



ATTACHMENTS PROVIDED UNDER SEPARATE COVER

ORDINARY MEETING OF COUNCIL

25 May 2026

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Report of Development Application Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979

APPLICATION DETAILS

Application No.:	DA25/0363
Modification No.:	N/A
Council File No.:	D/2025/0363
Date of Lodgement:	25/07/2025
Applicant:	M Phegan PO Box 5752 WAGGA WAGGA NSW 2650
Proposal:	Self Storage Units
Description of Modification:	N/A
Development Cost:	\$220,000
Assessment Officer:	Steven Cook
Determination Body:	Council (more than 10 submissions)
Other Approvals	Nil
Type of Application:	Development Application
Concurrence Required:	No
Referrals:	Internal
Adjoining Owners Notification:	26/9/25 - 10/10/25
Advertising:	26/9/25 - 10/10/25
Owner's Consent Provided:	Yes
Location:	North-western side of George Street, approximately 80 metres southwest of its intersection with Marah Street

SITE DETAILS

Subject Land:	20 George St NORTH WAGGA WAGGA NSW 2650 Lot 1 DP 1064692, Lot 2 DP 1064692
Owner:	MA Phegan

REPORT

DESCRIPTION OF DEVELOPMENT

The proposal is for a self-storage premises comprising eight large self-storage units.

Each unit comprises a main storage area, a tiled "store" room with sink, and a mezzanine, and are around 120m² in size (plus mezzanine). In six of the eight units, the storeroom is within the 120m² footprint. In two of the units, the storeroom is external.



The units are arranged across two buildings, divided by a central driveway. The bulk of the site will be hardstand and buildings. The buildings are proposed 200mm off the side and rear boundaries. Landscaping is proposed forward of the buildings, and the site is proposed to be secured by an approximately 2400mm high security fence with sliding gate. Access is proposed off George Street. No access is proposed off George Lane.

THE SITE & LOCALITY

The site, being Lots 1 and 2 DP 1064692, 20-24 George Street, North Wagga Wagga, is located on the north-western side of George Street, approximately 80 metres southwest of its intersection with Marah Street. The site also has frontage to George Lane to the rear.

The site is vacant village lot, flat, and clear of structures or significant vegetation.

The character of George Street is typical of much of North Wagga Wagga. The street has kerb and guttering, and well-established street trees that contribute strongly to the street's positive character.

Development is sparse and low density. Opposite the site are dwellings with clear village character. The dwellings are constructed of lightweight materials, and set within established gardens and vegetation. The holdings are around 1000m², with the dwellings located to the front of the lots and strongly contribute positively to the character of the streetscape in this part of George Street.

Immediately to the north-east of the site are a row of dwellings that front Marah Street. While the dwelling immediately on the corner of George and Marah Streets fronts Marah Street, and has a solid fence along the George Street elevation, it still retains a residential character to George Street, with the dwelling and associated vegetation clearly visible from this secondary frontage.

On the opposite corner of George and Marah Streets is a vacant lot. The lot appears to be used for the storage of junk, with no apparent consent in place for this use. A consent for redevelopment of this site was granted in the past, however the consent does not appear to have been acted upon.

Immediately adjacent to the site, to the southwest, is vacant land and beyond, a dwelling. Further to the southwest, beyond the intersection with McPherson Street, is a childcare centre, which has developed around a former church and is set among gardens and landscaped areas.

On the opposite side of George Street, to the southwest, are a mix of dwellings, vacant land, and a former butchery.

Overall, while some approved non-residential uses do exist, these are historical and low scale.

MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1)

For the purpose of determining this development application, the following matters that are of relevance to the development have been taken into consideration pursuant to the provisions of Section 4.15(1) of the Environmental Planning and Assessment Act, 1979.

