facilities; Any other development not specified in item 2 or 3

The applicant seeks approval to undertake extensive agriculture (1 to 2 head of cattle maximum). The applicant seeks approval to construct a 'machinery shed' which is a type of 'farm building'. A 'farm building' and 'extensive agriculture' is development permitted with consent in an Environmental Conservation zone under the provisions of the LEP Land Use Table.

LEP Part 7.2

Flood Planning

The subject site is affected by the 1:100 Riverine Model 2017 (based on completion of levee upgrade). For the purposes of a development application only, it is assumed that the ground level where the proposed farm building is located at the subject site is 179.0 AHD (to be confirmed by a registered surveyor prior to a construction certificate). The calculated flood level is 180.9 AHD. The farm shed is to be built with a mezzanine floor height (including freeboard) of approximately 181.5 AHD. Given the location of the development on the subject site, it is assumed that the calculated velocity flow rate (at worst) is 0.72m/second (refer to images 1 & 2). All calculations to be confirmed and verified by WWCC in the development application conditions of consent.

Clause	Section	Objective	Development response
(1) The objectives of this clause are as follows:	(1)(a)	<i>to minimise the flood risk to life and property associated with the use of land,</i>	The flooding that occurs from the Murrumbidgee River is considered 'slow-onset'. This allows sufficient time for land-owners to relocate items to the mezzanine level of the farm building that would otherwise, if kept at ground level, would pose a risk to life and property downstream in a flood event. The design and the construction of the farm building will allow flood waters to pass through the building and is designed to be constructed to withstand certain flood forces. This also contributes to minimising flood risk to property. A slow-onset flood also allows for the evacuation of livestock and personnel appropriately. The proposed development includes a flood evacuation plan consistent with the requirements of the SES. These

			factors and plans in place contribute to minimising flood risk to life.
	(1)(b)	<i>to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</i>	The proposed development will be compatible with the lands flood hazard as it has the ability to be 'opened up' to allow flood water to pass through the structure in the event of a flood. Preliminary investigations reveal that the location of the development at the subject site is in a 'high' hazard area (to be confirmed by WWCC). The design of the farm building will be engineered to withstand debris impact during flood events at the nominated velocity flow rate (approx 0.72m/second – to be confirmed by WWCC). Projected changes as a result of climate change unknown.
	(1)(c)	<i>to avoid significant adverse impacts on flood behaviour and the environment.</i>	The development is not considered to have a significant adverse impact on flood behaviour as the farm building is designed to be 'opened up' and will allow flood waters to pass through the structure in the event of a flood. The development does not aim to create a refuge island nor undertake significant earthworks that would result in a significant flood level increase, nor will the development be located in a position at the subject site that would change or alter the water flow in a flood event as the development will be located in identified 'back flow' or 'back water' rather than in the flowing torrent of water. The development is not considered to have a significant adverse impact on the environment as no trees are identified for removal. Some weed / patchy grass groundcover removal associated with laying the structural foundations of the farm building is the only environmental impact identified.
(2) This clause applies to:	(2)(a)	<i>land that is shown as "Flood planning area" on the Flood Planning Map, and</i>	N/A. LEP does not contain a Flood Planning Map.
	(2)(b)	<i>other land at or below the flood planning level.</i>	The subject site is identified as land at or below the flood planning level therefore Clause 1 applies to the development.
(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:	(3)(a)	<i>is compatible with the flood hazard of the land, and</i>	Refer to development response at clause 1(b). The development is considered compatible with the flood hazard of the land (high hazard area) as the farm building allows flood waters to pass through the structure in a event of a flood as well as being engineered to withstand certain debris forces from a flood event incorporating depth, flow and velocity factors.
	(3)(b)	<i>will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</i>	Refer to development response at clause 1(c). The development is considered not to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties as flood waters can pass through the farm building in the event of a flood (which does not cause the flood waters to rise significantly – to adjoining neighbours or the flood plain as a whole). The farm building is also engineered to withstand certain debris forces from a flood event incorporating depth, flow and velocity factors.
	(3)(c)	<i>incorporates appropriate measures to manage risk to life from flood, and</i>	Refer to development response at clause 1(a). The development incorporates appropriate measures to manage risk to life from flood by the implementation of a Flood Evacuation Plan incorporating a SES flood plan as well as the design of the farm building (eg. mezzanine floor) where dangerous chemicals and equipment can be safely stored so that they do not become buoyant in the event of a flood and be swept away where they can be a risk to life downstream.
	(3)(d)	<i>will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses, and</i>	Refer to development response at clause 1(c). The development will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses as the development will incorporate sediment and erosion control measures including siltation during construction as well as encourage regrowth of groundcover once farm building slab is laid. Weed and patchy kikuyu grass groundcover is not considered indigenous and holds little to no riparian value. The removal of this groundcover locally is not considered to affect the environment. The development is situated far from riverbanks and

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

			watercourses where otherwise these areas could be compromised by the development.
	(3)(e)	is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.	Refer to development response at clause 1(a) to 1(c). The development is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding as the farm building is not a habitable structure and does not have the potential to displace the landowners from their primary residence in the event of a flood, minimizing any potential social burden / cost to the community. As the farm building is engineered to withstand the floodwaters for the location, as well implementing a comprehensive evacuation plan for the development, the potential economic impacts (eg clean up and rescue operations – generally undertaken by SES or police) are minimized and are therefore not considered a potential economic burden to the community.



Image 1 – Flood data for location of farm building on the subject site (source: WWCC)



Image 2 – Flood data for location of farm building on the subject site (source: WWCC)

LEP Part 7.6

Groundwater Vulnerability

The subject site is identified as 'Groundwater' in the Water Resource Map (WRE_003).

