

Draft DCP Community Guide, Chapter Overview and Key Changes

This document has been prepared to assist the community in understanding the structure and content of the draft Wagga Wagga Development Control Plan 2027 (WWDCP 2027).

The document is structured in two sections.

Section 1 - Executive Summary of Draft WWDCP 2027 provides a high-level overview of the purpose and key outcomes associated with each chapter of the draft DCP and is intended to serve as a quick reference guide for readers.

Section 2 - Detailed Chapter Discussion provides a more detailed overview of each chapter, including its purpose, key outcomes, related appendices, key issues considered during the review process and matters identified for future consideration.

The document is intended to provide an overview of the principal matters considered during preparation of the draft WWDCP 2027 and to assist readers in understanding the role, application and evolution of individual chapters and sections within the draft DCP.

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SECTION 1 - EXECUTIVE SUMMARY OF DRAFT WWDCP 2027

The following table provides a high-level overview of the purpose and key outcomes associated with each chapter of the draft WWDCP 2027. More detailed discussion is provided within Section 2 of this document.

Section	Purpose	Key Outcomes
PART A INTRODUCTION		
1. Introduction	Establishes the strategic, administrative and interpretive framework for the WWDCP 2027.	• Modernises and simplifies the introductory provisions of the DCP. • Improves structure, navigation and usability. • Introduces clear objectives and guiding principles. • Aligns the DCP with contemporary planning practice and Council's strategic framework. • Refines the assessment framework for variations to controls. • Separates planning controls from administrative and governance functions.
PART B - GENERAL		
2. Controls that apply to all developments		
2.1 Engineering and Infrastructure	Establishes a consolidated framework for the assessment of engineering, servicing and infrastructure matters associated with development. The chapter clarifies public and private infrastructure responsibilities, servicing requirements, infrastructure protection measures and the relationship between development assessment and Council's engineering requirements.	• Introduces a new stand-alone Engineering and Infrastructure chapter that does not currently exist within WWDCP 2010. • Consolidates engineering, servicing, access and infrastructure provisions previously dispersed throughout multiple chapters of the DCP, Council's Engineering Guidelines and established development assessment practices into a single, integrated framework. • Establishes a consistent and transparent approach to the assessment of public infrastructure, private infrastructure and development servicing requirements across all development types. • Clarifies Council's expectations regarding infrastructure provision, upgrading, extension, protection, certification and long-term management. • Introduces a framework for assessing development in infrastructure-constrained locations, including villages, rural areas, land serviced by private infrastructure and sites reliant on unmaintained roads.

		• Strengthens the protection of public infrastructure and community assets while improving integration between development assessment, Council's Engineering Guidelines and other infrastructure-related Council policies.
2.2 Off-street Parking	Establishes the framework for determining off-street parking requirements for development and provides controls relating to parking design, accessibility, servicing requirements and alternative transport modes. The chapter reviews and modernises the existing WWDGP 2010 parking provisions having regard to contemporary NSW planning practice, transport planning guidance, Council's development assessment experience and the Wagga Wagga Integrated Transport Strategy 2040.	• Modernises and simplifies the existing off-street parking framework while retaining a parking-rate based assessment approach. • Introduces clearer assessment methodologies for redevelopment, change of use, mixed-use development and shared parking arrangements. • Introduces targeted provisions for the E2 Commercial Centre Zone to support adaptive reuse, CBD revitalisation and night-time economy outcomes. • Aligns parking and traffic assessment requirements with contemporary NSW planning practice, transport planning guidance and current industry standards. • Updates requirements for parking design, accessibility, servicing and operational vehicles, and introduces motorcycle and bicycle parking provisions for larger developments.
2.3 Electric Vehicle Charging and EV Ready Infrastructure	Establishes a framework for integrating electric vehicle (EV) charging and "EV Ready" infrastructure into large-scale residential development, and for the deployment of EV chargers in large-scale commercial development, service stations and highway service centres. The chapter requires appropriate electrical capacity, circuitry and design measures to enable installation of chargers in private parking areas, and the provision of	• Introduces a new chapter to the DCP addressing EV-charging and EV-ready infrastructure for the first time. • Requires EV-ready electrical capacity and pre-wiring in large-scale residential developments (such as residential flat buildings, shop-top housing, seniors housing and large scale multi-dwelling housing) to enable future installation of chargers by occupants. It does not require installation of EV chargers in residential developments as part of building construction. • Requires public EV-charging facilities in service stations, highway service centres and major commercial developments where public access is provided. • Aligns local controls with contemporary NSW planning practice, where EV-charging requirements are progressively being implemented into DCPs or other policy documents, drawing on the Newcastle DCP and Southern Sydney ROC model controls.

	operational chargers in public or customer-accessible settings.	Provides a performance-based framework adaptable to evolving technology and charging standards.
2.4 Waste Management and Resource Recovery	Establishes the planning framework for the management of waste generated during demolition, construction and ongoing occupation, ensuring waste management systems are appropriate to the scale, nature and operational requirements of development while supporting safe, efficient and sustainable waste management and resource recovery outcomes.	- Introduces a dedicated Waste Management and Resource Recovery chapter to the DCP for the first time. - Establishes a clear framework for assessing operational waste, construction and demolition waste, waste servicing systems and resource recovery outcomes. - Introduces Appendix A – Waste Management and Resource Recovery Requirements containing detailed technical requirements, specifications, assessment criteria and supporting guidance. - Establishes a hierarchy for operational waste servicing systems, prioritising Council kerbside collection where practicable and providing pathways for alternative servicing arrangements where required. - Introduces formal SWMMP requirements together with exemption and simplified assessment pathways for minor development. - Strengthens consideration of waste avoidance, reuse, recycling and resource recovery throughout the lifecycle of development. - Aligns development assessment requirements with Council's waste servicing arrangements in consultation with Council's Resource Recovery Facilities team.
2.5 Erosion and Sediment Control	Establishes the framework for managing erosion and sediment impacts associated with development and construction activities to protect waterways, stormwater infrastructure and environmental values.	- Simplifies and modernises the existing chapter by replacing numerous prescriptive controls with a concise, outcomes-focused framework. - Aligns erosion and sediment control requirements with contemporary NSW Government guidance, including the <i>NSW Guidelines for Erosion and Sediment Control on Building Sites</i> and <i>Managing Urban Stormwater: Soils and Construction</i> (the Blue Book). - Reduces duplication between the DCP, conditions of consent, certification processes and external technical guidance documents. - Focuses the DCP on planning outcomes and environmental protection rather than detailed construction-stage management requirements. - Retains an appropriate policy basis for managing erosion and sediment impacts across all forms of development.

2.6 Landscaping	Establishes landscaping, deep soil zone and tree planting requirements that support urban greening, canopy cover, visual amenity, environmental outcomes and the integration of landscaping into development design. The chapter modernises and expands the existing landscaping provisions through the introduction of measurable landscaping standards while retaining flexibility for development not suited to prescriptive requirements.	• Retains key landscaping outcomes from WWDCP 2010, including streetscape landscaping, vegetation retention, passive solar design and the use of native and climate-appropriate species. • Introduces measurable landscaping requirements for residential, employment and mixed use development. • Introduces minimum deep soil zone requirements to support canopy tree establishment, long-term vegetation growth and urban greening outcomes. • Introduces canopy tree planting and parking area shade requirements for employment and mixed use development. • Improves the consistency, transparency and assessment of landscaping outcomes through the introduction of objective and quantifiable standards. • Provides additional guidance for integrated subdivision developments, mixed use development and the application of landscaping controls within the Lloyd Urban Release Area.
2.7 Safety and Security	Establishes the framework for the application of Crime Prevention Through Environmental Design (CPTED) principles in the assessment and design of development. The chapter promotes safe, secure, accessible and welcoming buildings and public spaces through the consideration of crime prevention outcomes, site design, ongoing management and the identification of development-specific safety risks.	• Modernises and restructures the existing WWDCP 2010 Safety and Security chapter while retaining its focus on Crime Prevention Through Environmental Design (CPTED). • Aligns the chapter with the four core CPTED principles of natural surveillance, access control, territorial reinforcement and space and activity management. • Introduces a clearer and more comprehensive framework for assessing crime prevention outcomes across a range of development types. • Retains and refines Crime Risk Assessment requirements for development with the potential to generate higher crime and safety risks. • Aligns the chapter with contemporary NSW planning practice, including current CPTED guidance and NSW Police Force safer design principles.
2.8 Signage	Provides a contemporary signage framework that complements SEPP (Industry and Employment) 2021 and establishes clear, consistent controls for business identification, advertising and digital signage across the local	• Removes numerical limits on the number of wall signs and relies solely on total area controls to regulate visual impact. • Increases permitted panel areas for pole and pylon signs in the E3 and E4 zones to reflect contemporary practice and reduce the need for variations. • Introduces a vertical-proportion requirement for pole and pylon signs to prevent landscape-format billboard-style structures.

	government area. The chapter updates and simplifies the WWDCP 2010 signage provisions, removes outdated restrictions, introduces detailed controls for emerging signage types, and improves clarity through revised terminology and definitions.	• Introduces detailed controls for digital signage, addressing illumination, transition behaviour, dwell times, movement and amenity impacts. • Rationalises sign types and definitions to improve clarity and consistency. • Aligns terminology and assessment expectations with SEPP (Industry and Employment) 2021. • Removes redundant or ineffective controls that did not contribute to improved signage outcomes. • Retains general signage principles to manage amenity, safety, heritage and streetscape impacts.
2.9 Development Adjoining Open Space	Provides guidance for development adjoining public open space to ensure that development protects the amenity, character, environmental values and function of parks, reserves, waterways and recreation areas, while promoting a positive relationship between public and private land.	• Clarifies where the chapter applies and the types of public open space it covers. • Modernises and simplifies existing provisions in line with the WWDCP 2027 structure. • Promotes development that is compatible with the character and amenity of adjoining public open space. • Encourages passive surveillance and positive visual relationships between public and private land. • Removes duplicated provisions while maintaining protections for public open space.
2.10 Development Near High Pressure Gas Pipeline Infrastructure	Provides guidance for development near the high pressure gas transmission pipeline to ensure public safety and protect the ongoing operation and maintenance of essential infrastructure.	• Retains controls for development within the pipeline measurement length. • Continues referral requirements for identified sensitive land uses and recognition of AS 2885 risk assessment processes. • Encourages subdivision and development layouts that minimise land use conflicts and protect pipeline access. • Simplifies existing provisions by removing duplication with legislation, easements, operator requirements and statutory referral processes. • Supports the safe operation and maintenance of critical gas pipeline infrastructure.
3. Heritage	Establishes Council's framework for the conservation and management of heritage items, heritage conservation areas and development within the vicinity of heritage items. The chapter seeks	• Adopts a contemporary heritage management framework informed by the Burra Charter. • Supports the conservation, retention and adaptive reuse of heritage items and contributory buildings.

	to protect heritage significance while supporting appropriate ongoing use, adaptive reuse and contemporary development.	• Provides a clear framework for assessing heritage items, development in the vicinity of heritage items, and development within heritage conservation areas. • Encourages contemporary design that responds positively to heritage character and setting. • Provides guidance for common development types affecting heritage places, including alterations, additions, garages, gardens, fences and signage. • Retains specific controls for the Fitzmaurice Street Commercial Precinct. • Simplifies and consolidates heritage controls through improved structure, reduced duplication and supporting guidance material. • Maintains protections for heritage landscapes, gardens, trees, streetscapes and settings.
4. Natural Hazards		
4.1 Bushfire	To minimise risks to life, property and the environment from bushfire.	Simplifies the existing chapter by relying on the NSW bushfire assessment framework and requiring compliance with <i>Planning for Bush Fire Protection 2019</i> and AS3959, reducing duplication of State requirements. The control is drafted to recognise future versions of <i>Planning for Bush Fire Protection</i> , supporting ongoing alignment with the NSW Rural Fire Service's ongoing review of the bushfire planning framework.
4.2 Flooding	Establishes Council's framework for the assessment of development on flood prone land to minimise risks to life, property, infrastructure and the environment from flooding. The chapter implements the flood planning provisions of the Wagga Wagga LEP 2010 and aligns development assessment with the NSW Flood Risk Management Manual 2023 and Council's flood risk management framework.	• Aligns flood controls with the NSW <i>Flood Risk Management Manual 2023</i>. • Introduces a risk-based framework based on Flood Risk Precincts and Land Use Risk Categories. • Extends controls to both riverine and overland flow (stormwater/MOFFs) flooding. • Introduces exemptions, concessional development provisions and Flood Impact Assessment thresholds. • Separates assessment of flood impacts on development from development impacts on flood behaviour. • Strengthens requirements for flood resilience, evacuation planning and community safety.
5. Natural Resource		

5.1 Vegetation Management and Conservation	Establishes Council's framework for the protection, management and clearing of vegetation in non-rural areas in accordance with the Biodiversity and Conservation SEPP. The chapter identifies declared vegetation, establishes permit and development assessment pathways, and supports protection of the urban forest and biodiversity values.	• Aligns the DCP with the current Biodiversity and Conservation SEPP and associated legislative framework. • Introduces a clear definition of declared vegetation and when approval is required. • Establishes separate assessment pathways for vegetation clearing associated with development and vegetation clearing not associated with development. • Prioritises the retention of vegetation and canopy cover wherever practicable. • Introduces a clear and simplified assessment framework based on retention, avoidance, minimisation and justification of vegetation removal. • Clarifies exemptions for vegetation clearing, including emergency works, dead or dying vegetation and undesirable vegetation. Clarifies the distinction between vegetation clearing and routine pruning activities. • Consolidates significant, heritage and locally significant vegetation into a dedicated register. • Removes outdated legislative references, procedural requirements and duplicated technical content. • Establishes a framework for detailed technical guidance to be provided through the proposed Urban Tree Management Plan currently being prepared by Council.
5.2 Native Vegetation Establishment and Management	Establishes requirements for the conservation of existing native vegetation and the establishment, protection and ongoing management of native vegetation associated with the subdivision of land and the establishment of dwellings on applicable RU2, RU4 and R5 zoned land.	• Retains Council's existing native vegetation framework and environmental outcomes. • Continues revegetation requirements for subdivision and dwelling development. • Supports biodiversity, habitat connectivity, landscape restoration and land degradation management. • Clarifies responsibilities at subdivision and dwelling establishment stages. • Introduces a clearer, objectives-based and outcome-focused chapter structure. • Consolidates technical and implementation requirements within Appendix D.