(a)(i) - The provisions of any environmental planning instrument (EPI)



Local Environmental Plan

Wagga Wagga Local Environmental Plan 2010

Zoning and Permissibility

Under the provisions of the WWLEP 2010 the site is zoned RU5 Village. The proposed development is characterised as "self-storage units". Self-storage units are defined as:

'self-storage units' means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Self-storage units are permitted with consent in the RU5 zone.

The objectives of the RU5 zone are as follows:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To protect and maintain the rural village character of the land.*

With regard to the objectives, self-storage units are a permitted land use in the zone, and therefore the land use itself is of a kind that is associated with a rural village.

The development itself, however, is not considered to protect and maintain the rural village character of the land and environs within which it is proposed. The proposed development is industrial in scale and presentation to the street. It proposes large industrial sheds, significant hardstand, and high security fencing, in a street that is dominated by, and defined by low density residential development and vacant land, in a village context. The use itself is of a character not in keeping with the rural village character of the land.

North Wagga Wagga itself is varied in character, and does have parts where non-residential uses are of higher intensity or more clustered, for a range of reasons, however, it is considered that the prevailing character of George Street is such that the residential-rural-village character is strong, established, and well defined, and the proposed development will not protect and maintain this character, due to its built form, and use, and therefore the development is inconsistent with the second objective of the RU5 zone.

5.21 Flood planning

The site is within the Flood Planning Area (FPA) for a 1% riverine flood event and therefore clause 5.21 applies.

5.21 is as follows:

- (1) *The objectives of this clause are as follows-*
 - (a) *to minimise the flood risk to life and property associated with the use of land,*
 - (b) *to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
 - (c) *to avoid adverse or cumulative impacts on flood behaviour and the environment,*
 - (d) *to enable the safe occupation and efficient evacuation of people in the event of a flood.*
- (2) *Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is*

satisfied the development-

- (a) *is compatible with the flood function and behaviour on the land, and*
- (b) *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) *incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

- (3) *In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters-*
 - (a) *the impact of the development on projected changes to flood behaviour as a result of climate change,*
 - (b) *the intended design and scale of buildings resulting from the development,*
 - (c) *whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
 - (d) *the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

- (4) *A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.*

- (5) *In this clause-*

'Considering Flooding in Land Use Planning Guideline' means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021.

'flood planning area' has the same meaning as it has in the Flood Risk Management Manual.

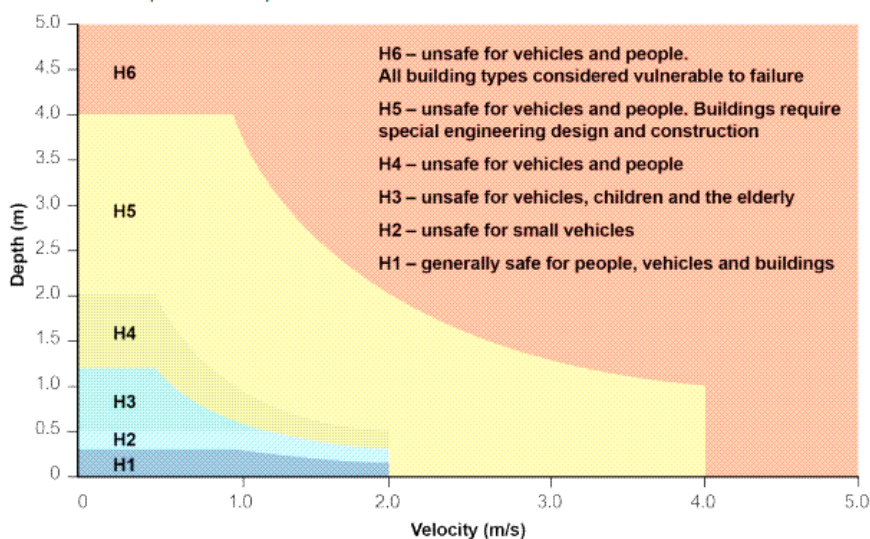
'Flood Risk Management Manual' means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

The details of the flood risk are as follows:

- The North Wagga Wagga levee provides protection for North Wagga Wagga with a design height at approximately the 12% Annual Exceedance Probability (AEP) flood level (approximately 1 in 8-year flood). Once overtopped floodwater inundates the area.
- In a 5% AEP flood event (i.e. a 1 in 20-year flood), around 1.3m of water covers the site.
- In a 1% AEP flood event (i.e. 1 in 100-year flood), between 2.15m and 2.43m of water covers the site.
- The hydraulic categorisation of the site is floodway in a 1% event, and flood storage in a 5% event.