Clause	Section	Objective	Development response
(1) The objective of this clause is to protect and preserve groundwater sources.			The development does not affect groundwater resources. Development requires little excavation / impact into ground surface during the construction of the farm building. It is development that has no impact due to depth of groundwater aquifer.
(2) This clause applies to land identified as "Groundwater" on the Water Resource Map.			The subject site is identified as 'Groundwater' in the Water Resource Map (WRE_003).
(3) Development consent must not be granted for development specified for the purposes of this clause on land to which this clause applies unless the consent authority is satisfied that the development:	(3)(a)	is unlikely to adversely impact on existing groundwater sources, and	To be determined by WWCC during the assessment and evaluation of the development application. The development is unlikely to adversely impact on existing groundwater sources due to (1) above.
	(3)(b)	is unlikely to adversely impact on future extraction from groundwater sources for domestic and stock water supplies, and	To be determined by WWCC during the assessment and evaluation of the development application. The development is unlikely to adversely impact on future extraction from groundwater sources for domestic and stock water supplies due to (1) above.
	(3)(c)	is designed to prevent adverse environmental impacts, including the risk of contamination of groundwater sources from on-site storage or disposal facilities.	To be determined by WWCC during the assessment and evaluation of the development application. The development is designed to prevent adverse environmental impacts including risk of contamination of groundwater sources from onsite storage of fuels and chemicals and the like as all chemical and fuels used for agricultural pursuits will be stored on the concrete slab of the farm building. The owner will incorporate measures to mitigate risk of spill always and will keep onsite a dedicated spill kit. In a flood event, the owner will activate the flood evacuation plan which includes removing motorised and non-motorised machinery from the subject site and moving chemicals and other potential hazards to the mezzanine level of the farm building which is located above the 1:100 year flood event + freeboard. The development is designed to prevent adverse environmental impacts including risk of contamination of groundwater sources from onsite disposal facilities as the onsite sewage management system will be either via connection to the WWCC sewer main located within the verge of Narrung Street (if sufficient drainage fall can be achieved) otherwise a septic tank, buried below the ground surface so that in the event of a flood, it cannot be washed away.
(4) The following development is specified for the purposes of this clause:	(a) to (l)	aquaculture, industries, intensive livestock agriculture, liquid fuel depots, mines, rural industries, service stations, sewerage systems, turf farming, waste or resource management facilities, water supply systems, works comprising waterbodies (artificial).	The development is not development specified for the purposes of this clause.

LEP Part 7.9

Primacy of Zone B3 Commercial Core

The subject site permits 'Farm Buildings' with consent. The 'Farm Building' is a structure ancillary to an 'Agriculture' use. The B3 Commercial Core prohibits the use / development of both 'Farm Buildings' and 'Agriculture', therefore the development is considered to be consistent with this part of the LEP.

8.5 DCP

The Wagga Wagga Development Control Plan 2010 (DCP) complements the Wagga Wagga Local Environmental Plan 2010 which provides for principles, objectives and controls that ensure quality outcomes for rural, urban and village areas. The aim of the DCP is to encourage innovative and creative land development solutions

which facilitates urban consolidation and innovation in housing choice. In so doing promotes better mix of housing, shopping and community services. (extracted from WWCC website). The below indicates the DCP controls applicable (highlighted) to the development:

Section:	Description:	Relevance:
1	General	Yes
2	Controls that apply to all development + Appendix 1 & 2	Yes
3	Heritage Conservation	No
4	Environmental Hazards and Management	Yes
5	Natural Resources & Landscape Management + Appendix 3	No
6	Villages	No
7	Subdivision	No
8	Rural Development	No
9	Residential Development	No
10	Business Development + Appendix A	No
11	Industrial Development	No
12	Specific Uses and Developments	No
13	Bomen Urban Release Area	No
14	Boorooma Urban Release Area	No
15	Lloyd Urban Release Area + Appendix Part 1 & Part 2	No
16	Gobbagombalin Urban Release Area + Appendix 5	No

Sections 1, 2 and 4 of the DCP applies to the development. Section 1 is not addressed below.

WWDCP 2010 PART A SECTION 2 – CONTROLS THAT APPLY TO ALL DEVELOPMENT		
No	DCP Control	Comment
2.1 Vehicle access and movements		
C1	Access should be from an alternative secondary frontage or other non-arterial road where possible	Complies. Existing vehicular access from non-arterial compacted gravel laneway.
C2	A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.	Not Applicable. Development will not intensify traffic movement therefore a traffic study is not required.
C3	Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	Complies. The site has sufficient room and maneuver to allow vehicles to entering and leave the site in a forward direction only.
C4	Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.	Complies. The site has sufficient room to load and unload goods on site.
C5	Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	Not Applicable. Access driveway does not need to comply with relevant version of off-street car parking requirements.
	Ensure adequate sight lines for proposed driveways.	Complies. Existing driveway provides adequate sight lines.
2.2 Off-street parking		
C1	Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.	Not Applicable. The DCP does not contain a table that reflects the off-street car parking requirements for this type of development, however, the subject site size allows for ample off-street parking.
C2	The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.	Not Applicable. The off-street car parking does not need to comply with relevant version of off-street car parking requirements.
C3	Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.	Not Applicable. Off-street car parking spaces for disabled persons is not a requirement for this type of development and is in accordance with the National Construction Code v2
C4	For mixed use developments, the parking required is the total of requirements for each use. Variations can be considered where it can be demonstrated that the peak demand for each land use component is staggered or that development as a whole generates less parking than separable parts.	Not Applicable. The development is not a mixed-use development.
C5	In the case of redevelopment or change of use (other than in the B3 zone) the parking requirements are to be calculated by: a. Determining the parking requirement of the current or previous use in accordance with the table, then b. Determining the parking requirement for the new use, then c. Subtracting the existing requirement from the requirement for the proposed use to determine the number of spaces required (i.e. a credit is provided for any shortfall that exists on the site for the current use).	Not Applicable. Development is not redevelopment.
C6	In the case of redevelopment or change of use within the B3 zone where there is no increase in gross floor area, no additional car parking spaces will be required, except in the	Not Applicable. Development is not in a B3 zone.