		• Improves usability, reduces duplication and separates planning controls from technical requirements. • Retains the existing delivery model pending a comprehensive future review of the framework.
PART C SUBDIVISION		
6. Subdivision	Establishes a consolidated framework for subdivision assessment across all zones and development types. Consolidates controls previously spread across WWDCP 2010, including those from the Urban Release Area and Village chapters, introduces clear servicing requirements, and removes outdated provisions. Precinct-specific and growth-area provisions remain in their respective chapters where they address unique local conditions.	• Creates a unified, LGA-wide framework for subdivision assessment, replacing fragmented controls across multiple chapters. • Introduces clear servicing and infrastructure requirements for all subdivision types, improving transparency and consistency. • Transfers controls from the Urban Release Area chapter where they were identified as having universal applicability, and consolidates all village subdivision controls within the broader subdivision framework. • Incorporates other fragmented subdivision provisions from various chapters to ensure consistency and eliminate duplication. • Removes outdated, redundant and ineffective provisions, simplifying assessment and improving clarity. • Retains precinct-specific and growth-area controls only where they address localised issues not suited to general application. • Aligns subdivision design and servicing expectations with Council's Engineering Guidelines.
PART D SPECIFIC DEVELOPMENT TYPES		
7. Village Zone	Establishes the framework for development in the RU5 Village zone, recognising the distinct character and non-urban qualities of each village. The chapter provides controls for built form, siting, setbacks, fencing, road conditions and public domain treatments, supported by Village Character Statements and village plans. It ensures development	• Retains and updates Village Character Statements to guide context-responsive development and protect the distinct qualities of each village. • Clarifies expectations for building siting, setbacks, fencing, landscaping, road conditions and public domain treatments in village settings. • Expands several concepts introduced for North Wagga Wagga in WWDCP 2010, including context-responsive siting, infrastructure sensitivity and compatibility considerations, as well as controls for personal, non-commercial storage, to ensure broader applicability across all villages. • Improves integration between village-specific controls, village plans, village character statements and broader DCP requirements, including introducing specific controls linked to the village character statements.

	responds to local context and maintains village character.	• Transfers all village specific subdivision controls to the Subdivision chapter to make the document more user friendly. • Supports sustainable development outcomes while maintaining the non-urban character, landscape setting and sense of place of each village.
8. Rural Development	Provides a framework for the assessment of development within rural areas that protects agricultural land and agricultural production, minimises land use conflict, maintains rural character and landscape values, and ensures development is appropriately located, designed and serviced.	• Consolidates and modernises Council's rural development controls within a simplified and contemporary chapter structure. • Strengthens the protection of agricultural land, agricultural productivity and existing lawful agricultural activities. • Improves management of land use conflict between agricultural and non-agricultural development through a clear "right to farm" approach. • Introduces updated controls for the siting, servicing and assessment of rural dwellings, including consideration of environmental constraints and site suitability. • Retains and refines controls relating to rural character, landscape values, vegetation retention and visual impacts.
9. Residential Development	Provides a framework for residential development within the R1 General Residential, R3 Medium Density Residential and R5 Large Lot Residential zones that supports housing choice, neighbourhood amenity and high-quality residential design outcomes. The chapter addresses site layout, streetscape character, privacy, solar access, private open space, setbacks, outbuildings, site facilities, landform modification and secondary dwellings.	• Modernises and consolidates the existing residential development framework. • Introduces a clear objectives-based structure and improves drafting consistency. • Removes duplication and improves usability for applicants, the community and assessment staff. • Clarifies controls relating to residential design, amenity, streetscape presentation and site planning. • Introduces targeted amendments addressing recurring development assessment issues. • Improves certainty in assessment outcomes while retaining flexibility for innovative and site-responsive design. • Strengthens guidance for medium density development pending future State housing reforms. • Defers major residential policy reform pending the outcome of NSW Government housing initiatives.
10. Employment Zones	Establishes a consolidated framework for development across all employment zones, replacing	• Consolidates all employment-related controls into one chapter, improving clarity and usability.

	the former separate chapters for business and industrial development. The chapter integrates controls for the E1 Local Centre, E2 Commercial Centre, E3 Productivity Support and E4 General Industrial zones, aligning with the State's 2022 Employment Zones Reform and providing a single, consistent set of development expectations. The chapter strengthens built form and active frontage requirements in key commercial areas and removes outdated or redundant provisions.	- Aligns the DCP with the State's Employment Zones Reform, including the amalgamation of former B5 and B6 zones controls into a single set of controls for the E3 Productivity Support Zone. - Removes or relocates precinct-specific E3 controls to the Precincts chapter where still relevant, and deletes those no longer required. - Strengthens active frontage, built form and public domain expectations in the E1 and E2 zones. - Provides consistent controls across employment zones where appropriate, reducing duplication and improving assessment consistency. - Transfers heritage-related matters to the Heritage chapter, allowing more generalised and contemporary controls for the E2 zone. - Simplifies and modernises employment zone controls by removing outdated explanatory notes, redundant design requirements and prescriptive content. - Transfers controls for Mixed Use development to Chapter 11 "Other Zones", reflecting the unique nature of these zones.
11. Other Zones	Provides zone-specific guidance for development within the MU1 Mixed Use and C4 Environmental Living zones where additional planning and design considerations are required to support the objectives of the Wagga Wagga Local Environmental Plan 2010 and achieve appropriate development outcomes.	- Introduces dedicated controls for the MU1 Mixed Use and C4 Environmental Living zones. - Supports high-quality mixed-use development through improved urban design, streetscape activation, residential amenity and comprehensive planning of larger sites. - Protects environmental, ecological, scenic and landscape values by encouraging low-impact development that responds to natural landform, vegetation and environmental constraints. - Establishes a flexible framework that can accommodate additional zone-specific controls as future planning needs emerge.
PART E SPECIFIC LAND USES AND PRECINCTS		
12. Specific Land Uses		Modernises and restructures the former Specific Uses and Developments chapter into a contemporary land use planning framework.

		• Relocates outdated site-specific, precinct and growth area controls to more appropriate chapters, improving the structure and usability of the DCP. • Introduces new controls for emerging and specialised land uses including agritourism, neighbourhood shops, places of public worship, service stations, shop top housing and take away food and drink premises in the R3 Zone. • Updates medical centre controls to support Council's Health and Knowledge Precinct planning objectives while managing impacts in residential areas. • Modernises late night trading provisions and simplifies tourist and visitor accommodation controls to reflect contemporary planning practice. • Consolidates and updates controls for sex services premises and restricted premises. • Improves alignment with current LEP land use definitions, strategic planning priorities and recurring development assessment issues. • Establishes a clearer separation between land use-specific controls and place-based or precinct-based controls.
13. Precincts	Provides a single location for precinct-based controls that apply to defined areas and operate alongside the general DCP provisions. The chapter consolidates and updates area specific controls previously dispersed across the 2010 DCP, including those from the former Specific Uses and Developments chapter and precinct controls embedded in other chapters such as Residential and Business Development.	• Establishes a clear and consistent framework for precinct-specific development controls. • Consolidates precinct controls from multiple sections of WWDGP 2010 into one chapter. • Updates controls where necessary to reflect current planning objectives and local conditions. • Removes precincts that are fully developed or no longer require additional guidance. • Ensures precinct controls operate in conjunction with relevant zone based and development type chapters.
PART F - GROWTH AREAS		
14. Growth Areas	Provides the development framework for land mapped as Urban Release Areas under	• Consolidates the three former Urban Release Area chapters into a single Growth Areas chapter, significantly reducing duplication across the DCP and improving clarity.

	clause 6.3 of the Wagga Wagga LEP 2010. Although the LEP retains the Urban Release Area name, the DCP chapter is titled Growth Areas as it includes URA-specific controls and controls for adjacent land where relevant. The chapter consolidates the former Boorooma, Gobbagombalin and Lloyd URA chapters and establishes general Growth Area controls to be read with the Subdivision and Residential chapters, supported by area-specific controls where unique local issues require additional guidance.	• Establishes general Growth Area controls that operate alongside the other chapters of the DCP, rather than repeating objectives and controls already addressed elsewhere in the DCP. • Retains only those controls that are specific to Growth Areas and not suited to broader city-wide application. • Provides area-specific controls for Boorooma, Gobbagombalin and Lloyd where unique local conditions require additional guidance. • Transfers universally applicable controls to the Subdivision or Residential chapters, ensuring consistency across the DCP. • Removes outdated, redundant and superseded provisions that no longer reflect contemporary practice. • Updates terminology to Growth Areas to reflect the broader extent of mapped land and the inclusion of adjacent areas where relevant, while maintaining compliance with clause 6.3 of the LEP.
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SECTION 2 - DETAILED CHAPTER DISCUSSION

1. Introduction

Purpose

Chapter 1 establishes the strategic, administrative and interpretive framework for the Wagga Wagga Development Control Plan 2027 (WWDCP 2027).

The chapter identifies the land to which the DCP applies, establishes commencement and transitional arrangements, outlines the purpose and objectives of the DCP, introduces guiding principles for development, and explains the relationship between the DCP and other planning instruments.

The chapter also establishes the framework for applying the DCP, seeking variations to controls, development application requirements, community participation, interpretation of the DCP and access to supporting information.

The chapter is intended to improve the clarity, usability and long-term administration of the DCP while supporting the implementation of the Wagga Wagga Local Environmental Plan 2010 and Council's strategic planning framework.

Key Outcomes

- Establishes a contemporary strategic and administrative framework for the operation of the WWDCP 2027.
- Strengthens alignment between the DCP and Council's strategic planning framework, including Wagga 2040: Local Strategic Planning Statement and the Community Strategic Plan.
- Introduces a clear set of DCP objectives and guiding principles to support consistent interpretation and application of development controls.
- Improves navigation of the DCP through a clear structure and chapter applicability framework.
- Clarifies the relationship between the DCP and higher-order planning instruments, including the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, State Environmental Planning Policies and the Wagga Wagga Local Environmental Plan 2010.
- Retains Council's ability to consider variations to DCP controls while providing clearer guidance regarding the information required to support a variation request and the matters considered during assessment.
- Reduces reliance on detailed administrative provisions within the DCP by referencing supporting documents such as the State Community Participation Plan and Development Application Preparation and Lodgement Guide.
- Introduces a glossary and interpretation framework to improve consistency in the interpretation and application of DCP provisions.

Key Issues Considered

1. Modernisation of the Wagga Wagga Development Control Plan 2010

The existing DCP has evolved through numerous amendments since its commencement in 2010. As a consequence, some provisions have become complex, repetitive or

administrative in nature. A key objective of the review was to simplify and modernise the introductory provisions while maintaining the flexibility necessary to assess a diverse range of development proposals.

2. Strategic Alignment

The chapter has been reviewed to ensure consistency with:

- Wagga 2040: Local Strategic Planning Statement;
- Community Strategic Plan;
- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- State Environmental Planning Policies; and
- Wagga Wagga Local Environmental Plan 2010.

3. Structure and Navigation

A key issue identified during review of the WWDCP 2010 was the complexity associated with identifying which sections of the DCP applied to a particular development proposal. The draft WWDCP 2027 introduces a revised structure and chapter applicability framework to assist applicants, consultants, Council staff and the community in identifying the provisions relevant to a proposal.

4. Variations to Controls

The existing DCP contains provisions that permit departures from both numerical and non-numerical controls where appropriate planning justification is provided.

The draft WWDCP 2027 retains this approach while refining and simplifying the framework used to assess variations. Greater emphasis has been placed on the achievement of objectives, planning merit and development outcomes rather than strict numerical compliance.

5. Separation of Planning Controls and Governance Matters

The review considered the appropriate role of the DCP in comparison to Council's governance and operational documents.

The WWDCP 2010 includes provisions relating to assessment delegations, referral thresholds and determination processes. These matters are administrative and governance-related rather than development controls.

The draft WWDCP 2027 removes detailed delegation provisions and focuses on planning objectives, controls and development outcomes. This approach recognises that governance arrangements may change over time and are more appropriately addressed through separate Council policies and delegation instruments.

6. Supporting Documents

The review considered the extent to which administrative requirements should be incorporated within the DCP.

The draft WWDCP 2027 adopts a simplified approach by relying on supporting documents for matters such as:

- development application lodgement requirements;

- community participation and notification procedures;
- technical guidelines and specifications; and
- operational assessment processes.

This approach is intended to reduce the need for frequent DCP amendments when administrative processes change.

Future Considerations

1. Development Assessment Delegations Policy

The removal of delegation-related provisions from the DCP will require the preparation and adoption of a separate Development Assessment Delegations Policy, or equivalent governance framework, prior to commencement of the WWDCP 2027.

The policy should establish:

- staff determination authorities;
- referral and escalation criteria;
- assessment pathways for applications involving variations to controls;
- consideration of submissions and objections; and
- governance arrangements for development assessment decision-making.

2. Supporting Documentation

The effectiveness of the WWDCP 2027 will be supported by the ongoing maintenance and review of associated documents, including:

- Development Application Preparation and Lodgement Guide;
- technical standards and specifications; and
- Council planning policies and guidelines.

3. Monitoring and Review

The structure and operation of Chapter 1 should be reviewed periodically to ensure continued alignment with legislative reforms, strategic planning documents, State Environmental Planning Policies and future amendments to the Wagga Wagga Local Environmental Plan.

2. Controls that Apply to All Developments

2.1 Engineering and Infrastructure

Purpose

The Engineering and Infrastructure chapter establishes a consolidated framework for the assessment of engineering, servicing and infrastructure matters associated with development.

The chapter aims to ensure development is appropriately serviced, public infrastructure is protected, private infrastructure is designed and constructed to appropriate standards, and development does not create unreasonable environmental, operational or maintenance impacts.

The chapter also clarifies the relationship between public infrastructure, private infrastructure and servicing obligations, particularly in areas where reticulated infrastructure is unavailable, constrained or cannot reasonably be extended.