- The hazard category on the site in a 1% flood is H5. In a 5% flood it is H3 and H4.
- North Wagga becomes a low flood island when the levee begins to overtop and isolation occurs. The village becomes a high flood island when Hampden Avenue is cut off. Evacuation is no longer possible (road access cut off) at a gauge height of approximately 9m.
- Wagga has approximately 2/3 days warning time for minor to major flood events. It should be noted that this can vary significantly depending on several factors.
- The SES Flood Evacuation Capacity Assessment Guideline suggests that North Wagga could be evacuated within only 3.7 hours (excluding time for SES crews to doorknock properties, including Warning Acceptance Factor, Warning Lag Factor, Travel Time and Traffic Safety Factor). This information comes from the 2018 Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan.

Below are the hazard categories for reference throughout this discussion.



To assist in the assessment of this application against this clause of the LEP, it is relevant to draw on information contained within several documents. These are as follows:

- Flood Risk Management Manual and associated guidelines
- 2018 Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan.

The Flood Risk Management Manual (2023) “recognises that flood prone land is a valuable resource and that development applications...should be the subject of careful assessment which incorporates consideration of local circumstances.” The intention, therefore, is not to prohibit all development in the floodplain but to examine local circumstances through a flood risk management study. Council has undertaken such a study. The 2018 Floodplain Risk Management Study and Plan includes the following commentary on North Wagga specifically:

5.7.3.
North Wagga

North Wagga levee provides protection to 203 dwellings, though recent flood modelling suggests that the levee commences to overtop at about the 8 year ARI flood (12% AEP) (See Section 5.9.1.2). Some credible reports exist of the levee being observed to overtop near the Black Swan Hotel below 9.6 m on the Wagga Wagga gauge during the March 2012 flood, which is 0.3 m below the current design height. In this event, the vast majority of houses within the protected area were flooded, to depths of up to 2 metres.

In the 5% AEP event, 156 houses are estimated to flood above floor level, to a maximum depth of 1.6 m (Table 17). The frequency and severity of flooding explains why North Wagga contributes so significantly to the overall annual flood damages for the study area.

The North Wagga Levee also represents a serious risk to life due to the isolation faced by residents during flood events. There is some uncertainty about the integrity and maintenance of the 'temporary' levees constructed along Hampden Avenue, which forms the evacuation route to Wagga Wagga (and if necessary, thence to Estella). Even when these informal levees are disregarded, North Wagga (behind the levee) becomes a High Flood Island from about 9.0 m on the Wagga Wagga gauge - about a 0.2EY event - and a Low Flood Island from about 9.6 m on the gauge when the levees begin to overtop - about an 8 year ARI event (12% AEP). People failing to evacuate prior to inundation of the evacuation route will at least be isolated - for 2 - 3 days. This occurred in the December 2010 flood. But if floodwaters overtop the levee, they could be forced to retreat to refuge areas (e.g. spectator mounds at the oval) or rooftops, and require rescue.

Hydraulic hazard maps show that in a 1% AEP event, significant areas within North Wagga (within the levee) would be at H5 hazard conditions, which poses a danger to buildings, though for the most part the hazard at buildings is a little less. In a PMF, however, the entire area would be subject to extremely dangerous H6 conditions.

The study also identified a number of investigation options specifically for North Wagga. From these options Council has committed to upgrading the levee to provide 5% AEP protection, and work is due to commence this year. However, works are not anticipated to be completed until mid-2029, so the development needs to be assessed against the current scenario.