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

	following instances: a. Outbuildings are proposed to be used in association with the development, or b. A Traffic Impact Assessment (TIA) is required by Council for the development.	
C7	Variations to the parking requirements may be considered where minor alterations and additions are proposed and the changes do not encroach or reduce the current off-street parking spaces.	Not Applicable. No variation to the parking requirements sought.
C8	A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools and other education uses including child care centres, business parks, hospitals, cinemas and gyms.	Not Applicable. A traffic and parking study not required for this type of development as it is not a school or other education use including child care centres, business parks, hospitals, cinemas, gyms and the like.
C9	Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m ² .	Not Applicable. The DCP does not contain a table that reflects the off-street car parking requirements for this type of development.
C10	Planting beds located within a car park are to have a subsoil drainage system connected into the stormwater system of the site.	Not Applicable. The DCP does not contain a table that reflects the off-street car parking requirements for this type of development.
C11	To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m, with shrubs and ground covers not to exceed 500mm in height	Not Applicable. The DCP does not contain a table that reflects the off-street car parking requirements for this type of development.
2.3 Landscaping		
C1	A landscape plan is required for applications for : • Commercial and Industrial developments • Residential development (other than dwelling houses).	Not Applicable. The DCP does not require landscaping plans for farm building developments and is considered unnecessary in Environmental Conservation areas.
C2	Natural features at the site, such as trees, rock outcrops, cliffs, ledges and indigenous species and vegetation communities are to be retained and incorporated into the design of the development.	Complies. No natural features found onsite to be retained or incorporated into the design of the development.
C3	Use native and indigenous plants, especially low water consumption plants in preference to exotic species.	Complies. Existing landscaping incorporates indigenous plants in preference to exotic species.
C4	Trees should be planted at the front and rear of properties to provide tree canopy.	Complies. Existing trees located at the front and rear of the property.
C5	Provide landscaping in the front and side setback areas, and on other parts of the site to improve the streetscape, soften the appearance of buildings and paved areas, and to provide visual screening.	Complies. Existing landscaping is provided in the front and side setback areas.
C6	Landscaping should provide shade in summer without reducing solar access in winter. Limited use of deciduous species is acceptable where used to achieve passive solar design.	Complies. Existing landscaping provides shade in summer without reducing solar access in winter.
2.3 Signage		
<i>General controls for signage and structures</i>		
C1	All signage and structures must relate directly to the lawful approved or exempt land use being conducted on the land to which the signage or structure is to be displayed	Not Applicable. Development does not involve signage
C2	Any sign or structure should reflect the architectural style of the building.	Not Applicable. Development does not involve signage
C3	Signs should not obscure decorative forms or moulding and should observe a reasonable separation distance from the lines of windows, doors, parapets, piers and the like	Not Applicable. Development does not involve signage
C4	Signs should be of a size and proportion which complement the scale of the existing building as well as surrounding buildings and signs. Signs should not significantly affect the presentation of the existing façade of the building.	Not Applicable. Development does not involve signage
C5	The scale of lettering should also be proportioned to the area of the signage panel to which it will be applied.	Not Applicable. Development does not involve signage
C6	Must be securely fixed and maintained in a structurally adequate and safe manner.	Not Applicable. Development does not involve signage
C7	The colour used in the design of a sign or structure should complement the colour finish of the building to which it will relate.	Not Applicable. Development does not involve signage
C8	Corporate colours should be limited to the signage or.	Not Applicable. Development does not involve signage
C9	The illumination of signage and structures by low set floodlighting is preferred, rather than the use of neon or boxed fluorescent lighting on buildings.	Not Applicable. Development does not involve signage
C10	The rationalisation of signage will be generally required where there is existing signage through the use of common directory pylon signs for multi-occupancy developments and by limiting the number of signs that may be erected on any one building or site.	Not Applicable. Development does not involve signage

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

C11	A sign or structure must not endanger public safety or cause nuisance or a hazard by reason of its location, construction or design by either: (a) Emitting excessive glare or reflection from internal or external illumination or surface materials; (b) Obscuring the view of motorists or pedestrians; (c) Screening potentially hazardous road features; (d) Signage containing designs or messages which may either confuse or distract motorists.	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Fascia Signs</i>		
C12	Maximum of one (1) building identification sign per building awning.	Not Applicable. Development does not involve signage
C13	Maximum of one (1) business identification sign per tenancy or occupancy.	Not Applicable. Development does not involve signage
C14	Fascia signs must form part of the awning and must not project above or below the awning fascia.	Not Applicable. Development does not involve signage
C15	Fascia signs must not be illuminated.	Not Applicable. Development does not involve signage
C16	Fascia signs should include business identification (i.e. the name and general nature of the approved business carried out in the building or premises to which the fascia awning is attached).	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Wall Signs</i>		
C17	Maximum of one (1) business identification sign per tenancy elevation.	Not Applicable. Development does not involve signage
C18	Maximum of one (1) building identification sign per building elevation.	Not Applicable. Development does not involve signage
C19	Must be integrated with the design of the building on which it is to be displayed and for a building having: (a) An above ground elevation of 200m ² or more – the advertisement must not exceed 10% of the above ground elevation; (b) An above ground elevation of more than 100m ² , but less than 200 m ² – the advertisement must not exceed 20m ² ; and (c) An above ground elevation of 100m ² or less – the advertisement does not exceed 20% of the above ground elevation.	Not Applicable. Development does not involve signage
C20	Must be attached flush to the wall and must not protrude more than 300mm from the wall.	Not Applicable. Development does not involve signage
C21	Must not protrude above the parapet or eaves	Not Applicable. Development does not involve signage
C22	Must not cover mechanical ventilation vents.	Not Applicable. Development does not involve signage
C23	Must not extend over any window or other external opening.	Not Applicable. Development does not involve signage
C24	Must not obscure significant architectural elements of the building	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Projecting Wall Signs</i>		
C25	Maximum of one (1) business identification sign per tenancy elevation and the sign must be integrated with the design of the building on which it is to be displayed.	Not Applicable. Development does not involve signage
C26	Maximum of one (1) building identification sign per building elevation and the sign must be integrated with the design of the building on which it is to be displayed.	Not Applicable. Development does not involve signage
C27	Maximum panel area for a projecting wall sign is 2m ² .	Not Applicable. Development does not involve signage
C28	Must not project more than 2.5metres from the edge of the building	Not Applicable. Development does not involve signage
C29	Must have a minimum clearance of 2.6metres above ground level	Not Applicable. Development does not involve signage
C30	Must not be located above the awning of the building.	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Under Awning Signs</i>		
C31	Maximum of one (1) business identification sign per tenancy or occupancy that has direct frontage/exposure to the street.	Not Applicable. Development does not involve signage
C32	Maximum of one (1) building identification sign per building awning. A corner building with a wrap-around awning is permitted a maximum of two (2) under awning signs.	Not Applicable. Development does not involve signage
C33	Must be attached to the underside of an awning and erected in a horizontal position at right angle to the building.	Not Applicable. Development does not involve signage
C34	A minimum clearance of 2.6metres is required between the underside of the sign and the footpath below.	Not Applicable. Development does not involve signage
C35	Must be setback at least 500mm from the footpath edge to the road carriageway.	Not Applicable. Development does not involve signage
C36	Must not project beyond the awning	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Pole or Pylon Signs (including monolith style signs)</i>		
C37	Maximum of one (1) pole or pylon sign per street frontage	Not Applicable. Development does not involve signage
C38	Minimum clearance of 2.6metres is required from the underside of the pole or pylon sign and the ground level, except where the	Not Applicable. Development does not involve signage