Key Outcomes

- Introduces a new, stand-alone Engineering and Infrastructure chapter that does not currently exist within WWDCP 2010.
- Establishes a consistent framework for the assessment of public infrastructure, private infrastructure and development servicing requirements across all development types.
- Consolidates engineering, servicing, road access and infrastructure provisions that were previously dispersed across multiple chapters of the DCP.
- Clarifies Council's expectations regarding the provision, extension, upgrading, protection and long-term management of infrastructure required to support development.
- Introduces a structured assessment framework for development in locations serviced by reticulated infrastructure, private infrastructure, unmaintained roads and infrastructure-constrained areas.
- Strengthens provisions relating to public asset protection, infrastructure certification, private infrastructure standards and the management of infrastructure impacts arising from development.

Key Issues Considered

1. Fragmentation of Existing Controls

Engineering, servicing, access and infrastructure matters were historically addressed across a number of chapters within WWDCP 2010. While many engineering requirements were applied through Council's Engineering Guidelines and assessment processes, there was limited direct linkage between the DCP and those requirements. This sometimes made it difficult for applicants and the community to identify the standards and servicing expectations that would apply to development.

The review identified a need to consolidate engineering and servicing matters into a dedicated chapter that applies consistently across all development types and clearly links development assessment requirements with Council's Engineering Guidelines and other related Council infrastructure policies.

The review also identified a number of engineering assessment practices, standards and servicing requirements that have historically been applied through development assessment processes but were not expressly documented within WWDCP 2010. Where appropriate, these requirements have been incorporated into the draft chapter to improve transparency, consistency and certainty for applicants, the community and Council officers.

2. Public and Private Infrastructure Responsibilities

The review identified a need to clearly distinguish between infrastructure provided through public networks, infrastructure required to be provided, operated and maintained privately, circumstances where infrastructure must be upgraded or extended to support development, and long-term ownership and maintenance obligations associated with development.

3. Infrastructure Constraints Across the Local Government Area

The review recognised that infrastructure and servicing conditions vary significantly across the Local Government Area.

In particular, many villages and rural areas experience differing levels of infrastructure provision, servicing capacity and environmental constraints. Road networks, stormwater systems, sewer infrastructure, water supply infrastructure and other essential services are not provided consistently across all locations and, in some circumstances, may constrain the scale, intensity or nature of development that can be supported.

The chapter introduces a framework that allows development to be assessed having regard to the availability and capacity of relevant infrastructure and services.

4. Public Asset Protection

Development and construction activities have the potential to adversely affect public infrastructure and community assets including roads, drainage systems, sewer infrastructure and other public facilities.

The chapter introduces a more structured approach to public asset protection, including controls relating to infrastructure protection, development near infrastructure, building over infrastructure and the use of dilapidation reports where appropriate.

The chapter also recognises and operates alongside a range of Council infrastructure policies that address the protection, management and operation of public assets, including policies relating to sewer and stormwater infrastructure.

5. Long-Term Infrastructure Management

The review considered the long-term operation, maintenance and lifecycle management of infrastructure associated with development. Particular attention was given to:

- community title developments;
- shared infrastructure arrangements;
- private roads;
- private stormwater systems;
- private wastewater systems; and
- infrastructure not intended to become Council assets.

6. Previously Unspecified Engineering Requirements

The review identified a number of engineering assessment requirements that have historically been applied through development assessment processes but were not comprehensively documented within WWDGP 2010. The chapter introduces a clearer framework for the assessment of matters such as:

- loading and unloading facilities;
- heavy vehicle access;
- vehicle queuing and stacking areas;
- operational work areas;
- servicing arrangements; and
- private infrastructure certification requirements.

Future Considerations

- Council is currently undertaking a review of its Engineering Guidelines. Continued coordination between the DCP review and Engineering Guidelines review processes will be necessary to ensure consistency, practicality and ease of implementation, particularly in relation to access, servicing, infrastructure design and engineering standards.

- Monitoring of servicing constraints within villages, rural areas and future growth areas to ensure development remains aligned with available infrastructure capacity and servicing outcomes.
- Ongoing review of infrastructure requirements associated with emerging development types, evolving engineering standards and changing servicing expectations.
- Continued alignment of development assessment requirements with Council's broader infrastructure planning, asset management and strategic planning frameworks.

2.2 Off-street Parking

Purpose

This section establishes the framework for determining off-street parking requirements for development and provides controls relating to parking design, accessibility, servicing and alternative transport modes.

The review primarily involved updating and consolidating the existing parking controls within the Wagga Wagga Development Control Plan 2010 to improve clarity, consistency and usability while maintaining a practical approach to parking provision across the Local Government Area.

Key Outcomes

- Retains a parking-rate based assessment framework for development.
- Updates and consolidates parking rates and land use categories to better reflect contemporary planning terminology and current land use definitions.
- Introduces a clearer methodology for assessing redevelopment, additions and change of use proposals.
- Clarifies how parking requirements are calculated for mixed-use and multi-tenanted developments.
- Recognises shared parking demand and linked-trip opportunities where supported by appropriate evidence.
- Introduces specific provisions for redevelopment and adaptive reuse within the E2 Commercial Centre Zone.
- Supports CBD activation and night-time economy uses through targeted parking flexibility provisions.
- Improves consistency between parking controls and contemporary NSW planning practice.
- Retains requirements for compliance with relevant Australian Standards and accessibility requirements.
- Introduces minimum motorcycle and bicycle parking requirements for larger developments.
- Provides clearer requirements for service vehicle, delivery and operational vehicle parking.

Key Issues Considered

1. Review of Existing WWDCP 2010 Controls

The parking chapter was largely developed through a review of the existing parking provisions contained within the Wagga Wagga Development Control Plan 2010.

The review identified opportunities to:

- simplify the structure of the chapter;
- improve readability and ease of interpretation;
- remove duplication;
- update references and terminology;
- align controls with contemporary planning legislation; and
- address recurring issues identified through development assessment processes.

The review did not seek to fundamentally redesign Council's parking policy framework, but rather to modernise and improve the operation of the existing provisions.

2. Contemporary NSW DCP Practice

A detailed review of contemporary Development Control Plans from a range of NSW councils was undertaken to identify current approaches to parking assessment and management. This included consideration of provisions adopted by councils such as Port Stephens, Maitland, Newcastle, Camden, The Hills and Wollongong.

Particular consideration was given to:

- treatment of mixed-use developments;
- shared parking methodologies;
- CBD parking approaches;
- servicing requirements;
- active transport facilities; and
- redevelopment and change of use provisions.

This review assisted in identifying opportunities to modernise the structure and operation of the WWDCP parking controls while maintaining a framework appropriate to Wagga Wagga's role as a regional city.

3. Transport Planning Framework

The review considered the directions contained within the Wagga Wagga Integrated Transport Strategy 2040. The draft controls seek to support:

- efficient movement networks;
- transport choice;
- active transport outcomes;
- safe access arrangements; and
- integration of parking with broader transport planning objectives.

The introduction of bicycle and motorcycle parking provisions, together with recognition of community transport and servicing requirements, reflects this broader transport planning context.

4. Traffic and Transport Assessment Requirements

Consideration was given to the Transport for NSW Guide to Transport Impact Assessment, the Guide to Traffic Generating Developments, Austroads guidance and current industry practice.

A key outcome was the inclusion of provisions allowing parking requirements to be varied where supported by a suitably qualified parking or traffic assessment.

This approach recognises that parking demand varies between developments and that site-specific evidence can provide a more accurate indication of demand than standard parking rates in some circumstances.

5. CBD and E2 Commercial Centre Zone

A recurring issue identified through recent development applications was the application of parking controls to redevelopment and adaptive reuse projects within the CBD.

Examples considered during the review included hotel, hospitality and commercial development proposals where strict application of conventional parking requirements could limit redevelopment opportunities within established urban areas.

Specific provisions were therefore developed to:

- focus parking requirements on additional floor area rather than existing lawful development;
- recognise surplus existing parking;
- support adaptive reuse of existing buildings; and
- provide flexibility for uses generating parking demand outside normal business hours.

6. Experience from Recent Development Applications

The review was informed by operational issues encountered during assessment of recent development applications, particularly within the hospitality, commercial and employment sectors. Common issues included:

- interpretation of mixed-use developments;
- calculation of parking credits;
- redevelopment of existing buildings;
- ancillary land uses;
- service vehicle storage requirements; and
- appropriate evidentiary requirements for parking reductions.

The revised controls seek to provide greater certainty for applicants and assessors when addressing these matters.

Future Considerations

The parking chapter has been prepared as an updated and contemporary framework based on current information, strategic directions and operational experience.

Future amendments may occur in response to:

- implementation of the CBD Masterplan;
- future transport planning projects;
- changes to State Government planning policy;
- emerging transport technologies and travel behaviour;
- parking demand and utilisation studies;
- active transport initiatives; and
- ongoing experience gained through development assessment.

In particular, implementation of the CBD Masterplan may identify opportunities for further review of parking provisions applying within the E2 Commercial Centre Zone and surrounding areas, including the relationship between public parking supply, redevelopment opportunities, economic activation and off-street parking requirements.

2.3 Electric Vehicle Charging and EV Ready Infrastructure

Purpose

Establishes a framework for integrating electric vehicle (EV) charging and “EV Ready” infrastructure into large-scale residential development, and for the deployment of EV chargers in large-scale commercial development, service stations and highway service centres. The chapter ensures these development types support the transition to low- and zero-emission transport by requiring appropriate electrical capacity, circuitry and design measures to enable installation of chargers in private parking areas, and the provision of operational chargers in public or customer-accessible settings.

Key Outcomes

- Introduces a new section to the DCP addressing EV-charging and EV-ready infrastructure for the first time.
- Requires EV-ready electrical capacity and pre-wiring in large-scale residential developments (such as residential flat buildings, shop-top housing, seniors housing and large scale multi-dwelling housing) to enable future installation of chargers by occupants. It does not require installation of EV chargers in residential developments as part of building construction.
- Requires public EV-charging facilities in service stations, highway service centres and major commercial developments where public access is provided.
- Aligns local controls with contemporary NSW planning practice, where EV-charging requirements are progressively being implemented into DCPs or other policy documents, drawing on the Newcastle DCP and Southern Sydney ROC model controls.
- Provides a performance-based framework adaptable to evolving technology and charging standards.

Key Issues Considered

1. Absence of Existing Controls

WWDCP 2010 contained no provisions relating to electric-vehicle charging or EV-ready infrastructure. Recent large-scale residential development applications highlighted the need for guidance on electrical capacity and pre-wiring to support future charger installation, particularly in multi-unit developments where owners and tenants have limited control over common property.

2. Alignment with Developing Contemporary Practice

The chapter draws on provisions from the Newcastle DCP and Southern Sydney ROC Model DCP to ensure consistency with developing contemporary NSW planning practice. These documents provided a basis for defining EV-ready requirements and public-charging expectations applicable to large-scale residential, commercial and service-centre developments.

3. Technical and Practical Considerations

The controls establish clear expectations for electrical capacity and design standards while allowing detailed technical requirements to be addressed through conditions of consent and verified at the Construction Certificate stage. This approach provides clarity for applicants and flexibility for Council to manage compliance through the development process.

Future Considerations

Ongoing review will be required to ensure the EV-charging provisions remain effective and aligned with technology and development trends.

- Monitor whether the controls are practical in application and producing the intended outcomes.
- Review the rates and thresholds applying to service stations, highway service centres and major commercial developments to confirm they remain appropriate.
- Assess whether the right mix of development types is captured by the EV-ready and public-charging requirements.
- Track changes in charging technology and electrical standards to ensure the controls remain current and adaptable.
- Review of the chapter's long-term placement within the DCP structure, including potential integration with the Engineering and Infrastructure chapter to improve usability and reduce duplication.

2.4 Waste Management and Resource Recovery

Purpose

This chapter establishes the planning framework for the management of waste generated by development during demolition, construction and ongoing occupation.

The chapter seeks to ensure that development provides waste management systems that are appropriate to the scale, nature and operational requirements of the development, while supporting safe, efficient and sustainable waste management and resource recovery outcomes.

Detailed technical requirements are contained within Appendix A – Waste Management and Resource Recovery Requirements.

Key Outcomes

- Introduces a dedicated Waste Management and Resource Recovery chapter to the DCP, establishing a clear planning framework for the assessment of operational waste, construction and demolition waste, waste servicing systems and resource recovery outcomes.
- Establishes a clear hierarchy for operational waste servicing systems, including kerbside collection, on-site collection and collect-and-return servicing.
- Provides a proportionate assessment framework based on the scale and complexity of development.
- Introduces Appendix A – Waste Management and Resource Recovery Requirements, containing detailed technical requirements, specifications, assessment criteria and other guidance that support the DCP controls.
- Establishes a consistent framework for the assessment of operational waste, construction and demolition waste, waste servicing systems and supporting infrastructure.
- Introduces formal requirements for Site Waste Minimisation and Management Plans (SWMMPs), including exemption and simplified assessment pathways for minor development.
- Strengthens consideration of waste avoidance, reuse, recycling and resource recovery throughout the lifecycle of development.

- Improves integration between land use planning, development assessment and waste servicing outcomes.

Related Appendix - Waste Management and Resource Recovery Requirements (Appendix A)

Appendix A contains the detailed technical requirements, specifications, assessment criteria and supporting guidance that underpin this chapter, including:

- operational waste servicing systems;
- construction and demolition waste management;
- Site Waste Minimisation and Management Plan (SWMMP) requirements;
- waste storage areas;
- bin presentation areas;
- bin movement paths;
- waste collection vehicle access requirements;
- bin specifications and waste generation rates; and
- waste management infrastructure requirements.

The appendix has been intentionally structured to contain the detailed operational, design and technical requirements that support the DCP controls, allowing the chapter to focus on strategic objectives and planning outcomes.

Key Issues Considered

1. Introduction of a Dedicated Waste Management Chapter

The former DCP did not contain a dedicated chapter dealing with waste management and resource recovery. Waste-related considerations were instead addressed through a combination of operational procedures, assessment practices and supporting documentation.

The review identified the need for a clear planning framework to support the assessment of waste management arrangements associated with development and to ensure greater consistency in assessment outcomes.

The chapter and supporting Appendix A were developed in consultation with Council's Resource Recovery Facilities team to ensure that the planning framework aligns with Council's waste servicing arrangements, operational requirements and resource recovery objectives.

2. Appropriate Location of Technical Detail

A key issue considered during the review was the distinction between matters that should be included within the DCP and those more appropriately addressed through a supporting appendix.