The applicant has submitted a flood study that calculated a maximum increase in flooding of up to 20mm immediately south of the site in a 1% AEP flood event. The dwellings immediately northeast of the site will experience a decrease in flood depth of approximately 10-30mm. No changes in flood hazard or hydraulic category are modelled for the 1% flood as a result of the proposed development.

Based on the information available, the following assessment of Clause 5.21 has been undertaken. It is important to note that Council must be satisfied with all the matters listed in 5.21(2). The assessment has been broken down against each part of 5.21(2), considering the matters under 5.21(3), with a conclusion of the assessment against the objectives of the clause.

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development-

(a) is compatible with the flood function and behaviour on the land, and

Flood function is defined within the Flood Risk Management Manual as follows:

'The flood related functions of floodways, flood storage and flood fringe within the floodplain'

Within a 1% AEP event the site is considered a floodway. The 2018 study describes a floodway as follows:

Section 5.3 Hydraulic Categorisation

'...Floodways are those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are areas that, even if only partially blocked, would cause a significant increase in flood levels and/or a significant redistribution of flood flow, which may in turn adversely affect other areas...'

The guideline - *Understanding and managing flood risk - Flood risk management guideline FB01*, also has the following commentary on a floodway;

Page 7

'...Floodways are important to convey floodwaters through the floodplain. Partial blockage of these areas due to changes in topography, installation of structures or intensification of development can cause a significant redistribution of flood flow. This can potentially result in the development of new flowpaths, increases in flood levels, extents or the length of time of inundation...'

The key functions and potential impacts from developing within a floodway are acknowledged, however the existing characteristics of the village and history of development within the North Wagga village has meant that Council has taken the position that developments of a certain scale would not unreasonably impact on the flood function within the village, or on a wider scale.

The flood study identified some minor increases in flooding as a result of the development (up to 20mm), these increases are not significant and generally in line with the understood and expected impacts outlined above.

Flood behaviour is not a defined term. The common understanding of this term within the flood planning and flood engineering space is that it is the holistic understanding of the flood, the description of the flood or the flood characteristics. This position is supported by *The Flood Risk Management Manual* principle on understanding flood behaviour:

Principle 5: Understand flood behaviour and constraints
Effective [Flood Risk Management (FRM)] relies on understanding the full range of floods and how flood behaviour, constraints and impacts vary between flood events and across the floodplain. Important constraints to consider relate to flood function, flood hazard, flood range and flood EM issues. This information can



inform the management of flood risk and land-use planning decisions to modify or place new development in the floodplain.

For example, the natural flood functions of flow conveyance (in floodway areas) and flood storage (in flood storage areas) are important to understand. They identify areas where flood behaviour is particularly sensitive to waterway, topography, development, and in some cases vegetation changes. Changes, including development in these areas, may alter flood flows, velocities, levels, flood extents, inundation time, or result in the development of new floodway areas. This in turn may result in detrimental impacts on land and communities in the floodplain.

It is important to consider flood related constraints in managing flood risk to the existing community, the increase in flood risk due to new development in the floodplain, or if undertaking other measures that may alter flood behaviour. The FRM framework provides a basis for determining where more information may be needed to support effective FRM. Studies under the FRM process provide the basis for understanding flood behaviour and the full range of flood related constraints.

While it is accepted that the development is compatible with the flood function for reasons discussed above, flood function is only one element of flood behaviour. When considering other elements such as depths, velocities, extent and hazard the proposed use of the buildings becomes a relevant consideration.

In a 1% AEP event the site and wider village is mainly classified as H4 and H5. Under the chart above these are listed as:

- H4 - unsafe for vehicles and people
- H5 - unsafe for vehicles and people. Buildings require special engineering design and construction.