	sign structure is a monolith style accommodating a panel that reaches to or close to the ground.	
C39	Maximum panel area per sign (whether all used for advertising content or not) for a pole or pylon sign upon a site located within a business zone is 8m ² or 10m ² for a monolith style sign.	Not Applicable. Development does not involve signage
C40	Maximum height for a pole or pylon sign upon a site located within a business zone is 8metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).	Not Applicable. Development does not involve signage
C41	Maximum panel area per sign (whether all used for advertising content or not) for a pole or pylon sign upon land within an Industrial zone is 10m ² , including monolith signs.	Not Applicable. Development does not involve signage
C42	Maximum height of a pole or pylon sign upon a site located within an Industrial zone is 8metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).	Not Applicable. Development does not involve signage
C43	Maximum panel area per sign (whether all used for advertising content or not) for a pole or pylon sign upon land within a rural zone is 4m ² .	Not Applicable. Development does not involve signage
C44	Maximum height of a pole or pylon sign upon a site located within a rural zone is 4metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).	Not Applicable. Development does not involve signage
C45	Will generally not be supported upon a site located within a residential zone. However, a pole or pylon sign may be permitted, in special cases where: (a) The proposed sign is for advertising of an existing approved business; and (b) The proposed sign (in the opinion of Council) will not cause any adverse visual impact upon the streetscape character or amenity of the residential locality and /or view loss to key views or vistas; and (c) The maximum advertising area of the sign is 0.75m ² and the maximum height of the sign is 2m ² , above ground level.	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Top Hamper Signs</i>		
C46	Maximum of one (1) building identification sign permitted per building.	Not Applicable. Development does not involve signage
C47	Maximum of one (1) business identification sign permitted per tenancy or occupation, except where, in the opinion of Council, the building frontage is only of sufficient length to accommodate more than one (1) sign.	Not Applicable. Development does not involve signage
C48	May project up to 200mm from the building façade.	Not Applicable. Development does not involve signage
C49	Are not to extend below the head of the doorway window to which it is attached.	Not Applicable. Development does not involve signage
C50	Maximum length for a top hamper sign is to be the maximum length of the doorway or window.	Not Applicable. Development does not involve signage
C51	Maximum height for a top hamper sign shall be 600mm.	Not Applicable. Development does not involve signage
C52	Not to be lit, illuminated or flashing in any way.	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Window Signs</i>		
C53	Advertising area for a window/shopfront sign shall not exceed 50% of the total window area.	Not Applicable. Development does not involve signage
C54	Signage must be adhered to on the inside of the window. No signs (including fly posters) will be permitted on the outside of the window.	Not Applicable. Development does not involve signage
C55	Heritage impact assessment report is required for any window shopfront sign upon a heritage listed building.	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Drop Awning Signs</i>		
C56	Maximum of one (1) drop awning sign per premises is permitted.	Not Applicable. Development does not involve signage
C57	Blinds shall not be used for advertising purposes.	Not Applicable. Development does not involve signage
C58	Blind or awning must be attached to the building behind the fascia.	Not Applicable. Development does not involve signage
C59	Blind or awning must be setback at least 600mm from the line of the kerb	Not Applicable. Development does not involve signage
C60	Minimum clearance of 2.6metres is required from the underside of the blind or awning and the footpath/ ground level.	Not Applicable. Development does not involve signage
C61	Must be not be lit, illuminated or flashing in any way	Not Applicable. Development does not involve signage
C62	Blind or awning must be adequately anchored to prevent flapping.	Not Applicable. Development does not involve signage
<i>Specific controls for signage and structures - Suburb entry signage</i>		
C63	Suburb entry signage shall contain only the Geographical Names Board of NSW recommended place name for the suburb. Estate	Not Applicable. Development does not involve signage

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

	names may be used in rural residential areas where the estate is within a broader, rural locality.	
Specific controls for signage and structures - Signage on heritage buildings		
C64	All new signage must achieve a high degree of compatibility with the architectural character of the heritage listed building. Only traditional signage designs may be permitted in some circumstances.	Not Applicable. Development does not involve signage
C65	Any new sign must be well designed and located in a manner to ensure the sign does not affect the heritage significance of the building.	Not Applicable. Development does not involve signage
C66	In the majority of cases, non-illuminated signs will only be permitted, except where Council is of the opinion that signage illumination is appropriate to the heritage significance of the item.	Not Applicable. Development does not involve signage
C67	The installation of any signage must not damage the fabric of the heritage building.	Not Applicable. Development does not involve signage
C68	Any signage on a heritage building must be sympathetic with the architectural style of the building to which it is proposed to be attached and must be of a high standard of materials with appropriate lettering and graphics.	Not Applicable. Development does not involve signage
C69	Any sign on a heritage building must be appropriately positioned on the building to maintain the heritage significance and streetscape appearance of the building.	Not Applicable. Development does not involve signage
C70	The installation of any sign on a heritage building is to be carried out in a reversible manner and to ensure that no damage to the fabric of the building will occur.	Not Applicable. Development does not involve signage
2.5 Safety & Security		
C1	Use good site planning to clearly define public, semi-public and private areas.	Complies. Existing rural type fencing located on the site boundary clearly defines public, semi-public and private areas.
C2	Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.	Complies. The existing laneway and the property fence gates create a visible and identifiable entry from the street.
C3	Minimise blank walls along street frontages.	Complies. Farm building set behind existing dwelling when viewed from the street and has significant setback which creates a staggered wall effect.
C4	Avoid areas of potential concealment and 'blind' corners.	Complies. Development is able to view potential concealment and 'blind' corners
C5	Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.	Complies. Proposed development will incorporate sensor lighting and will provide visibility at night time to external areas of the farm building. The lighting will be designed and sited to minimise spill and potential nuisance to adjoining properties
C6	Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	Complies. Existing fence and plantings do not reduce the safety of users or compromise areas of natural surveillance.
C7	Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.	Not Applicable. Development does not provide a pedestrian through route.
C8	Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	Not Applicable. Development does not involve public toilets.
Erosion and Sediment Control Principles		
No controls listed in this section		
Development adjoining open space		
C1	Private developments are not to gain access across public open space.	Complies. Existing site does not allow access to adjoining public open space.
C2	Materials are not to be stored on public land.	Complies. All material to be stored at the subject site.
C3	Design, massing, scale and materials to be compatible with the amenity, views and outlook from the open space area.	Complies. Development will be compatible with the amenity, views and outlook from the open space area as the development replicates existing and established development in the area. It is also located on the western boundary – the furthest boundary from the adjoining open space. The development is only relatively small in massing and scale to the overall size of the open space.
C4	Landscaping is not to encroach into any public reserve	Not Applicable. No landscaping proposed as part of the development.
WWDCP 2010 PART B SECTION 4 – ENVIRONMENTAL HAZARDS & MANAGEMENT		
No	DCP Control	Comment
Controls – flood liable areas		
C1	Essential community services are not suitable for location in any	