The review concluded that the DCP should contain strategic objectives and development controls, while detailed waste management requirements, servicing arrangements, specifications and assessment criteria should be located within Appendix A. This approach reduces duplication while allowing technical requirements to evolve over time.

3. Waste Servicing Hierarchy

Consideration was given to the circumstances in which Council kerbside collection services are appropriate and when alternative servicing arrangements should be utilised.

The adopted approach seeks to maximise the use of Council's kerbside collection service where practicable, while providing flexibility for on-site collection and collect-and-return servicing arrangements where warranted by the scale, configuration or operational requirements of a development.

4. Proportionate Assessment Requirements

The review considered the need to balance improved waste management outcomes with the administrative burden placed on applicants. As a result, the chapter and Appendix A establish exemption, simplified and more comprehensive assessment pathways based on the scale and complexity of development.

5. Resource Recovery Outcomes

The review places increased emphasis on waste avoidance, reuse, recycling and resource recovery across all stages of development, including demolition, construction and ongoing occupation. This reflects contemporary waste management practice and seeks to support reductions in waste sent to landfill.

Future Considerations

- Ongoing review of waste servicing arrangements as Council's waste collection services evolve.
- Monitoring of waste generation rates, servicing assumptions and infrastructure requirements contained within Appendix A.
- Potential future integration with construction management, roadway occupation and temporary waste storage requirements during building works.
- Review of technical specifications to reflect changes in waste management technology, collection methods and resource recovery practices.
- Development of separate internal operational procedures relating to referrals, assessment processes and standard conditions of consent where required.

These matters will continue to be reviewed and updated in consultation with Council's Resource Recovery Facilities team to ensure the chapter and supporting appendix remain aligned with operational practices, servicing requirements and emerging resource recovery initiatives.

2.5 Erosion and Sediment Control

Purpose

To minimise the impacts of soil erosion and sedimentation associated with development and construction activities by requiring erosion and sediment control measures to be designed, implemented and maintained in accordance with recognised NSW Government technical standards.

Key Outcomes

- Significantly simplified the existing chapter and removed duplicative, outdated and highly prescriptive controls.
- Replaced detailed technical requirements with a single outcome-focused control referencing current NSW Government erosion and sediment control guidance.
- Established a clear distinction between planning controls contained within the DCP and construction-stage compliance requirements addressed through conditions of consent and the certification process.
- Improved the ability of the DCP to remain current over time by relying on contemporary NSW technical guidance rather than embedding detailed technical specifications within the DCP.
- Retained an appropriate policy framework to support the protection of waterways, stormwater infrastructure and environmental values from erosion and sediment impacts.

Key Issues Considered

The existing DCP contained a detailed set of prescriptive controls relating to erosion and sediment management, including requirements for sediment fencing, stockpile management, site access arrangements and rehabilitation measures. As part of the review, consideration was given to the ongoing need for these controls having regard to contemporary NSW Government guidance, including the *NSW Guidelines for Erosion and Sediment Control on Building Sites* and *Managing Urban Stormwater: Soils and Construction* (the Blue Book).

Consideration was also given to the role of Development Control Plans within the development assessment process and the extent to which construction-stage management requirements should be regulated through the DCP. In particular, the review considered whether Erosion and Sediment Control Plans (ESCPs) should continue to be required as part of development application documentation. It was concluded that, for most development, detailed erosion and sediment control measures are more appropriately prepared and assessed during the detailed design, certification and construction stages rather than at development application stage.

The chapter has therefore been simplified to focus on the environmental outcomes sought and to require compliance with the relevant NSW Government technical guidance. This approach reduces duplication between the DCP, conditions of consent, certification requirements and State guidance documents, while continuing to provide an appropriate framework for managing erosion and sediment impacts associated with development.

Future Considerations

- Monitor ongoing implementation of the NSW Guidelines for Erosion and Sediment Control on Building Sites and any future revisions to those guidelines.
- Monitor changes to NSW Government model conditions of consent, certification requirements and erosion and sediment control standards.
- Consider whether additional guidance is required in future for large-scale earthworks, subdivision projects or other higher-risk development should issues arise through development assessment or construction compliance processes.
- Review references to NSW Government technical guidance as part of future DCP maintenance reviews to ensure they remain current.

2.6 Landscaping

Purpose

To establish landscaping, deep soil zone and tree planting requirements that support urban greening, tree canopy cover, visual amenity, environmental outcomes and the integration of landscaping into development design.

The chapter consolidates and updates the existing landscaping provisions of the Wagga Wagga Development Control Plan through the introduction of measurable landscaping requirements, while retaining flexibility for development that is not suited to prescriptive standards.

Key Outcomes

The draft chapter retains the key principles of the existing DCP while introducing clearer and more measurable landscaping requirements.

Existing provisions retained include:

- Landscaping being incorporated into the design of development and contributing positively to streetscape outcomes.
- The use of native, indigenous and climate-appropriate plant species.
- Landscaping that supports shade, passive solar design and the integration of landscaping into development.

The draft chapter introduces:

- Minimum landscaped area requirements for residential development based on lot size.
- Minimum deep soil zone requirements to support canopy tree establishment and long-term vegetation growth.
- Minimum landscaping requirements for development within employment and mixed use zones.
- Canopy tree planting requirements for employment and mixed use development, including shade tree provision within parking areas.
- Minimum landscaping dimensions to improve the quality and functionality of landscaped areas.
- A clearer framework for the submission and assessment of landscape plans.

Additional clarification is provided regarding:

- The application of landscaping requirements to integrated subdivision and housing developments.
- The treatment of residential-only development within mixed use zones.
- The interaction between the general landscaping provisions and the landscaping controls applying within the Lloyd Urban Release Area.

Key Issues Considered

1. Review of Existing Controls

The existing DCP contains general landscaping objectives and controls relating to vegetation retention, native planting, streetscape landscaping, tree planting and passive solar design. While these controls remain relevant, the review identified that the existing chapter contains limited measurable requirements and provides limited guidance regarding the amount, location and configuration of landscaping expected within development.

2. Urban Greening, Tree Canopy and Deep Soil Zones

A key focus of the review was increasing urban greening and tree canopy cover while supporting improved environmental outcomes and long-term vegetation growth. The draft chapter introduces minimum landscaped area requirements, canopy tree planting requirements and new deep soil zone controls. These provisions are intended to improve opportunities for tree establishment, urban cooling, stormwater infiltration and the delivery of more meaningful landscaping outcomes across urban areas.

3. Residential Development

The review considered the relationship between lot size and landscaping outcomes. The draft chapter introduces landscaped area requirements based on lot size within residential zones to ensure sufficient opportunities remain available for landscaping and vegetation growth as lot sizes reduce.

4. Employment and Mixed Use Areas

Existing controls contain limited direction regarding landscaping outcomes for industrial, commercial and mixed use development. The draft chapter introduces minimum landscaping requirements for employment and mixed use areas together with canopy tree planting requirements and parking area shade provisions.

5. Streetscape and Parking Area Landscaping

The review considered opportunities to improve the appearance of development when viewed from public places. Particular attention was given to ensuring landscaping is concentrated within areas that contribute to the streetscape and provide shade to parking areas and pedestrian movement corridors.

6. Other Matters Considered

The review also considered:

- the relationship between the general landscaping provisions and existing landscaping controls applying within the Lloyd Urban Release Area;
- the application of landscaping requirements to integrated subdivision and housing developments; and
- the treatment of residential-only development within mixed use zones.

Specific provisions have been included to provide greater clarity and avoid duplication of controls.

Future Considerations

Future amendments to this chapter may be considered as part of the implementation of Council's broader strategic planning framework, ongoing review of the effectiveness of the controls and future NSW Government planning reforms, including the proposed Targeted Development Assessment pathway and other housing reform initiatives.

Other considerations include:

- Monitor the effectiveness of the landscaped area, deep soil zone and parking area tree planting controls in delivering urban greening, canopy cover and shade outcomes.

- Review and update Council's Landscaping Guidelines to support implementation of the chapter, including species selection, canopy tree establishment, landscape design and planting requirements.
- Consider amendments arising from the implementation of Council's Urban Cooling Strategy, including measures relating to urban greening, canopy cover, heat mitigation and climate resilience.
- Consider amendments arising from the implementation of Council's Biodiversity Strategy: Maldhangilanha 2020-2030, including measures relating to biodiversity conservation, habitat connectivity, native vegetation establishment and ecological outcomes.

2.7 Safety and Security

Purpose

To provide a contemporary framework for the consideration of Crime Prevention Through Environmental Design (CPTED) principles in the design and assessment of development.

The chapter has been comprehensively reviewed and updated from the existing Wagga Wagga Development Control Plan 2010 provisions to improve alignment with current NSW Government CPTED guidance, NSW Police Force *Safer by Design* principles and contemporary development control plans used across New South Wales.

The chapter seeks to support the creation of safe, secure, accessible and welcoming buildings and spaces through the application of proportionate design and management measures that respond to crime and safety risks.

Key Outcomes

- Modernises and restructures the existing Safety and Security chapter while retaining its focus on Crime Prevention Through Environmental Design (CPTED).
- Aligns the chapter with the four core CPTED principles of natural surveillance, access control, territorial reinforcement and space and activity management.
- Introduces a clearer and more comprehensive framework for assessing crime prevention outcomes across a range of development types.
- Retains and refines Crime Risk Assessment requirements for development with the potential to generate higher crime and safety risks.
- Aligns the chapter with contemporary NSW planning practice, including current CPTED guidance and safer design principles.

Key Issues Considered

- Review of the existing WWDGP 2010 Safety and Security provisions, including objectives, controls and Crime Risk Assessment requirements.
- Review of contemporary NSW development control plans, CPTED guidance and NSW Police Force safer design principles.
- The need to provide a contemporary and consistent CPTED framework that can be applied across a broad range of development types and scales.
- Ensuring Crime Risk Assessment requirements remain proportionate and targeted towards higher-risk development.
- Balancing safety and security outcomes with accessibility, pedestrian connectivity, place activation and good urban design.

Future Considerations

- Monitoring the effectiveness of the chapter following implementation of the WWDCP 2027 and consideration of any refinements identified through development assessment experience.
- Continued review of contemporary NSW development control plans, changes to NSW Government CPTED guidance, NSW Police Force *Safer by Design* principles, and emerging planning practice to ensure the provisions remain current, effective and aligned with best practice.
- Continue engagement with the Wagga Wagga Local Area Command on relevant development proposals and crime prevention matters to support effective CPTED outcomes.

2.8 Signage

Purpose

Provides a contemporary signage framework that complements SEPP (Industry and Employment) 2021 and establishes clear, consistent controls for business identification, advertising and digital signage across the local government area. The chapter updates and simplifies the WWDCP 2010 signage provisions, removes outdated restrictions, introduces detailed controls for emerging signage types, and improves clarity through revised terminology and definitions.

Key Outcomes

- Removes numerical limits on the number of wall signs and relies solely on total area controls to regulate visual impact.
- Increases permitted panel areas for pole and pylon signs in the E3 and E4 zones to reflect contemporary practice and reduce the need for variations.
- Introduces a vertical-proportion requirement for pole and pylon signs to prevent landscape-format billboard-style structures.
- Introduces detailed controls for digital signage, addressing illumination, transition behaviour, dwell times, movement and amenity impacts.
- Rationalises sign types and definitions to improve clarity and consistency.
- Aligns terminology and assessment expectations with SEPP (Industry and Employment) 2021.
- Removes redundant or ineffective controls that did not contribute to improved signage outcomes.
- Retains general signage principles to manage amenity, safety, heritage and streetscape impacts.

Key Issues Considered

1. Effectiveness of Numerical Limits on Wall Signs

Experience administering the WWDCP 2010 demonstrated that limiting the number of wall signs did not improve visual outcomes. Variations were routinely approved, and overall elevation coverage was the more relevant factor. The review identified the need to remove numerical limits and rely solely on area-based controls.

2. Panel Area Restrictions for Pole and Pylon Signs

The previous panel area limits in E3 and E4 zones under the WWDCP 2010 were too restrictive and regularly varied. The review considered typical industrial and productivity-support business needs and increased the allowable panel area while retaining height limits.

3. Risk of Billboard-Style Signs

Increasing panel area created potential for landscape-format signs that would be visually intrusive. A new vertical-proportion control was introduced to ensure signs remain vertically oriented and consistent with local character.

4. Signage Requirements in the R3 Zone (Edward Street)

The previous height and panel area limits for pylon signs in the R3 zone were based on residential contexts and did not reflect the unique highway corridor character of Edward Street. The review increased both height and panel area for signage in this precinct.

5. Growing Demand for Digital Signage

The 2010 DCP provided minimal guidance for digital signs. The review identified the need for detailed controls addressing illumination, transition behaviour, dwell times, movement, amenity impacts and safety considerations.

6. Terminology and Definition Clarity

The 2010 chapter contained inconsistent terminology and definitions. The review updated and rationalised definitions to ensure clarity and alignment with SEPP (Industry and Employment) 2021.

7. Removal of Redundant Controls

Several controls in the 2010 chapter were outdated, duplicative or ineffective. These were removed to simplify the chapter and improve usability.

8. Consistency Across Zones

The review considered where signage controls should be consistent across zones and where zone-specific variations (such as panel area allowances) remained appropriate.

9. Use of Transport for NSW Transport Corridor Outdoor Advertising and Signage Guidelines

The review considered the TfNSW Transport Corridor Outdoor Advertising and Signage Guidelines. It was determined that the guidelines should not be adopted wholesale or called up for all signage types. However, selected elements relevant to digital signage, including illumination behaviour, transitions and safety considerations, were incorporated. Numeric luminance limits for non-digital signs were not introduced at this stage, with the need for future prescriptive controls to be monitored.

Future Considerations

- Monitor the effectiveness of digital signage controls and update them as technology, industry practice and regulatory settings evolve.
- Review signage controls in the E2 zone following completion of the CBD Masterplan, particularly in relation to awning treatments, heritage interface and public domain outcomes.
- Monitor the performance of increased panel area and height allowances for pole and pylon signs in the E3, E4 and R3 (Edward Street) zones to ensure they remain appropriate and do not result in adverse visual impacts.
- Review the vertical-proportion control after implementation to confirm it continues to prevent billboard-style structures while allowing legitimate business signage.
- Monitor Transport for NSW transport corridor signage guidelines and continue to assess whether any elements should be transferred into the DCP.
- Continue to assess illumination controls, including whether numeric limits are required in future. The current approach avoids prescribing luminance values (other than for digital signs) and does not call up external guidelines except for digital signage. The effectiveness of this approach will need to be monitored and may need to be revisited in future if issues emerge.
- Continue to review terminology and definitions to ensure consistency with SEPP (Industry and Employment) 2021 and any future State policy changes.