The use of the buildings for self-storage means they are unlikely to be occupied during a flood event, and therefore the compatibility of the development with flood behaviour is considered acceptable. For other reasons however, the use is considered to be incompatible with the flood prone nature of the site, primarily around evacuation, and costs to the community, as discussed below.

The development is considered to be consistent with 5.21(2)(a).

- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and**

This consideration is very similar to that undertaken above with regard to flood function. The use is not relevant, simply the built form. As discussed, a flood study prepared with the Development Application demonstrated a maximum 20mm increase in flooding in a 1% flood event, in an area already significantly impacted by flooding. Given this, and the discussion above, Council can be satisfied that the development will not result in detrimental increases in the potential flood affectation of other developments or properties.

- (c) will not adversely affect the safe occupation and efficient evacuation of**

people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

The paragraph below from the 2018 flood study is in specific reference to the option of raising the levee, however, it makes some relevant points around the current access issues and the risk to life of SES members.

Section 9.3.3 North Wagga

'...There are currently significant access and egress issues associated with Low Flood Island ERP classification, which would be exacerbated by raising the levee. At present, road access is cut for events larger than the 0.2EY event (disregarding informal levees) and property inundation first occurs once the levee is overtopped during events of approximately a 12% AEP. As for the Gumly levee option, raising the North Wagga Levee to the 1% AEP level without constructing an associated egress route, increases the isolation risk of the community inside the levee, thus increasing the reliance on SES and subsequently risk to life...'

The following paragraph from the same section of the study clearly identifies the primary aim of the FRMS is, and that it does not support increasing density within the village regardless of potential flood mitigation measures being put in place.

'...The primary aim of this FRMS is to reduce flood risk for the entire Wagga Wagga floodplain. There were also concerns that upgrading the North Wagga levee would increase pressure on Council to increase development density inside North Wagga, which would be in conflict with Clause 7.1 of the Wagga Wagga LEP 2010... It is important to note that if the North Wagga Levee were to be raised it is recommended that development density controls remain in place. This would assist in not increasing the number of residents subject to flood risk...'

The following paragraph from the same section of the study gives a good explanation of the issues with increasing population within a low flood island. Whether that is permanent residents or persons returning to self-storage premises to collect their possessions, the increase in persons evacuating increases the evacuation time which has various negative flow on effects.

'...Furthermore, the growing population in the North Wagga region (1,118 in 2011 to 1,793 in 2016) increases the number of persons living in a high hazard area, and necessarily increases the number of residents who will be required to evacuate. This leads to more evacuation traffic, and evacuation taking longer and therefore requiring an earlier issuance of evacuation orders...'

The guideline - *Support for emergency management planning - Flood risk management guideline EM01* includes the following;

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'New development and redevelopment can impact on EM (Emergency Management) planning for the community. It can increase the population in the floodplain, including those who are serviced by constrained evacuation routes and may impact on the ability of the existing community to effectively evacuate during floods. This can increase risks to the existing community...'

A key part of these considerations is supporting community safety and limiting any increases in the EM risks to the existing community and any additional

burden placed on the NSW SES by new development and redevelopment...

While the proposal will not introduce additional residents into North Wagga Wagga, it will result in personal possessions being stored within a flood-prone area. This creates a foreseeable risk that leaseholders may attempt to access their units during an evacuation to retrieve belongings. The applicant's flood study acknowledges this behaviour but argues that the inclusion of mezzanine space will reduce the likelihood of return visits by allowing some items to be stored above the 1% AEP flood level.

This argument is not accepted. It relies on several assumptions. That is:

- that no items of value will be stored at ground level;
- that all valuables are capable of being stored on a mezzanine;
- that the mezzanine provides sufficient capacity for all items considered valuable; and
- that all leaseholders will consistently manage their storage so that valuables are kept on the mezzanine at all times in anticipation of a potential flood.

These assumptions are not realistic, and in their absence, the risk remains that leaseholders will be tempted to return to the site during an evacuation to protect or retrieve possessions.