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

	of the flood risk precincts other than Central Wagga where they are to be above the Probable Maximum Flood (PMF) level. For the purposes of this Section, essential community services include:	
	Community, information and education facilities which may provide an important role in notifying the community of flood dangers or evacuation requirements during flood events.	Not Applicable. Development is not a community, information or education facility.
	Emergency services facilities	Not Applicable. Development is not an emergency services facility
	Health service facilities	Not Applicable. Development is not a health service facility
C2	Critical utilities are to be located on land above the PMF level in all precincts. For the purposes of this Section critical utilities include:	
	Child care centres, Educational establishments, Electricity generating works, Liquid fuel depots, Offensive or hazardous industries, Public utility undertakings (including generating works which are essential to evacuation during periods of flood, or if flood affected would unreasonably affect the ability of the community to return to normal activities after flood events), Research stations, Seniors living, Telecommunications facilities and networks	Not Applicable. Development is not a considered any of the critical utilities listed.
Development on the rural floodplain (High flood risk area)		
C20	Industrial and high impact commercial uses are unsuitable for development on the rural flood plain (high risk area).	Not Applicable. Development is not industrial or high impact commercial.
C21	Seniors living housing is not suitable on the rural flood plain (high flood risk area).	Not Applicable. Development is not seniors living.
C22	Existing dwellings can be replaced but if in a "high hazard" area must be relocated to a location where the overall flood risk is less (being of lower hazard and/or better access) if available on the property.	Not Applicable. Development is not a dwelling.
C23	Additions to existing habitable dwellings are to be limited to 50m ² where the existing floor level is subject to flooding.	Not Applicable. Development is not a dwelling.
C24	For new dwellings the depth of water for vehicular access is not to exceed 300mm during the 1 in 100 yr flood event.	Not Applicable. Development is not a dwelling.
C25	Development on the rural flood plain (high risk area) is to comply with the provisions of Table 4.2.5.	Complies. See below.
Table 4.2.5 Requirements for development in the rural floodplain (High flood risk area)		
Utilities		
Floor levels		
	Floor levels are to be greater than the PMF level, plus freeboard	Complies. Development mezzanine is above PMF level plus freeboard – to be verified by WWCC (refer to plans).
	New developments are to be consistent with flood hazard and evacuation needs	Complies. Development considers flood hazard by design (allowing flood waters to pass through, structural integrity to withstand forces of floodwater, debris and buoyancy, and the construction of mezzanine floor above PMF level plus freeboard to store chemical and hazardous items. The development includes an evacuation plan.
Structural soundness		
	Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the PMF	Complies. Engineer report / certification to be provided at construction certificate stage.
	Fencing construction and materials are to allow flood waters to equalise on either side	Complies. Existing fence is rural type fencing.
Flood affectation		
	Engineers report or suitable certification required to certify that the development will not increase flood affectation elsewhere	Complies. As dealt with in LEP Part 7.2 development responses section of this document, the development is considered to not significantly increase flood affectation elsewhere for the various reasons outlined. Local Authority to evaluate the information provided at LEP Part 7.2 development response and if considered necessary, include as part of the conditions of consent, where the applicant can provide such a report or suitable certification to the developments flood affectation elsewhere at construction certificate lodgment to satisfy this control.
Evacuation		
	A Flood Plan is required and is to make provision for evacuation of employees and storage of materials above the 100yr ARI flood level, plus freeboard	Complies. The development includes an evacuation plan. The development (farm building) is designed to incorporate a mezzanine floor, which is an area to store goods above the 100yr ARI flood level, plus freeboard. Access to the mezzanine floor for storage of goods is via the stage or via the internal staircase.
	Flood evacuation access is not to be worse than for the old building being replaced	Complies. Existing access provides evacuation route. The development's access remains unaltered.

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

	Habitable developments to be sited to provide best evacuation access where conditions allow	Not applicable. Development is not a habitable development.
Management and design		
	Applications for non-habitable developments are to demonstrate that area is available to store goods above the 100yr ARI flood level, plus freeboard	Complies. The development (farm building) is designed to incorporate a mezzanine floor, which is an area to store goods above the 100yr ARI flood level, plus freeboard. Access to the mezzanine floor for storage of goods is via the stage or via the internal staircase.
	Parts of building below the 100yr flood level, plus freeboard to be constructed from flood compatible materials	Complies. The farm building construction below the 100yr flood level, plus freeboard is steel and concrete and is considered flood compatible material.
Residential Development		
Floor levels		
	All new habitable development to have floor levels greater than the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not residential development.
	Additions to existing habitable dwellings not to exceed 50m2 (where the existing floor level is subject to flooding)	Not Applicable. Development is not residential development.
	House raising and flood proofing is encouraged for existing developments below the 100yr flood level	Not Applicable. Development is not residential development.
	New development is to be consistent with flood hazard and evacuation needs	Not Applicable. Development is not residential development.
Structural soundness		
	Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100yr ARI (excludes sheds less than 20m2)	Not Applicable. Development is not residential development.
	Fencing construction and materials are to allow flood waters to equalise on either side	Not Applicable. Development is not residential development.
Flood affectation		
	Engineers report or suitable certification required to certify that the development will not increase flood affectation elsewhere	Not Applicable. Development is not residential development.
Evacuation		
	A Flood Plan is required and is to make provision for evacuation of employees and storage of materials above the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not residential development.
	Flood evacuation access is not to be worse than for the old building being replaced	Not Applicable. Development is not residential development.
	Habitable developments to be sited to provide best evacuation access where conditions allow	Not Applicable. Development is not residential development.
Management and design		
	Developments are encouraged to provide a flood free area	Not Applicable. Development is not residential development.
	Parts of building below the 100yr flood level, plus freeboard to be constructed from flood compatible materials	Not Applicable. Development is not residential development.
Low impact commercial development		
	All new developments to have floor levels greater than the 20yr ARI flood event, plus freeboard	Not Applicable. Development is not residential development.
	New development is to be consistent with flood hazard and evacuation needs	Not Applicable. Development is not residential development.
	Chemicals and materials to be stored above the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not residential development.
Structural soundness		
	Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100yr ARI (excludes sheds less than 20m2)	Not Applicable. Development is not residential development.
	Fencing construction and materials are to allow flood waters to equalise on either side	Not Applicable. Development is not residential development.
Flood affectation		
	Engineers report or suitable certification required to certify that the development will not increase flood affectation elsewhere	Not Applicable. Development is not residential development.
Evacuation		
	A Flood Plan is required and is to make provision for evacuation of employees and storage of materials above the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not residential development.
	Flood evacuation access is not to be worse than for the old building being replaced	Not Applicable. Development is not residential development.
Management and design		
	Applications for non-habitable developments are to demonstrate that area is available to store goods above the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not residential development.
	Parts of building below the 100yr flood level, plus freeboard to be constructed from flood compatible materials	Not Applicable. Development is not residential development.
Recreation and agriculture		
Floor levels		