2.9 Development Adjoining Open Space

Purpose

To provide design guidance for development adjoining public open space to ensure that development protects the amenity, function, environmental values and character of adjoining parks, reserves, waterways and recreation areas, while promoting a positive relationship between public and private land.

The section applies to development adjoining land zoned RE1 Public Recreation, C2 Environmental Conservation, W1 Natural Waterways and W2 Recreational Waterways under the Wagga Wagga Local Environmental Plan 2010.

Key Outcomes

- Establishes a clear definition of public open space and identifies where the controls apply.
- Ensures development adjoining public open space is designed to be compatible with the character, amenity, views and outlook of the adjoining area.
- Encourages passive surveillance and visual connection between development and public areas where appropriate.
- Promotes fencing treatments that maintain views and support positive public domain outcomes.
- Reinforces the protection of public land from inappropriate storage of materials, plant, equipment and waste.

Key Issues Considered

- The existing WWDGP 2010 provisions were limited in scope and did not clearly define what constitutes public open space or identify the zones to which the controls apply.

- Several existing controls duplicated provisions located elsewhere within the draft DCP, particularly those relating to access across public land and encroachments onto public land.
- The review considered the importance of maintaining positive visual relationships between development and adjoining public open space while balancing privacy, safety and security requirements.
- The review considered passive surveillance principles as a means of improving safety, usability and public perception of parks, reserves and shared recreation corridors.
- Existing controls were reviewed to ensure they remain relevant, proportionate and consistent with contemporary DCP drafting practices.

Future Considerations

The effectiveness of these provisions should be monitored through development assessment processes and ongoing consultation with Council's asset owners and managers responsible for public open space, environmental reserves and waterway corridors.

2.10 Development Near High Pressure Gas Pipeline Infrastructure

Purpose

To provide planning guidance for development located near the high pressure gas transmission pipeline and ensure that development does not compromise pipeline safety, operation or maintenance.

Key Outcomes

- Retains controls for development located within the pipeline measurement length.
- Maintains referral requirements for identified sensitive land uses.
- Encourages subdivision and development layouts that minimise land use conflicts with pipeline infrastructure.
- Supports the ongoing safe operation and maintenance of the gas pipeline.

Key Issues Considered

- Protection of critical infrastructure and public safety.
- Appropriate management of sensitive land uses in proximity to the pipeline.
- Alignment with relevant referral requirements and Australian Standard AS 2885.
- Removal of provisions that duplicate requirements already addressed through legislation, pipeline easements, operator approvals and statutory referral processes.

Future Considerations

- Ongoing review in response to changes in legislation, Australian Standards, referral requirements or pipeline operational requirements.
- Monitoring development within growth areas and other locations adjoining the pipeline corridor.
- Review of the chapter's long-term placement within the DCP structure, including potential integration with the Engineering and Infrastructure chapter to improve usability and reduce duplication.

3. Heritage

Purpose

Provide a contemporary framework for the conservation and management of heritage items, heritage conservation areas and development within the vicinity of heritage items.

The chapter seeks to protect heritage significance while supporting appropriate ongoing use, adaptive reuse and contemporary development. It establishes a consistent heritage assessment framework that applies to heritage items, land within the Heritage Conservation Area, development adjoining heritage items and the Fitzmaurice Street Commercial Precinct.

The chapter has been substantially restructured to improve usability, reduce duplication and align heritage controls with contemporary conservation practice and the principles of the Australia ICOMOS Burra Charter.

Key Outcomes

- Adopts a contemporary heritage management framework informed by the principles of the Australia ICOMOS Burra Charter.
- Encourages the conservation, retention and adaptive reuse of heritage items and contributory buildings while supporting their ongoing use.
- Provides a clear and consistent framework for assessing heritage items, development in the vicinity of heritage items, new infill development within Heritage Conservation Areas, and development within residential and commercial heritage precincts.
- Encourages contemporary design that responds positively to heritage character, setting and streetscape context without replicating historic styles.
- Provides specific guidance for alterations and additions, garages and carports, gardens, fences, signage and other common forms of development affecting heritage places.
- Retains precinct-specific controls for the Fitzmaurice Street Commercial Precinct, including built form, shopfronts, verandahs, awnings and signage.
- Consolidates and simplifies heritage controls into a more streamlined, consistent and user-friendly structure.

Key Issues Considered

1. Simplification and Consolidation

The existing heritage chapter had evolved over many years and contained a significant number of detailed controls, explanatory material and repeated heritage principles distributed across multiple sections.

The review consolidated duplicated controls, removed repetition and reorganised provisions into a more logical structure based on common assessment themes.

2. Separation of Controls and Guidance Material

The previous chapter contained substantial explanatory content relating to building styles, colours, fences, maintenance and heritage reference material.

Much of this information has been removed from the DCP and is proposed to be addressed through supporting heritage guidance documents. This allows the DCP to focus on

development assessment outcomes while enabling supporting guidance to be updated more efficiently over time.

3. Contemporary Heritage Practice

The review considered contemporary heritage planning principles and the Australia ICOMOS Burra Charter. The revised chapter places greater emphasis on:

- conservation of heritage significance;
- adaptive reuse;
- minimal intervention;
- distinguishing new work from original fabric; and
- contemporary design responses that are compatible with heritage character.

4. Heritage Items and Adaptive Reuse

The previous chapter contained separate sections for alterations, materials, colours and adaptive reuse. These provisions have been streamlined into a more concise framework focused on:

- retention of significant heritage fabric;
- protection of heritage significance;
- sympathetic additions and alterations; and
- adaptive reuse that contributes to long-term conservation outcomes.

5. Heritage Conservation Area

The review identified opportunities to improve the organisation of controls applying within the Heritage Conservation Area. The revised chapter now provides separate controls for:

- development in the vicinity of heritage items;
- new infill development within the Heritage Conservation Area;
- residential areas of the Heritage Conservation Area; and
- the Fitzmaurice Street Commercial Precinct.

This provides a clearer assessment pathway for applicants and assessment staff.

6. New Infill Development

A dedicated infill development section has been introduced to recognise that the assessment of new buildings differs from the assessment of alterations to existing heritage buildings.

The revised controls encourage contemporary development that responds positively to the scale, character, form and streetscape qualities of the Heritage Conservation Area while avoiding direct imitation of historic styles.

7. Residential Areas within the Heritage Conservation Area

The review considered recurring development issues associated with:

- alterations and additions;
- garages and carports;
- secondary accommodation above rear-lane outbuildings;
- gardens; and
- fences.

Controls have been simplified and reorganised while retaining the established character of residential streetscapes.

8. Fitzmaurice Street Commercial Precinct

The review identified that a limited number of precinct-specific controls remain necessary to protect the distinct character of Fitzmaurice Street. Specific controls have been retained for:

- street wall height;
- upper-level setbacks;
- shopfronts;
- verandahs and awnings; and
- signage.

These elements were identified as key contributors to the precinct's heritage significance and commercial streetscape character.

Future Considerations

1. Heritage Study Stage 1

A Heritage Study Stage 1 project has been identified within the WWDCP 2027 Future Amendment Implementation Plan and Schedule as a supporting action of the CBD Master Plan. While no amendments to the DCP are currently proposed as part of Stage 1, the study may inform future reviews of heritage-related planning controls.

2. Heritage Study Stages 2 and 3 (2028-2029)

Future Heritage Studies Stages 2 and 3 are anticipated to include recommendations that may result in amendments to both the Development Control Plan and the Wagga Wagga Local Environmental Plan.

Potential future amendments may include:

- additional heritage listings;
- amendments to existing heritage listings;
- updated significance assessments;
- revised precinct controls;
- additional guidance for heritage conservation areas; and
- updated development controls responding to identified heritage values.

3. Supporting Heritage Guidance Material

Future work will include the preparation or refinement of supporting guidance material to complement the DCP, including guidance relating to:

- heritage colours and materials;
- fencing and landscape treatments;
- contemporary infill development;
- adaptive reuse;
- maintenance of heritage buildings; and
- heritage design examples and case studies.

4. Ongoing Review

The heritage chapter should continue to be reviewed as further heritage studies are completed and as contemporary heritage practice and State heritage guidance evolve.

4. Natural Hazards

4.1 Bushfire

Purpose

To minimise risks to life, property and the environment from bushfire by ensuring development on bushfire prone land is assessed and designed in accordance with applicable bushfire planning and construction standards.

Key Outcomes

- Applies to development on land identified as bushfire prone land and land otherwise determined to be bushfire prone.
- Retains the existing objectives relating to minimising bushfire risk and ensuring compliance with statutory requirements.
- Requires development to satisfy the relevant provisions of *Planning for Bush Fire Protection 2019* (or any successor document) and Australian Standard AS3959 *Construction of Buildings in Bushfire Prone Areas*.
- Provides a clear and streamlined framework that aligns local controls with the established NSW bushfire planning system.

Key Issues Considered

The previous DCP chapter largely replicated requirements that are already established through *Planning for Bush Fire Protection 2019* and associated legislative and policy frameworks. Matters such as asset protection zones, emergency access, water supply for firefighting, vegetation management and building construction standards are comprehensively addressed through the NSW Rural Fire Service bushfire assessment framework. Retaining detailed local controls that duplicate State requirements can create unnecessary complexity for applicants and increase the risk of inconsistency when State policies or standards are amended. The draft chapter has therefore been streamlined to focus on requiring compliance with the relevant bushfire planning and building standards, ensuring a clear, contemporary and consistent approach to development on bushfire prone land while maintaining existing levels of bushfire protection.

Future Considerations

At the time of preparing the draft WWDCP 2027, the NSW Rural Fire Service is reviewing and updating *Planning for Bush Fire Protection*, with a draft *Planning for Bush Fire Protection 2026* exhibited during August and September 2026. The proposed update includes revised bushfire protection measures, updated fire weather area classifications, enhanced strategic planning guidance, new assessment pathways and a stronger risk-based approach to bushfire planning.

The Bushfire section has been drafted to require compliance with *Planning for Bush Fire Protection 2019* “or any later versions”, allowing future updates to the NSW Rural Fire Service framework to be automatically recognised without requiring immediate amendment of the DCP. Future reviews should nevertheless monitor the finalisation and implementation of *Planning for Bush Fire Protection 2026* and consider whether any consequential amendments are required to improve clarity or address locally specific bushfire planning matters.

4.2 Flooding

Purpose

This chapter establishes a contemporary framework for assessing development on flood prone land within the Wagga Wagga Local Government Area.

The chapter implements the flood planning provisions of the Wagga Wagga Local Environmental Plan 2010 and aligns development assessment with the NSW Flood Risk Management Manual (2023), Council's flood studies and flood risk management planning framework.

The chapter seeks to minimise risks to life, property, infrastructure and the environment by ensuring that development is appropriately located, designed, constructed and managed having regard to the nature and severity of flood risk.

Key Outcomes

- Replaces the existing locality-based flood controls with a consistent risk-based framework that applies across the local government area.
- Aligns Council's development controls with the NSW Flood Risk Management Manual (2023) and contemporary floodplain risk management practice.
- Introduces mapped High, Medium and Low Flood Risk Precincts and six Land Use Categories.
- Expands flood controls to address both riverine flooding and local overland flow (stormwater/MOFFs) flooding.
- Establishes a clear assessment pathway through a development control matrix, updated flood resilience requirements and Flood Impact Assessment framework.
- Consolidates numerous precinct-specific controls into a simplified and more user-friendly chapter structure.

Key Issues Considered

1. Modernisation of the Flood Risk Management Framework

The existing flood chapter (WWDCP 2010) was largely based on earlier flood studies and the former *Floodplain Development Manual 2005*. While it provided an effective framework for managing flood risk, it evolved into a series of locality-based controls applying to different flood-affected areas across the local government area.

The review considered Council's adopted flood studies and floodplain risk management plans, including the Murrumbidgee Flood Risk Management Study and Plan, Major Overland Flow Flooding (MOFFs) investigations and village flood studies. A review was also undertaken of contemporary flood risk management chapters adopted by a range of NSW councils, together with the NSW Government's *Flood Risk Management Manual (2023)*.

The revised chapter adopts a contemporary risk-based and merit-based framework aligned with current floodplain management policy and practice.

2. Flood Risk Mapping and Precinct Structure

A key objective of the review was to replace the existing locality-based framework with a system that can be applied consistently across the local government area and readily adapted as flood studies and mapping are updated.

The revised chapter introduces mapped High, Medium and Low Flood Risk Precincts. The High and Medium Flood Risk Precincts generally extend to the 1% AEP flood event, while the Low Flood Risk Precinct extends to the Probable Maximum Flood (PMF).

Development controls are graduated according to flood risk, with the most stringent controls applying in High Risk Precincts and the least stringent controls applying in Low Risk Precincts.

3. Recognition of Riverine and Overland Flow Flooding

The existing chapter primarily focused on riverine flooding associated with the Murrumbidgee River system.

The review identified the need to provide a more comprehensive framework that also addresses local overland flow and stormwater flooding, including major overland flow flowpaths (MOFFs). The revised chapter distinguishes between riverine flooding and overland flow flooding, recognising that these forms of flooding can have significantly different characteristics, durations and consequences.

The chapter includes flexibility for these differences to be considered during assessment, particularly where flooding is associated with overland flow systems that are generally shorter in duration than major riverine flood events.

4. Proportionate Regulation and Development Thresholds

A key consideration during preparation of the chapter was ensuring that complex flood assessment requirements are not unnecessarily applied to relatively minor development.

The revised chapter identifies:

- development that is not subject to flood controls;
- concessional development that is subject to reduced requirements;
- thresholds for when a Flood Impact Assessment is required; and
- circumstances where performance-based assessment can be undertaken.

This approach seeks to focus assessment effort on development that presents the greatest flood risk implications while reducing unnecessary regulatory burden for lower-risk development. Specific exemptions and concessional development pathways have been included to ensure that minor works and low-risk development are not subject to unnecessarily complex flood assessment requirements.