The flood study further recommends that all evacuation of the site be completed by the 9.0m river height. The Development Application proposes that this be managed via a special condition of the lease for the storage units, and that the gates to the site will be locked prior to 9.0m being reached. It is unlikely that this will be effective in managing the timing of evacuations. The arrangement will be prone to failure relying on leaseholders being aware of, and recalling the terms of their lease, during a high stress time, and the operator to have appropriate measures in place to enact this. It also does not resolve the concern of increased congestion in North Wagga Wagga during the lead up to a flood event.

Any increase in the number of people attempting to evacuate increases congestion and increases the burden on SES and responder resources. The introduction of non-resident evacuees also complicates management of evacuations, making it more difficult to vet persons entering and exiting North Wagga Wagga to ensure only those who need to be in North Wagga Wagga, are.

Leaseholders will also likely be less familiar with the flood issues and evacuation procedures in the area. This position is supported by the following comment within the guideline - *Understanding and managing flood risk - Flood risk management guideline FB01*;

*Page 27 table 10 - examples of relative vulnerability
Commercial*

'Employees may be able to be trained to assist in response to flooding. Higher density of customers, who are likely to be unfamiliar with location or flood issue and therefore more vulnerable'

While there are no employees on the site, the leaseholders are similar to customers.

The application was referred to the SES for comment. The SES provided high level comments only in response to the application, and provided no clear position on the development itself, however, they stated:

The NSW SES recommends that consideration of flooding issues is undertaken in



accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management Planning and relevant planning directions under the Environmental Planning and Assessment Act, 1979. In summary, intensifying development on land below the Flood Planning Level will increase risk to life.

The key point made by the SES is "in summary, intensifying development on the land below the Flood Planning Level will increase risk to life". There may be circumstances where this increase in risk is acceptable, however, in the context of self-storage units, that introduce a new use, do not clearly support the existing at-risk community, and have the potential to increase the number of people evacuating from North Wagga Wagga, it is considered the increase in risk is not acceptable.

Based on the above discussion, it is considered that Council would not be satisfied that the development will not adversely affect the safe occupation and efficient evacuation of people in the event of a flood.

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and

As set out above, the SES's position is that "in summary, intensifying development on the land below the Flood Planning Level will increase risk to life". It is considered that increasing the number of people attempting to evacuate from North Wagga Wagga, and increasing traffic on evacuation routes will make evacuation less efficient. This does increase risk to life by slowing evacuation, and potentially, discouraging some residents from evacuating.

The Development Application does propose measures to attempt to mitigate the impacts of additional evacuation, including through the provision of mezzanine storage space, lease provisions requiring evacuation to be completed before a river height of 9.0m, and locking the site at this level, however, it is considered these measures will be ineffective, as they require planning, preparation, understanding, and recall, and that they will become more ineffective with the passage of time.

Therefore, it is considered that Council would not be satisfied that there are appropriate measures to manage risk to life in the event of a flood.

(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

Given the scale and location of the development, it is unlikely that the proposal will adversely affect the environment in the ways listed above.

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters-

(a) the impact of the development on projected changes to flood behaviour as a result of climate change,

The flood study prepared by the applicant has incorporated modelling taking into account projected changes to flood behaviour as a result of climate change. These changes would increase the frequency of the overtopping of the levee. This will increase concerns highlighted in relation to evacuation and risk to life.

(b) the intended design and scale of buildings resulting from the development,

The design and scale of the buildings do not raise any concerns in relation to flooding.

(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,

As discussed under the 5.21(2) assessment, it is considered that the development does not incorporate sufficient measures to minimise the risk to life and to ensure the safe evacuation of people in the event of a flood.

(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.

Buildings are not able to be modified, relocated or removed.