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

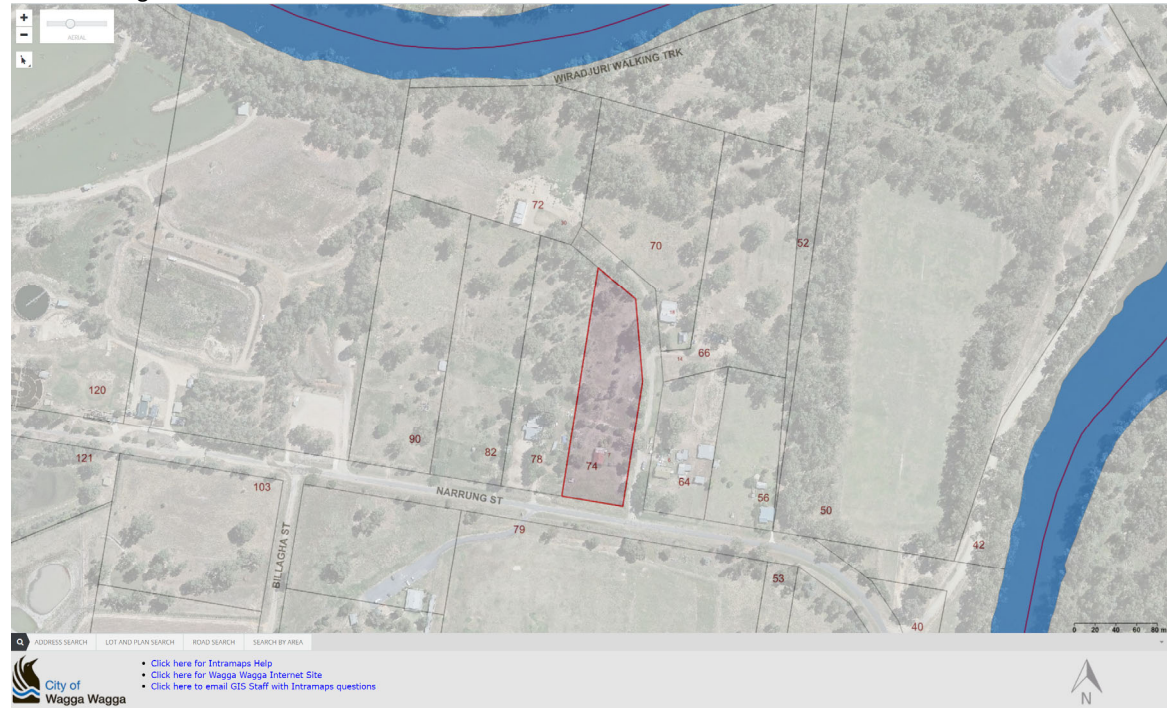
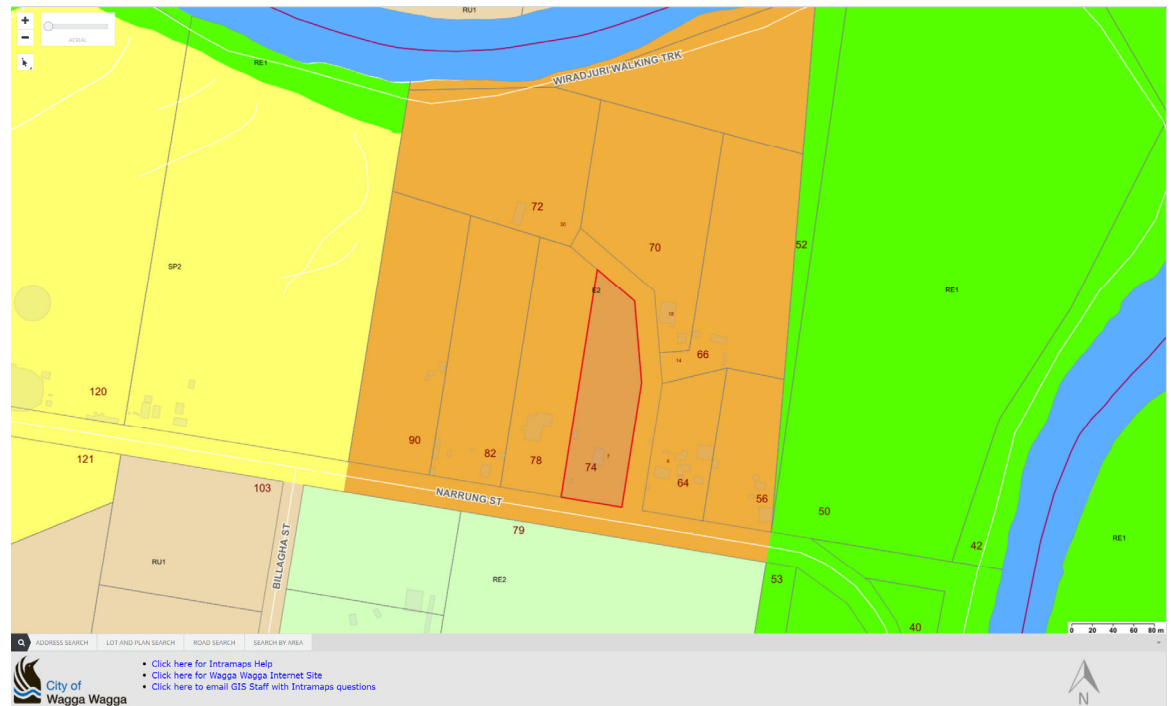
	Minimum floor height 225mm above ground level within the building footprint	Complies. Ground floor slab is approximately 300mm above ground level (locally) – refer to plans.
	Farm sheds can be constructed at ground level	Complies. Development is for a farm building. A machinery shed is a type of farm building.
	Garages and sheds to be located on highest practical section of property	Complies. Development is located at the highest practical point on the subject site without compromising access.
	New development is to be consistent with flood hazard and evacuation needs	Complies. Development considers flood hazard by design (allowing flood waters to pass through, structural integrity to withstand forces of floodwater, debris and buoyancy, and the construction of mezzanine floor above PMF level plus freeboard to store chemical and hazardous items. The development includes an evacuation plan.
	Chemicals and materials to be stored above the 100yr ARI flood level plus freeboard	Complies. The development (farm building) is designed to incorporate a mezzanine floor, which is an area to store chemicals and materials above the 100yr ARI flood level, plus freeboard. Access to the mezzanine floor for storage of goods is via the stage or via the internal staircase.
Structural soundness		
	Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100yr ARI (excludes sheds less than 20m ²)	Complies. Engineer report / certification to be provided at construction certificate stage.
	Fencing construction and materials are to allow flood waters to equalise on either side	Complies. Existing fence is rural type fencing.
Flood affectation		
	Engineers report or suitable certification required to certify that the development will not increase flood affectation elsewhere	Complies. Engineer report / certification to be provided at construction certificate stage.
Evacuation		
	A Flood Plan is required and is to make provision for evacuation of employees and storage of materials above the 100yr ARI flood level, plus freeboard	Complies. The development includes an evacuation plan.
	Flood evacuation access is not to be worse than for the old building being replaced	Complies. Existing access provides evacuation route. The development's access remains unaltered.
Management and design		
	Applications for non-habitable developments are to demonstrate that area is available to store goods above the 100yr ARI flood level, plus freeboard	Complies. The development (farm building) is designed to incorporate a mezzanine floor, which is an area to store goods above the 100yr ARI flood level, plus freeboard. Access to the mezzanine floor for storage of goods is via the stage or via the internal staircase.
	No external storage of materials below the 20yr ARI flood level which may cause pollution or be potentially hazardous during any flood	Complies. No external storage of materials proposed.
	Parts of building below the 100yr flood level, plus freeboard to be constructed from flood compatible materials	Complies. The farm building construction below the 100yr flood level, plus freeboard is steel and concrete and is considered flood compatible material.
Other Development		
Floor levels		
	Minimum floor height 225mm above ground level within the building footprint	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.
	Garages and sheds to be located on highest practical section of property	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.
	New development is to be consistent with flood hazard and evacuation needs	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.
	Chemicals and materials to be stored above the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.
Flood affectation		
	Engineers report required to certify that the development will not increase flood affectation elsewhere	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.
Management and design		
	Applications for non-habitable developments are to demonstrate that area is available to store goods above the 100yr ARI flood level, plus freeboard	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.
	Parts of building below the 100yr flood level, plus freeboard to be constructed from flood compatible materials	Not Applicable. Development is not considered other development and is dealt with under recreation and agriculture.