5. Land Use Risk Categories

The previous chapter contained different controls for different geographic areas and development types.

The revised chapter introduces six Land Use Risk Categories based on the vulnerability of occupants, evacuation considerations and the consequences of flood impacts. These

categories range from Critical and Hazardous Uses through to Concessional Development and provide a more transparent and consistent basis for assessing development on flood prone land.

This approach ensures that developments with similar flood risk characteristics are assessed consistently regardless of their location within the local government area.

6. Community Safety, Development Resilience and Flood Behaviour

A key objective of the review was to strengthen consideration of public safety, evacuation and flood resilience.

The revised chapter establishes separate assessment processes for:

- the impact of flooding on development; and
- the impact of development on flood behaviour.

The chapter introduces updated requirements relating to floor levels, flood resilient construction, evacuation planning, site management, site-specific flood emergency plans and Flood Impact Assessments. The framework places greater emphasis on protection of life, evacuation capability and minimising adverse impacts on neighbouring land and the broader floodplain while retaining flexibility through a performance-based assessment pathway.

Future Considerations

The chapter has been prepared having regard to Council's current flood studies, floodplain risk management plans and the NSW *Flood Risk Management Manual (2023)*.

Future reviews should consider:

- updates to Council's flood studies, flood modelling and flood mapping;
- amendments to State floodplain management policy and guidance;
- refinement of Flood Risk Precinct mapping as additional flood information becomes available;
- monitoring implementation of the new local overland flow (MOFFs) provisions;
- review of thresholds for concessional development and Flood Impact Assessment requirements as operational experience is gained; and
- emerging information regarding climate change and future flood behaviour.

5. Natural Resource and Landscape Management

5.1 Vegetation Management and Conservation

Purpose

This section establishes Council's framework for the management, protection and clearing of vegetation in non-rural areas in accordance with Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP).

The chapter identifies vegetation that is declared for the purposes of the Biodiversity and Conservation SEPP and establishes assessment pathways for:

- clearing of declared vegetation not associated with development;
- clearing of declared vegetation associated with development requiring consent; and
- exempt vegetation clearing activities.

The chapter also supports the protection, retention and appropriate management of the urban forest, recognising its contribution to biodiversity, urban cooling, amenity, landscape character and community wellbeing.

Key Outcomes

- Establishes a contemporary vegetation management framework aligned with the Biodiversity and Conservation SEPP.
- Defines "declared vegetation" and clearly identifies when approval is required.
- Introduces separate assessment pathways for:
 - permit applications for vegetation clearing; and
 - development applications involving vegetation removal.
- Prioritises the retention of vegetation and canopy cover wherever practicable.
- Introduces a permit assessment framework based on Tree Assessment Criteria and Tree Removal Tests contained in a proposed Urban Tree Management Plan.
- Introduces a clear "avoid, minimise and justify" framework for development involving vegetation removal.
- Clarifies exemptions for emergency works, dead or dying vegetation and vegetation clearing authorised under other legislation.
- Clarifies the distinction between vegetation clearing and routine pruning activities.
- Removes redundant application procedures, operational requirements and technical arboricultural content that are more appropriately addressed through a proposed Urban Tree Management Plan.

Related Appendix - Register of Significant, Heritage and Locally Significant Vegetation (Appendix B)

Appendix B identifies vegetation that warrants additional protection due to its heritage, environmental, ecological, landscape, cultural or community significance.

The Appendix comprises:

- Heritage Trees;
- Significant Trees; and
- Species of Local Conservation Significance.

The Appendix provides a mechanism for recognising vegetation of significance across the local government area and forms part of the declared vegetation framework.

Related Appendix - Undesirable Plant Species (Appendix C)

Appendix C identifies vegetation species that are generally considered unsuitable for retention due to environmental, ecological, biosecurity, management or amenity impacts.

The Appendix supports exemption provisions contained within the chapter and encourages the progressive replacement of undesirable species with more suitable vegetation over time.

Key Issues Considered

1. Legislative Alignment

The existing DCP provisions were originally developed under a legislative framework that has been significantly amended over time.

The chapter has been comprehensively reviewed to align with the current Biodiversity and Conservation SEPP and associated legislation, including:

- introduction of the "declared vegetation" framework;
- clarification of approval pathways;
- removal of obsolete legislative references; and
- improved consistency with current State Government policy and terminology.

2. Separation of Planning Controls and Technical Guidance

The existing chapter contained a combination of:

- statutory planning controls;
- administrative procedures;
- application requirements;
- technical arboricultural guidance;
- operational standards; and
- explanatory material.

A key objective of the review was to clearly separate statutory planning controls from technical implementation matters. Under the revised framework:

- statutory planning controls are retained within the DCP;
- technical assessment methodologies are proposed to be addressed through the Urban Tree Management Plan (UTMP), currently being prepared concurrently with the DCP review; and
- future technical changes can be implemented without requiring frequent DCP amendments.

3. Permit and Development Assessment Pathways

A key issue considered during the review was the distinction between vegetation clearing that is associated with development and vegetation clearing that is not associated with development.

The revised chapter establishes separate assessment pathways.

Permit Assessment

The permit pathway focuses on the question: *Is there a valid reason to remove the vegetation?*

Permit applications are assessed using Tree Assessment Criteria and Tree Removal Tests contained within the proposed Urban Tree Management Plan.

Development Assessment

The development application pathway focuses on the question: *Is the development justified in removing the vegetation?*

Development applications are assessed using an avoid-minimise-justify framework that considers:

- the value of the vegetation;
- the design response; and
- the justification for any residual vegetation loss.

4. Simplification of the DCP

The existing chapter contained extensive procedural requirements, application instructions, approval conditions, penalties, operational requirements and arboricultural standards.

The revised chapter significantly streamlines the structure and content of the DCP by:

- removing administrative processes that are more appropriately addressed through Council procedures;
- relocating technical arboricultural matters to the proposed Urban Tree Management Plan;
- simplifying the assessment framework;
- reducing duplication with legislation and Australian Standards; and
- improving readability for applicants, the community and decision-makers.

5. Significant Vegetation

The review considered the role of Heritage Trees, Significant Trees and Species of Local Conservation Significance.

A new consolidated Register of Significant, Heritage and Locally Significant Vegetation has been established to provide greater clarity regarding declared vegetation and support future review of listings.

6. Undesirable Vegetation

The review considered the role of undesirable and invasive vegetation species and how these species should be managed within the planning framework. The revised chapter introduces a dedicated Undesirable Vegetation schedule and supporting exemption provisions while ensuring that heritage and significant vegetation is not inadvertently removed under those exemptions.

7. Pruning Versus Clearing

The review identified ongoing confusion regarding the distinction between vegetation clearing and routine pruning. The revised chapter clarifies:

- the activities regulated as vegetation clearing;
- the relationship between pruning and clearing under the Biodiversity and Conservation SEPP; and
- circumstances where routine pruning does not require approval.

Future Considerations

The draft DCP has been prepared on the basis that a standalone Urban Tree Management Plan (UTMP) will be developed to provide detailed technical guidance and implementation mechanisms supporting this chapter.

The UTMP is currently being prepared concurrently with the DCP review and is expected to address:

- Tree Assessment Criteria and Tree Removal Tests;
- tree valuation methodologies;
- canopy replacement and compensatory planting frameworks;
- urban greening contribution mechanisms;

- review and management of Significant Trees and Heritage Trees;
- review of Species of Local Conservation Significance and their role within the framework;
- review and ongoing maintenance of the Undesirable Vegetation schedule; and
- technical arboricultural standards, practices and management procedures.

The separation of technical guidance from statutory planning controls is intended to improve flexibility and allow future technical updates to occur without the need for frequent amendments to the DCP.

5.2 Native Vegetation Establishment and Management

Purpose

This chapter establishes requirements for the conservation of existing native vegetation and the establishment, protection and ongoing management of new native vegetation associated with the subdivision of land and the establishment of dwellings on identified RU2, RU4 and R5 zoned land.

The chapter provides the statutory planning framework within the DCP, whilst detailed technical requirements are contained within Appendix D - Native Vegetation Establishment and Management Requirements.

Key Outcomes

- Retains Council's existing native vegetation establishment and management framework.
- Continues the requirement for revegetation outcomes associated with subdivision and dwelling development on applicable land.
- Maintains protection of existing native vegetation through fencing and ongoing management requirements.
- Supports biodiversity conservation, habitat connectivity and landscape restoration outcomes.
- Assists in reducing the potential for soil erosion, groundwater recharge and dryland salinity.
- Clarifies responsibilities applying at subdivision and dwelling establishment stages.
- Separates statutory planning controls from detailed technical requirements, improving document usability and future maintenance.
- Consolidates detailed technical and implementation requirements within Appendix D, resulting in a simpler and more user-friendly DCP chapter.
- Improves the efficiency of future DCP maintenance by separating planning controls from technical implementation requirements.

Related Appendix - Native Vegetation Establishment and Management Requirements (Appendix D)

As part of the DCP review, detailed technical, procedural and implementation requirements have been removed from the chapter and consolidated within Appendix D. This approach allows the chapter to focus on planning objectives, application and responsibilities, while the appendix provides the detailed information necessary for implementation. Appendix D contains:

- native vegetation establishment calculations;
- minimum vegetation area requirements;
- planting densities;
- overstorey and understorey planting ratios;

- species selection criteria;
- fencing requirements;
- establishment methodologies;
- ongoing maintenance requirements; and
- monetary contribution arrangements where applicable.

The appendix also contains supporting information regarding land capability classes.

This restructure improves the usability of the DCP, reduces duplication and provides greater flexibility for future amendments to technical requirements without requiring substantial amendment of the chapter itself.

Key Issues Considered

1. Retention of the Existing Native Vegetation Framework

The review considered whether substantive policy changes should be made to the existing native vegetation establishment and management framework.

A comprehensive review of the native vegetation framework has been identified as future strategic work. Accordingly, the existing framework has largely been retained at this stage to provide continuity and certainty for landowners, applicants and Council.

2. Separation of Policy and Technical Requirements

The previous DCP incorporated both planning controls and detailed technical implementation provisions. The revised structure separates the statutory planning controls from the detailed technical requirements, improving readability, administration and future document maintenance while retaining the existing policy intent.

3. Biodiversity and Environmental Outcomes

The chapter continues to support biodiversity conservation, habitat connectivity and landscape restoration objectives whilst contributing to the management of land degradation risks including soil erosion, groundwater recharge and dryland salinity.

4. Administration and Implementation

The review identified opportunities to simplify the administration and delivery of the native vegetation program. However, given the broader strategic review required, fundamental changes to the delivery model have been deferred pending future investigation.

Future Considerations

This chapter has been identified for future strategic review as part of Council's ongoing DCP implementation program.

Future work may include:

- review of the native vegetation establishment and management framework, including consideration of recommendations arising from the *Biodiversity Strategy: Maldhangilantha 2020-2030*;
- review of land capability classifications and associated vegetation establishment requirements;

- investigation of alternative revegetation delivery and implementation models to improve environmental outcomes, simplify administration and increase compliance; and
- review of existing landowner, developer contribution and trust fund arrangements, including opportunities for Council-managed revegetation programs and strategic planting initiatives.

This future review will consider whether alternative implementation and delivery models can improve biodiversity outcomes, streamline administration and strengthen long-term compliance while maintaining Council's commitment to native vegetation conservation and landscape restoration.

6. Subdivision

Purpose

Establishes a consolidated framework for the assessment of subdivision across all zones and development types. The chapter integrates and modernises subdivision controls previously dispersed across multiple sections of WWDCP 2010, including the Urban Release Area and Village chapters, to create a single, consistent framework. It introduces clear servicing requirements for different subdivision types, and removes outdated or ineffective provisions. While most subdivision controls are now centralised in this chapter, precinct-specific and growth-area provisions remain in their respective chapters where they address unique local conditions or infrastructure requirements.

Key Outcomes

- Creates a unified, LGA-wide framework for subdivision assessment, replacing fragmented controls across multiple chapters.
- Introduces clear servicing and infrastructure requirements for all subdivision types, improving transparency and consistency.
- Transfers controls from the Urban Release Area chapter where they were identified as having universal applicability, and consolidates all village subdivision controls within the broader subdivision framework.
- Incorporates other fragmented subdivision provisions from various chapters to ensure consistency and eliminate duplication.
- Removes outdated, redundant and ineffective provisions, simplifying assessment and improving clarity.
- Retains precinct-specific and growth-area controls only where they address localised issues not suited to general application.
- Aligns subdivision design and servicing expectations with Council's Engineering Guidelines.

Key Issues Considered

1. Review of Existing Controls

The existing DCP contained fragmented subdivision controls spread across multiple chapters, including the Urban Release Area and Village chapters. This created uncertainty in assessment and duplication of requirements. The review identified the need for a single, consolidated framework to improve clarity and consistency.

2. Servicing Requirements

The WWDCP 2010 was largely silent on servicing expectations for different subdivision types. The review introduced clear servicing and infrastructure requirements to ensure subdivision proposals demonstrate adequate arrangements for water, sewer, stormwater, electricity and communications at Development Application stage, with detailed design matters addressed through conditions of consent.

3. Integration of Urban Release Area Controls

Controls within the Urban Release Area chapter were reviewed in detail to identify those of universal applicability. Relevant provisions were transferred to this chapter to ensure consistent subdivision outcomes across all zones, while precinct-specific and growth-area controls remain in their respective chapters where they address localised issues.

4. Consolidation of Village Controls

All village subdivision controls were brought into the broader subdivision framework to remove duplication and ensure consistent assessment criteria. This provides a unified approach to subdivision across rural, village and urban contexts.

5. Removal of Outdated and Ineffective Controls

The review removed redundant explanatory notes and prescriptive design requirements that no longer reflect current practice, simplifying assessment and improving clarity.

6. Alignment with Engineering Guidelines.

The chapter was restructured to align with Council's Engineering Guidelines.

Future Considerations

Future amendments to this chapter may be considered as part of the implementation of Council's broader strategic planning framework and ongoing review of the effectiveness of the controls.

- Review Southern Growth Area controls for opportunities for further integration into the Subdivision chapter.
- Ensure future Urban Release Area controls do not introduce unnecessary layers or replicate existing subdivision provisions.
- Monitor the effectiveness of the servicing and infrastructure requirements to ensure they remain practical and aligned with Council's Engineering Guidelines and contemporary practice.
- Review of the Engineering Controls, ensuring the DCP and the Engineering Guidelines remain aligned, and where appropriate, potentially transfer some matters from the DCP to the Guidelines.