The objectives of Clause 5.21 are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

The discussion above has demonstrated that the proposed development is not consistent with objectives (a), (c) and (d). With the exception of flood mitigation measures, all new development on the floodplain creates additional flood risk. North Wagga Wagga is a low flood island that is a floodway and of high hazard in a 1% AEP event. Increasing the number of people attempting to evacuate North Wagga Wagga does increase risk to life by making evacuation slower and less effective. While the extended warning times in Wagga (2/3 days) are acknowledged, the additional persons will extend the projected evacuation time for the village. Having people unfamiliar with the area adds to the risk. Education of people living within floodplains is a clear message from all relevant policies, guidelines and studies and having additional non-residents with possessions and valuables stored on the floodplain makes this education more challenging and therefore adds to risk.

The cumulative impacts on flood behaviour are a relevant consideration under objective (c).

The following statements from the 2018 study are relevant to this discussion:

Section 5.10.3 Cumulative Development

'A key outcome of the Floodplain Risk Management Process is to develop strategies to reduce flood risk across the floodplain into the future. A key principle of the Floodplain Development Manual (Reference 1) is to achieve this outcome by not allowing development (including dwellings, commercial premises or agricultural infrastructure) in the floodway... The floodway in Wagga Wagga is extensive and already highly developed in parts, with residential precincts, individual dwellings and agricultural infrastructure, limiting the practicality of applying a blanket ban on all development. As such, concessional controls that allow for appropriate utilisation of the floodway are required within the Study Area.

Section 9.7.5.1 Option PL9: Controls to manage off-site impacts: Flood impact assessment

'...A key principle of the Floodplain Development Manual (Reference 1) is to reduce flood risk across the floodplain into the future by prohibiting development in the floodway. However, with the broad extent of the floodway in Wagga Wagga, it is acknowledged that some development will occur with replacement of existing dwellings or works to support agricultural activities...'

While the first statement makes it clear that development in a floodway is not appropriate, it does acknowledge that in Wagga's circumstances some concessions must be made. While the second statement is in relation to the need for Flood Impact Assessment (FIA), it demonstrates the type of acceptable development relates to 'replacement of existing dwellings or works to support agricultural activities' and not the establishment of new industrial style uses, even if associated with an existing land use.

Regarding cumulative impacts on flood behaviour, it is considered that a development of this nature will be adverse given the impacts of the individual development have also been considered adverse. An increase in buildings would lead to an increase in risk to property and likely an increase in people within the village. This in turn would lead to an increase in risk to life. The safe occupation and evacuation of people in the event of a flood will only become more challenging with cumulative impact.

It is relevant to note that the assessment above is based on a 1% AEP event and the assumption that the flood behaves as predicted. Floods are a natural disaster and will not occur exactly as modelled. While the assessment must be based on the best available information, an element of caution should be applied. An unexpected increase in the rate of rise of flood waters or the scaling up of any event, has potential to have catastrophic impacts as demonstrated by other recent events within the State and the scale of the PMF in this location.

The Flood Risk Management Manual discusses the risk management hierarchy as follows:

Page 20/21

risk management hierarchy of avoidance, minimisation and mitigation to:

- *reduce the social and financial costs of flooding for the community*
- *limit the risks to the community associated with occupying the floodplain*
- *increase the sustainable benefits of using the floodplain*
- *improve or maintain floodplain ecosystems dependent on flood inundation*

Avoidance is always the preference when it comes to managing risk in a floodplain and the discussion above has clearly demonstrated that this is the position that should be taken with regard to this development.

Ultimately the risk is considered too high to attempt to manage through flood risk management measures. There is no greater risk than the risk to life and this development and the potential cumulative impacts increases that risk.

Council has in recent years refused DA23/0338 *'Dual occupancy (detached) to be used as short-term rental accommodation'* and DA23/0285 *'Additions to Pub in the form of 4 transportable accommodation buildings providing 14 rooms'* for similar reasons to those discussed above. While it is acknowledged that these uses included tourist and visitor

accommodation, and thus potentially guests requiring evacuation, many of the principles are similar to a use where individuals, who are not necessarily residents of North Wagga Wagga, will be storing personal belongings on the flood plain, and may add to evacuation demands during a flood owing to a temptation to retrieve their belongings.