proposed farm building
lot 268 (dp757249) 74 narrung street wagga wagga nsw 2650

Site Suitability
The site is suitable for the proposed development as the following considerations have been addressed:
<ol style="list-style-type: none"> 1) Property dimensions / contours / slope – the site is level and flat. The farm building will require little to no excavation or fill. 2) Existing development – the development will be in keeping with the style, scale and character of other existing developments in the nearby and surrounding area. 3) Existing services – town water, electricity are available to the site and are incorporated into the design. 4) Natural features – there are significant trees located on the subject site. No significant trees are identified for removal. 5) Visual setting – the proposed development will be in keeping with the surrounding area. The proposed farm building has been designed to store machinery associated with extensive agriculture on the ground floor but a mezzanine level and sufficient access has been incorporated into the design to elevate chemical and the like in a flood event.
Present and Previous Uses
The site is zoned E2 – Environmental Conservation. The previous known use was farm land. Currently at the subject site is a dwelling. The site is known to be uncontaminated and it is not known whether any tests have previously been carried out to determine if any contaminants are present on the site.
Operation and Management
Not Applicable.
Social Impact
The development will contribute positively to the nearby and surrounding area, as it reflects existing established buildings. The development will allow objective 1 and 3 of the E2 zone to be undertaken in a responsible manner given the subject sites location on flood prone land.
Economic Impacts
The development will contribute positively to the local economy by providing employment opportunities for local trades and suppliers.
Pedestrian and Vehicle Movements
Pedestrian movements are unaffected by the development.
Privacy, Views and Overshadowing
<ol style="list-style-type: none"> 1) Visual Privacy – the proposed farm building has been designed to minimise visual intrusion to neighbouring properties eg. No windows located on the east or western elevations where possible visual privacy could be compromised. 2) Views – the development will have views to the north only and will not impact on adjoining development. 3) Overshadowing – the development has sufficient separation from the adjoining residence located to the west and will not cause overshadowing.
Solar Access
The adjoining residence located to the west will not have solar access compromised.
Air and Noise
<ol style="list-style-type: none"> 1) Air – bin storage areas will not affect air quality as they will be located well away from each other. Vent and exhaust pipes are considered to have a minimal impact on air quality. 2) Noise – the proposed development will have no further impact on noise levels.
Soil and Water
<ol style="list-style-type: none"> 1) Stormwater – stormwater drainage will be to the subject site surface in a low lying depression. The owner is to ensure the stormwater run-off does not affect adjoining properties. 2) Wastewater – wastewater will be disposed of via WWCC sewer main or via an onsite sewerage management system (septic tank). The applicant will ensure that any wastewater will not impact on downstream waterways. 3) Soil erosion control – the proposed development will comply with WWCC's 'Erosion and Sedimentation Control for Building Sites' document. Dust will be kept to a minimum. A sediment control barrier will be implemented and maintained during construction works.
Energy Efficiency
Not Applicable
Waste
The proposed development during construction will store waste material in a stockpile. This stockpile will be sorted into recycling groups where applicable. All other general waste will be placed in a skip bin or the like. Measures will be taken to ensure the stockpile at any time will not blow away or disturb adjoining properties. All waste will be disposed of in accordance with WWCC guidelines.
Fire Safety and Other Building Upgrades
The proposed development will conform to the National Construction Code Series (volume 1) part H3 for fire safety measures where required and necessary.
Demolition Management
Not applicable.
Landscaping
Not applicable.
Bushfire prone land
The subject site is not identified as bushfire prone land

Images

Refer to images 3 – 16.