7. Village Zone

Purpose

Establishes the framework for development within the RU5 Village zone, recognising the distinct character, landscape setting and non-urban qualities of each village. The chapter provides detailed controls for built form, siting, setbacks, fencing, road conditions and public domain treatments, supported by individual Village Character Statements and village plans. It aims to protect and maintain village character, ensure development responds to local context, and support sustainable, appropriate growth across all villages.

Key Outcomes

- Retains and updates Village Character Statements to guide context-responsive development and protect the distinct qualities of each village.
- Clarifies expectations for building siting, setbacks, fencing, landscaping, road conditions and public domain treatments in village settings.
- Expands several concepts introduced for North Wagga Wagga in WWDCP 2010, including context-responsive siting, infrastructure sensitivity and compatibility considerations, as well as controls for personal, non-commercial storage, to ensure broader applicability across all villages.
- Improves integration between village-specific controls, village plans, village character statements and broader DCP requirements, including introducing specific controls linked to the village character statements.
- Transfers all village specific subdivision controls to the Subdivision chapter to make the document more user friendly.
- Supports sustainable development outcomes while maintaining the non-urban character, landscape setting and sense of place of each village.

Related Appendix - Village Character Statements and Plans (Appendix E)

This appendix provides the updated Village Character Statements that describe existing character and desired outcomes in each village, along with an updated plan to guide development types and outcomes within these villages.

Key Issues Considered

1. Review of Existing Village Controls

The existing WWDCP 2010 contains village specific controls dispersed across Section 6, with varying levels of detail and consistency. The review identified the need to retain village specific guidance where necessary, while ensuring that consistency across the RU5 zone was achieved wherever possible, and simultaneously improving clarity, structure and integration with the broader DCP.

2. Village Character and Sense of Place

Each village exhibits distinct characteristics relating to subdivision pattern, landscape setting, road conditions, built form, fencing, vegetation and public domain treatments. The review confirmed the importance of maintaining these qualities through updated Character Statements and clearer development controls.

3. Road Conditions and Infrastructure Constraints

Many villages contain a mix of sealed, unsealed and unmade roads, swale drains, informal streetscapes and variable servicing capacity. The review considered how these conditions influence development suitability, siting, access and infrastructure expectations.

4. Non-Residential Uses and Compatibility

Some villages contain existing commercial, community or service uses that contribute to village function. The review considered the scale, intensity and compatibility of future non-residential development within predominantly residential and rural village contexts using North Wagga Wagga controls as a guide, and gave those controls broader general applicability across all villages.

5. Integration with Village Plans

The review considered and updated village plans to identify the key characteristics, values and development outcomes for each village. These include built form, settlement pattern, heritage, landscape character, land use interfaces, connectivity and local amenity considerations, which are to be taken into account in the assessment of development applications.

Future Considerations

Future amendments to this chapter may be considered as part of Council's broader strategic planning framework and ongoing review of village development outcomes.

- Review Village Character Statements and village plans to ensure they remain contemporary and reflective of local conditions, infrastructure capacity and community priorities.
- Monitor the effectiveness of village-specific development controls in maintaining character, managing non-urban development patterns and supporting sustainable growth.
- Review infrastructure and servicing expectations in villages with changing development patterns, including North Wagga Wagga and villages experiencing increased demand for non-residential uses.

8. Rural Development

Purpose

The Rural Development chapter provides a consolidated framework for the assessment of development within the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and RU6 Transition zones.

The chapter seeks to balance the protection of agricultural production, natural resources and rural character with the need to accommodate appropriate rural development. It establishes assessment criteria for rural development generally, together with specific controls relating to dwellings.

The chapter supports the continued viability of agricultural land, minimises land use conflict and seeks to ensure that development within rural areas is appropriately located, designed, serviced and integrated with its surrounding landscape and land use context.

Key Outcomes

- Consolidates and modernises Council's rural development controls into a simplified and contemporary chapter structure.
- Establishes a stronger policy framework for the protection of agricultural land and agricultural productivity.
- Reinforces the principle that new development should not unreasonably constrain existing lawful agricultural activities.
- Strengthens consideration of land use conflict between agricultural and non-agricultural development.
- Introduces improved controls relating to the siting and servicing of rural dwellings.
- Provides greater emphasis on environmental constraints and site suitability when determining dwelling locations.
- Retains and refines controls relating to rural character, landscape integration, visual impact and vegetation retention.
- Provides specific controls for secondary dwellings to ensure they remain ancillary and subordinate to a principal dwelling and do not establish separate residential establishments.

Key Issues Considered

1. Protection of Agricultural Land

A key focus of the review was ensuring that development does not unnecessarily compromise the ongoing productive use of agricultural land.

The revised chapter introduces controls requiring development on agricultural land to demonstrate that agricultural capability and productivity will be maintained wherever practical and that development will not unnecessarily fragment, alienate or sterilise agricultural land.

2. Agricultural Production and Land Use Conflict

The review considered the increasing importance of managing land use conflict between agricultural activities and non-agricultural development.

The revised chapter establishes a clear "right to farm" principle by requiring applicants to demonstrate that development will not unreasonably restrict or compromise existing lawful agricultural activities.

The review also recognised that land use conflict must be considered in both directions, including:

- impacts generated by agricultural activities on proposed development; and
- impacts generated by proposed development on existing agricultural operations.

3. Rural Character and Landscape Outcomes

The review considered the need to maintain the distinctive rural character and landscape qualities of the Wagga Wagga Local Government Area.

The revised chapter retains controls relating to:

- vegetation retention;
- visual impacts;

- ridgeline development;
- building scale and siting;
- access design; and
- clustering of rural buildings.

These controls have been simplified and refocused on achieving clear planning outcomes.

4. Rural Dwelling Siting and Servicing

The review considered the distinct challenges associated with rural dwellings, particularly where development occurs on land without access to urban infrastructure services.

The revised chapter introduces controls addressing:

- environmental constraints;
- wastewater and stormwater management;
- access considerations;
- building siting; and
- land use conflict with surrounding agricultural activities.

5. Secondary Dwellings

The review considered secondary dwellings within rural areas and the need to ensure that they remain ancillary to a principal dwelling. New controls have been introduced to ensure that secondary dwellings:

- maintain a functional relationship with the principal dwelling;
- utilise shared access and servicing infrastructure;
- remain subordinate in form and function; and
- do not create the appearance of a separate residential establishment.

Future Considerations

1. Protection of High Quality Agricultural Land

Council is currently considering strategic planning mechanisms relating to the identification and protection of high quality agricultural land across the Local Government Area.

This work may include future amendments to the Wagga Wagga Local Environmental Plan, including the potential introduction of planning provisions, mapping or assessment criteria relating to the protection of agricultural land.

Should additional strategic planning controls be adopted, consequential amendments to this chapter may be required to ensure consistency between the DCP and LEP and to provide more detailed guidance for the assessment of development affecting agricultural land.

2. Rural Land Strategy

While no Rural Land Strategy project is currently programmed, a future strategy may provide an opportunity to review broader rural planning matters including agricultural land protection, rural housing, agritourism, land use conflict management, rural infrastructure and servicing, and other emerging rural land use issues.

Any future strategy work may identify matters that warrant consideration through future amendments to this chapter.

9. Residential Development

Purpose

To provide development controls for residential development within the R1 General Residential, R3 Medium Density Residential and R5 Large Lot Residential zones that support housing choice, neighbourhood amenity and high-quality residential design.

The chapter establishes controls relating to site layout, streetscape character, privacy, setbacks, private open space, site access, landform modification, outbuildings and secondary dwellings.

The review of this chapter focused primarily on consolidating and modernising the existing residential controls contained within WWDCP 2010, improving clarity and usability, and addressing known assessment issues that have arisen through the operation of the current DCP.

Key Outcomes

- Retains the overall intent and operation of the existing residential development controls pending finalisation of NSW Government housing reforms.
- Reorganises residential controls into a clearer objectives-based framework, improving transparency and consistency during assessment.
- Consolidates existing provisions and removes duplication that had developed through successive amendments to the WWDCP 2010.
- Improves drafting consistency, readability and interpretation of residential development controls.
- Introduces additional guidance in several areas where development assessment experience has identified recurring issues or uncertainty.
- Strengthens provisions relating to access handle developments, streetscape presentation, fencing, privacy and secondary dwellings.
- Improves alignment between residential controls and contemporary residential development outcomes while maintaining flexibility for site responsive design solutions.
- Retains flexibility to undertake more comprehensive residential development reforms once NSW Government housing reforms have been finalised.

Key Issues Considered

1. NSW Housing Reforms and Targeted Development

The review was undertaken during a period of significant change to the NSW planning framework.

The NSW Government's Low-rise Housing and Targeted Assessment discussion paper, exhibited between 14 May and 24 June 2026, proposes a new targeted assessment pathway for what is described as "low impact, low risk" development or development that has undergone detailed strategic assessment. The pathway is intended to sit between complying development and a full development application, allowing certain proposals that do not fully meet complying development standards to be assessed through a streamlined process with clearly defined standards and objectives.

The reforms will override local DCP controls for development types that qualify. However, the final form of the pathway, its scope and the specific development types to which it will apply are not yet known. Wholesale changes to the residential chapter were therefore not undertaken as part of this review.

The potential implications for residential development controls may be significant, particularly where targeted development standards replace or modify existing DCP provisions. Accordingly, the review focused on improving and modernising the existing chapter rather than introducing a new residential planning framework that may require significant amendment in the near future.

2. Consolidation and Modernisation of Existing Controls

The residential chapter of WWDCP 2010 has evolved through a number of amendments over time.

The review identified opportunities to improve consistency, simplify drafting, remove duplication and establish clearer links between objectives and controls. The revised chapter consolidates existing requirements into a more logical structure and adopts a consistent drafting approach across all residential development controls.

A particular focus was improving usability for applicants, consultants, assessment staff and the community, while generally retaining the policy intent of the existing controls.

3. Limited Review of Medium Density Residential Controls

The review identified that the current DCP contains relatively limited controls specifically directed at development within the R3 Medium Density Residential Zone. While opportunities exist to develop a more comprehensive framework for medium density housing, including matters such as built form, landscaping, building separation and residential amenity, significant work in this area was intentionally deferred pending clarification of NSW Government housing reforms and associated targeted assessment pathways.

Accordingly, only minor refinements have been made to the R3 provisions at this stage, with a more comprehensive review anticipated following finalisation of the State Government reform package.

4. Targeted Improvements Based on Development Assessment Experience

While the review did not seek to fundamentally redesign the residential development framework, operational experience gained through the assessment of residential development applications identified a number of recurring issues where additional guidance, clarification or updated controls were warranted.

Particular attention was given to:

- access handle developments, including driveway widths, passing opportunities, landscaping, passive surveillance and the relationship between front and rear dwellings;
- development on lots fronting public open space, to ensure dwellings appropriately address these important public interfaces;
- garage dominance, ancillary structures and streetscape presentation;
- fencing outcomes on corner lots and sites with multiple public frontages;

- privacy impacts associated with elevated windows, balconies, decks and outdoor living areas; and
- the ongoing relationship between secondary dwellings and principal dwellings, particularly where proposals begin to function as separate residential establishments.

The revised chapter introduces a range of targeted amendments addressing these issues. The changes are intended to improve consistency in assessment outcomes, reduce interpretation disputes, provide greater certainty for applicants, and improve neighbourhood amenity, while maintaining the overall policy direction and intent of the existing residential development controls.

Future Considerations

- Monitor the progression of the NSW Government's Low-rise Housing and Targeted Assessment reforms and await further detail on the final pathway, its scope and the development types to which it will apply, noting that targeted development standards will override local DCP controls where they apply.
- Undertake a broader review of residential development controls once the final State Government housing reform package, including targeted assessment pathways and complying development reforms, is implemented.
- Review and expand controls applying to development within the R3 Medium Density Residential Zone following clarification of the future State planning framework.
- Review residential development controls following completion of the Entry Point Housing project and implementation of any associated LEP amendments.
- Review residential controls associated with future Northern Growth Area and Southern Growth Area planning processes and any consequential amendments to the Growth Areas chapter.
- Consider future amendments arising from implementation of Local Housing Strategy actions relating to sustainability, housing choice and local centre investigations.
- Continue monitoring the effectiveness of access handle, fencing, privacy and secondary dwelling controls and refine provisions where recurring assessment issues continue to arise.

10. Employment Zones

Purpose

Establishes a consolidated framework for development across all employment zones, replacing the former separate chapters for business and industrial development. The chapter integrates controls for the E1 Local Centre, E2 Commercial Centre, E3 Productivity Support and E4 General Industrial zones, aligning with the State's 2022 Employment Zones Reform and providing a single, consistent set of development expectations. The chapter strengthens built form and active frontage requirements in key commercial areas and removes outdated or redundant provisions.

Key Outcomes

- Consolidates all employment-related controls into one chapter, improving clarity and usability.
- Aligns the DCP with the State's Employment Zones Reform, including the amalgamation of former B5 and B6 zones controls into a single set of controls for the E3 Productivity Support Zone.
- Removes or relocates precinct-specific E3 controls to the Precincts chapter where still relevant, and deletes those no longer required.
- Strengthens active frontage, built form and public domain expectations in the E1 and E2 zones.
- Provides consistent controls across employment zones where appropriate, reducing duplication and improving assessment consistency.
- Transfers heritage-related matters to the Heritage chapter, allowing more generalised and contemporary controls for the E2 zone.
- Simplifies and modernises employment zone controls by removing outdated explanatory notes, redundant design requirements and prescriptive content.
- Transfers controls for Mixed Use development to Chapter 11 "Other Zones", reflecting the unique nature of these zones.

Key Issues Considered

1. Consolidation of Employment Controls

The existing DCP contained separate chapters for business, mixed use and industrial development, resulting in duplication and inconsistent requirements. The review identified the need for a single, unified chapter covering all employment zones, while transferring mixed use controls to the "Other Zones" chapter.

2. State Employment Zones Reform

The 2022 reform replaced the former B5, B6 and B7 zones with the E3 Productivity Support Zone. The review considered how to integrate these changes, including consolidating former B5/B6 controls and removing outdated references.