Image 3 – Subject Site locality (source: WWCC intramaps)Image 4 – Subject Site in an E2 Environmental Conservation Zone (source: WWCC intramaps)

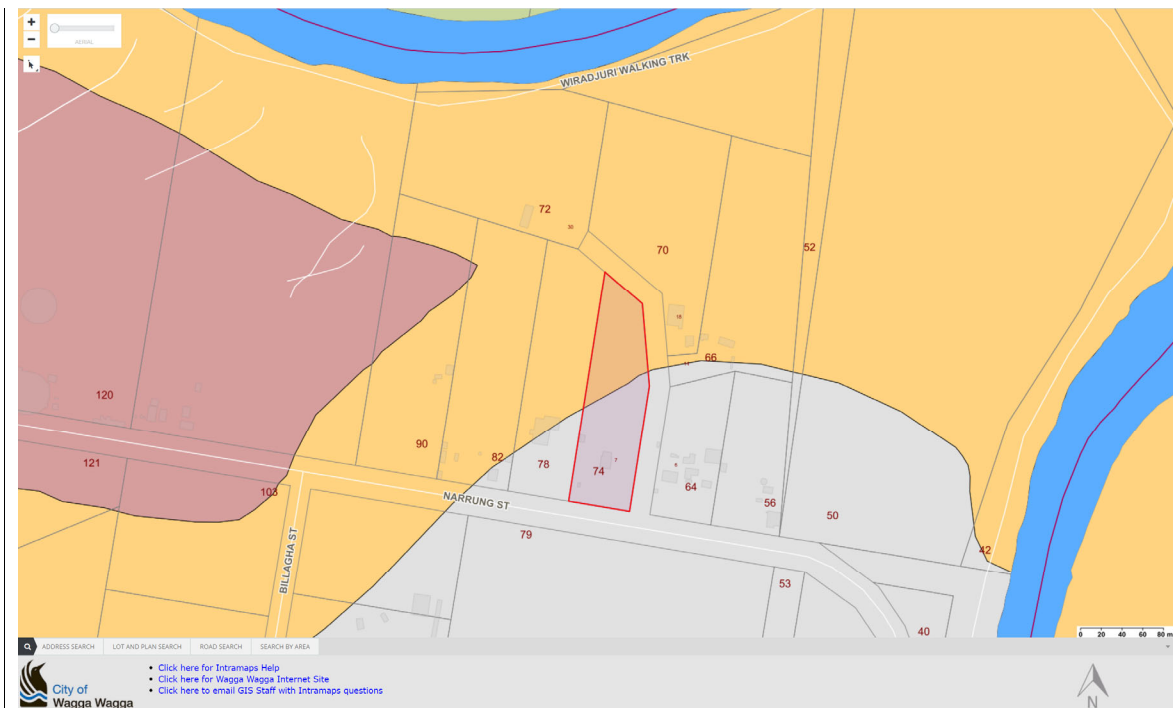


Image 5 – Subject Site is identified for agricultural suitability (source: WWCC intramaps)

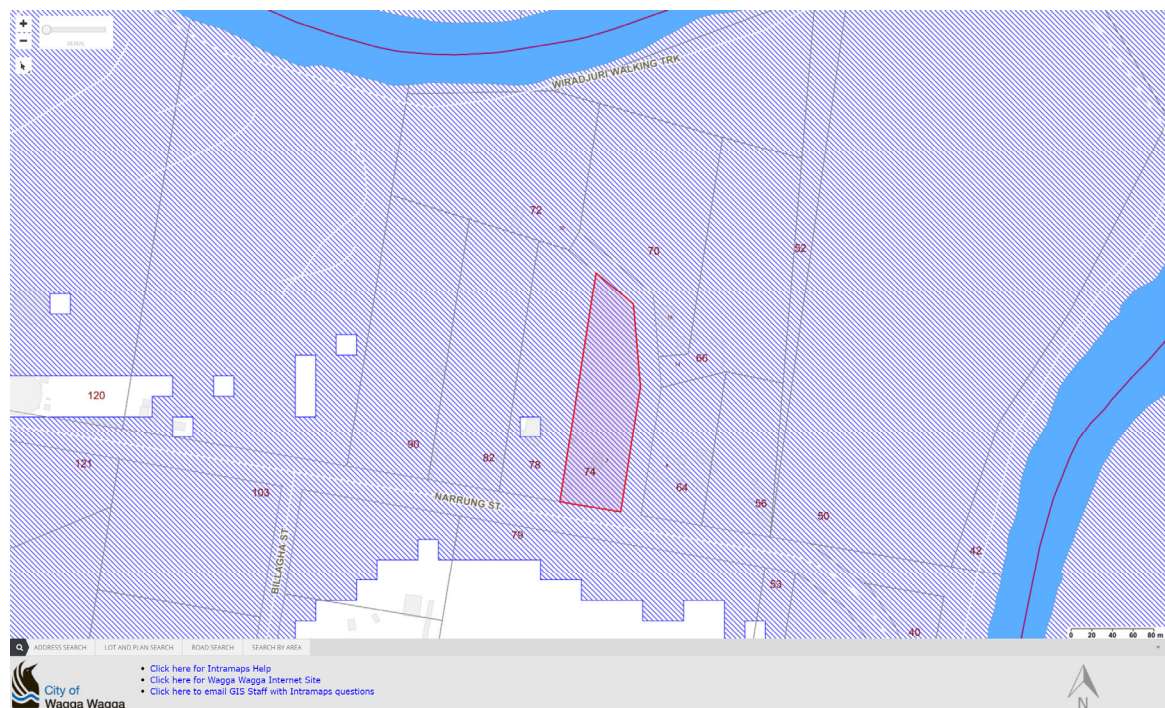


Image 6 – Subject Site is identified as flooding in a 1:100 Riverine Model 2017 (based on completion of levee upgrade) (source: WWCC intramaps)



Image 7 – Subject Site is identified as being inside the biodiversity certified area (source: WWCC intramaps)



Image 8 – Subject Site is identified as being 'groundwater' only in the natural resource sensitivity map (source: WWCC intramaps)



Image 8 – Subject Site is identified as being outside bushfire prone land (source: WWCC intramaps)



Image 9 – 1944 aerial imagery (source: WWCC intramaps)



Image 10 – 1971 aerial imagery (source: WWCC intramaps)



Image 11 – 1990 aerial imagery (source: WWCC intramaps)



Image 12 – 2012 aerial imagery (source: WWCC intramaps)



Image 13 – 2014 aerial imagery (source: WWCC intramaps)



Image 14 – 2016 aerial imagery (source: WWCC intramaps)



Image 15 – 2018 aerial imagery (source: WWCC intramaps)



Image 16 – 2020 aerial imagery (source: WWCC intramaps)