3. Relevance of Existing E3 Precinct Controls

The review assessed precinct-specific controls in the former B6 areas to determine which should be retained, relocated to the Precincts chapter or removed due to limited ongoing relevance. The bulk of the controls were assessed as adding limited value and were removed, however, where the controls provided clear structure planning (such as in East Wagga Wagga and Gumly Gumly) controls were transferred to the Precincts chapter.

4. Strengthening E1 and E2 Built Form Expectations

Opportunities were identified to improve active frontage, street interface and public domain outcomes in the E1 and E2 zones, particularly in commercial centres and mixed-use areas.

5. Separation of Heritage Matters

Heritage-related controls were previously embedded within employment chapters. These have been transferred to the Heritage chapter to avoid duplication and ensure consistent application.

6. Consistency Across Zones

The review considered where controls could be standardised across employment zones to improve clarity and reduce unnecessary variation, while retaining zone-specific requirements where needed.

7. Removal of Outdated Content

The review identified redundant explanatory notes, prescriptive design requirements and legacy provisions that no longer reflect contemporary practice, and removed them to simplify the chapter.

Future Considerations

Update controls including built form, awning, footpath interface and street tree controls following completion and adoption of the CBD Masterplan.

11. Other Zones

Purpose

This chapter provides zone-specific planning guidance for land within the MU1 Mixed Use and C4 Environmental Living zones where additional development controls are considered necessary to support the objectives of the Wagga Wagga Local Environmental Plan 2010.

The chapter has been introduced to consolidate controls for zones that are not otherwise addressed through dedicated chapters of the DCP. It establishes planning and urban design outcomes tailored to the unique function and characteristics of each zone while avoiding unnecessary duplication of controls contained elsewhere in the DCP.

The chapter has also been structured to accommodate additional zone-specific controls in future reviews of the DCP should the need arise.

Key Outcomes

MU1 Mixed Use Zone

- Supports high quality mixed-use development that integrates residential, commercial, retail, community and other compatible uses.
- Encourages active street frontages and attractive building presentation.
- Promotes development that contributes to employment opportunities, housing choice and vibrant urban environments.
- Requires comprehensive master planning for larger multi-tenancy developments and strategically significant sites.
- Ensures residential and non-residential components are appropriately integrated while maintaining amenity for occupants and visitors.

C4 Environmental Living Zone

- Protects environmental, ecological, scenic and landscape values.
- Encourages low-impact development that responds to natural landform and existing vegetation.
- Minimises unnecessary vegetation removal, earthworks and disturbance to environmental features.

- Supports development that is visually recessive and integrated with the surrounding landscape.
- Encourages rural and landscape character through appropriate building siting and fencing treatments.

Key Issues Considered

MU1 Mixed Use Zone

- The need to strengthen guidance for mixed-use development outcomes within the MU1 Zone.
- Opportunities to better facilitate integrated employment and housing outcomes on larger sites.
- The importance of creating active and attractive urban environments that contribute to the vitality of centres and mixed-use precincts.
- Ensuring larger developments are planned comprehensively through an urban design-based master planning process.
- Avoiding outcomes where large strategically located mixed-use sites develop as isolated single-purpose developments without contributing to the intended function of the zone.

C4 Environmental Living Zone

- The need to balance residential development opportunities with environmental and landscape protection.
- Protection of significant vegetation, waterways and natural landform.
- Minimising visual impacts associated with building siting, excessive earthworks and inappropriate development on prominent locations.
- Maintaining the low-density environmental living character of C4 zoned land.
- Recognising the importance of scenic and landscape values to the broader character of the local government area.

Future Considerations

- Review the effectiveness of MU1 controls as mixed-use precincts continue to develop and intensify.
- Monitor development outcomes within the C4 Environmental Living Zone to determine whether additional controls relating to bushfire response, biodiversity protection, scenic landscapes or subdivision are required.
- Expand the chapter over time to include additional zone-specific controls where a planning need is identified and where such controls cannot be appropriately addressed through broader DCP provisions.

12. Specific Land Uses

Purpose

This chapter provides land use specific planning controls for development types that have unique operational characteristics, strategic planning implications or the potential to generate impacts that are not adequately addressed through the broader development controls contained elsewhere in the DCP.

The chapter establishes tailored objectives and controls for a range of specialised land uses including medical centres, late night trading premises, tourist and visitor accommodation, agritourism, places of public worship, service stations, neighbourhood shops, take away food and drink premises and shop top housing.

The chapter also consolidates requirements for several existing land uses while removing outdated and site-specific controls that have been relocated to more appropriate chapters within the DCP.

Key Outcomes

- Relocation of numerous location-specific and growth area controls that are more appropriately addressed within the new Precincts and Growth Areas chapters:
 - Gregadoo Waste Facility
 - Wagga Wagga Riverside Master Plan
 - Boorooma West
 - Tatton
 - Tolland Renewal Area
- Removal or redundant controls relating to:
 - Development on RE1 Public Recreation Land
 - Lake Albert Catchment
 - Forest Hill West
 - Mitchell Road
- Consolidation and simplification of controls for Sex Services Premises and Restricted Premises.
- Replacement of the former Health Consulting Rooms and Medical Centres section with a contemporary Medical Centres in Residential Zones section aligned with Council's Health and Knowledge Precinct planning framework.
- Introduction of dedicated controls for:
 - Agritourism
 - Neighbourhood Shops
 - Awnings on Public Land
 - Places of Public Worship
 - Service Stations
 - Take Away Food and Drink Premises in the R3 Zone
 - Shop Top Housing
- Modernisation of Late Night Trading provisions to align with contemporary planning practice and NSW Government vibrancy reforms.
- Streamlining of Tourist and Visitor Accommodation controls while retaining provisions that support tourism growth and protect surrounding amenity.
- Improved alignment with current land use definitions and terminology within the Wagga Wagga Local Environmental Plan and Standard Instrument LEP.

Key Issues Considered

1. Rationalisation of DCP Structure

A key objective of the DCP review was to improve document structure and usability. The existing chapter contained a combination of land use controls, precinct controls, infrastructure-related provisions and growth area controls. Many of these provisions have been relocated to dedicated chapters where they are more logically grouped and easier for applicants and the community to navigate.

2. Implementation of Strategic Planning Frameworks

The review considered Council's strategic planning work, including the Health and Knowledge Precinct Master Plan and Structure Planning and Implementation Strategy. The revised Medical Centres provisions seek to support the preferred concentration of health-

related development within centres, employment land and the Health and Knowledge Precinct whilst providing a framework for proposals that occur within residential areas.

3. Managing Land Use Conflict

Many of the land uses addressed within this chapter have the potential to generate impacts relating to traffic, parking, servicing, noise, lighting, waste management and operating hours. Controls were developed to provide a more consistent framework for assessing and managing these impacts while protecting neighbouring properties and community amenity.

4. Tourism and Rural Diversification

Consideration was given to the growing role of tourism, farm stays and agritourism within the local government area. New provisions seek to support economic diversification opportunities while ensuring tourism activities remain compatible with agricultural production, rural character and environmental values.

5. Night Time Economy

The late night trading provisions were reviewed to provide a contemporary framework that supports economic activity, vibrancy and activation of centres while managing impacts on surrounding residential and sensitive land uses.

6. Housing Diversity and Centres-Based Development

Controls for shop top housing were introduced to support housing diversity within centres while ensuring appropriate residential amenity and minimising conflict between commercial and residential uses.

7. Emerging Development Trends

The review identified several land uses that are occurring more frequently but lacked dedicated guidance within the existing DCP. New controls have been prepared to improve consistency and certainty in the assessment of these development types.

Future Considerations

Future review of this chapter may consider:

- Ongoing implementation of the Health and Knowledge Precinct and future health sector growth.
- Changes to State planning legislation, land use definitions and State Environmental Planning Policies.
- Emerging tourism and agritourism trends.
- Further expansion of the night-time economy and outcomes associated with NSW Government vibrancy reforms.
- Growth in alternative fuel technologies and electric vehicle infrastructure.
- Experience gained through assessment of new land use categories introduced by the DCP update.
- Future strategic planning and centre planning initiatives that may identify the need for additional land use specific provisions.

13. Precincts

Purpose

Provides a single location for precinct-based controls that apply to defined areas and operate alongside the general DCP provisions. The chapter consolidates and updates area specific controls previously dispersed across the 2010 DCP, including those from the former Specific Uses and Developments chapter and precinct controls embedded in other chapters such as Residential and Business Development.

Key Outcomes

- Establishes a clear and consistent framework for precinct-specific development controls.
- Consolidates precinct controls from multiple sections of WWDCP 2010 into one chapter.
- Updates controls where necessary to reflect current planning objectives and local conditions.
- Removes precincts that are fully developed or no longer require additional guidance.
- Ensures precinct controls operate in conjunction with relevant zone based and development type chapters.

Related Appendix - E3 Productivity Support Precinct Plans (Appendix F)

Contains precinct plans for certain land within the E3 Productivity Support zone where additional, area-specific guidance is required to address local access and connectivity.

Related Appendix - Boorooma West Precinct Plan (Appendix G)

Provides the masterplan for Boorooma West, outlining road and lot layout for the precinct.

Key Issues Considered

1. Dispersed Precinct Controls in WWDCP 2010

Precinct based controls were previously located across multiple chapters, including Specific Uses and Developments, Residential and Business Development, resulting in fragmentation and a poor user experience.

2. Need for a Single Location for Area Based Controls

The review identified the need to consolidate all precinct specific controls (other than Growth Areas) into one chapter to improve clarity, usability and consistency.

3. Separation of Land Use and Precinct Functions

The 2010 DCP Specific Uses and Developments chapter combined land use controls with some area-based precinct controls. These functions were separated, with land use controls moved to the Specific Uses chapter and precinct controls placed in the new Precincts chapter.

4. Removal of Outdated or Fully Developed Precincts

Several precincts, including Forest Hill (West) and Mitchell Road, were removed as they are fully developed or their controls no longer provide meaningful guidance.

Future Considerations

- Monitor development within existing precincts to determine whether precinct controls remain necessary or can be updated/retired as development progresses.
- Review Staunton Estate controls following further review of the medium density controls in the Residential Development chapter, and determine whether these can be consolidated into a single set of medium density controls.
- Add new precincts as necessary.

14. Growth Areas

Purpose

Provides the development framework for land mapped as Urban Release Areas under clause 6.3 of the Wagga Wagga Local Environmental Plan 2010. Although the LEP continues to identify these areas as Urban Release Areas, the DCP chapter is titled Growth Areas to reflect that it contains both URA-specific controls and controls for adjacent land where relevant. The chapter consolidates the former Boorooma, Gobbagombalin and Lloyd Urban Release Area chapters and establishes a set of general Growth Area controls to be read in conjunction with the Subdivision and Residential chapters, together with area-specific controls for each Growth Area where unique local issues require additional guidance.

Key Outcomes

- Consolidates the three former Urban Release Area chapters into a single Growth Areas chapter, significantly reducing duplication across the DCP and improving clarity.
- Establishes general Growth Area controls that operate alongside the other chapters of the DCP, rather than repeating objectives and controls already addressed elsewhere in the DCP.
- Retains only those controls that are specific to Growth Areas and not suited to broader city-wide application.
- Provides area-specific controls for Boorooma, Gobbagombalin and Lloyd where unique local conditions require additional guidance.
- Transfers universally applicable controls to the Subdivision or Residential chapters, ensuring consistency across the DCP.
- Removes outdated, redundant and superseded provisions that no longer reflect contemporary practice.
- Updates terminology to Growth Areas to reflect the broader extent of mapped land and the inclusion of adjacent areas where relevant, while maintaining compliance with clause 6.3 of the LEP.

Related Appendix - Growth Area – Gobbagombalin (Appendix H)

Masterplan documents to guide development in the Gobbagombalin Growth Area.

Related Appendix - Growth Area – Boorooma (Appendix I)

Masterplan documents to guide development in the Boorooma Growth Area.

Related Appendix - Growth Area – Lloyd (Appendix J)

Masterplan documents to guide development in the Lloyd Growth Area.

Key Issues Considered

1. Consolidation of Urban Release Area Chapters

The former Boorooma, Gobbagombalin and Lloyd chapters contained overlapping and inconsistent controls. The review identified the need to consolidate these into a single chapter and remove duplicated content.

2. Relationship with Subdivision and Residential Chapters

Many objectives and controls in the former URA chapters were already addressed in the Subdivision or Residential chapters, which control to apply to growth areas. These were transferred or deleted to avoid repetition and ensure consistent application across the DCP.

3. Retention of Growth Area-Specific Controls

The review identified controls that apply only to Growth Areas and are not suitable for broader city-wide use. These were retained and arranged under general and area specific headings.

4. Alignment with LEP Clause 6.3

The chapter continues to satisfy the requirements of clause 6.3 of the LEP, ensuring that mapped Urban Release Areas retain appropriate development controls even where subdivision is largely complete.

5. Renaming of the Chapter

The former Urban Release Area title did not accurately reflect the extent of mapped land, which included areas outside active release areas. The name was changed to Growth Areas to better reflect the purpose and content of the chapter while acknowledging that the LEP mapping remains unchanged.

6. Treatment of Rowan Urban Release Area

The Rowan URA has not been incorporated at this stage. Its future inclusion will depend on Council's adoption of the Rowan URA chapter and subsequent review of how best to integrate it into the DCP structure. This is proposed to occur during the public exhibition period.

7. Future Integration of New Urban Release Areas

The review considered the need for future Urban Release Areas to be able to integrate into the Growth Areas chapter with minimal additional work. The structure of general controls and area-specific controls was designed to allow new URAs to be added without requiring substantial restructuring of the DCP.

Future Considerations

- Review and incorporate the Rowan Urban Release Area following its adoption, including consideration of whether to integrate its content into the Growth Areas, Subdivision and Residential chapters or adopt it entirely by reference.
- Develop and incorporate controls for the River Road (southern Gobbagombalin Urban Release Area) to facilitate future Development Applications on this rezoned land.

- Develop and incorporate controls for the Northern Growth Area as rezoning progresses and detailed planning work is completed.
- Monitor the effectiveness of consolidated Growth Area controls and identify opportunities for further simplification or integration with broader subdivision and residential frameworks.
- Review area-specific controls as development progresses to ensure they remain contemporary and aligned with infrastructure delivery, environmental constraints and local conditions.