5.22 Special flood considerations

- (2) *This clause applies to-*
- (a) *for sensitive and hazardous development-land between the flood planning area and the probable maximum flood, and*
 - (b) *for development that is not sensitive and hazardous development-land the consent authority considers to be land that, in the event of a flood, may-*
 - (i) *cause a particular risk to life, and*
 - (ii) *require the evacuation of people or other safety considerations.*

The development is not defined as 'sensitive and hazardous development'.

The development is, however, on land that in the event of a flood is considered to cause a particular risk to life, as North Wagga Wagga becomes a low flood island, that requires evacuation of people. As such 5.22(3) applies.

- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development-*
- (a) *will affect the safe occupation and efficient evacuation of people in the event of a flood, and*
 - (b) *incorporates appropriate measures to manage risk to life in the event of a flood, and*
 - (c) *will adversely affect the environment in the event of a flood.*

As set out in the assessment under 5.21 the development will adversely affect the safe occupation and efficient evacuation of people in the event of a flood. North Wagga Wagga in particular has constrained evacuation routes making it particularly prone to losses in efficiency in evacuation. In addition, as outlined, insufficient measures have been incorporated to manage risk to life in the event of a flood.

It is not considered that the development will adversely affect the environment in the event of a flood.

7.1 Restriction on new dwellings at North Wagga Wagga

7.1 applies to all land identified as a special site on the 'North Wagga Wagga Restrictions on New Dwellings Map'. The clauses themselves apply to dwellings, however, it is noted that the clause does seek to prevent the intensification of residential development. While the development is clearly not for residential development, the goods to be stored in the units could be personal and household belongings that would ordinarily be associated with residential development.

The clauses seek to ensure new residential development and new habitable floor space in replacement dwellings is above the flood planning level, and that floor area below the FPL does not create an unreasonable risk of damage to property. Therefore, it is clear that value is placed on protecting residential and personal property from flooding. The self-storage units do not propose any finished floor level and will expose personal belongings and property to unacceptable risk.

7.1A Earthworks



Under Clause 7.1A:

- (3) *Before granting development consent for earthworks, the consent authority must consider the following matters-*
- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
 - (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
 - (c) *the quality of the fill or the soil to be excavated, or both,*
 - (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
 - (e) *the source of any fill material and the destination of any excavated material,*
 - (f) *the likelihood of disturbing relics,*
 - (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

The site is relatively flat, and only minor earthworks would be required. A flood study has demonstrated the offsite flood impacts are relatively minor. As such, no concerns are raised with regard to the matters for consideration. All matters have been considered in full.

7.6 Groundwater vulnerability

Clause 7.6 applies to land identified as "Groundwater" on the Water Resource Map of the WWLEP 2010. The subject site is identified on this map, however, storage premises are not development specified for the purpose of this clause. Therefore, no further consideration against the clause is required.

7.9 Primacy of Zone E2

Clause 7.9 of the WWLEP 2010 requires that:

Development consent must not be granted to development on any land unless the consent authority is satisfied that the development maintains the primacy of Zone E2 Commercial Centre as the principal business, office and retail hub of Wagga Wagga.

The proposal is not for a land use that would ordinarily be found in the Wagga Wagga CBD. As such, approval of the development is unlikely to negatively impact on the primacy of Zone E2 Commercial Centre as the principal business, office and retail hub of Wagga Wagga.

7.11 Airspace operations

Clause 7.11 of the WWLEP 2010 applies to development that will penetrate the Obstacle Limitation Surface for the Wagga Wagga Airport. The land is within the OLS area, but the proposed building is not expected to penetrate the OLS (the OLS being approximately 189m above ground level at the development site) and thus Clause 7.11 does not apply.

There are no other provisions of the WWLEP 2010 relevant to this application.

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of SEPP (Resilience and Hazards) 2021 contains the provisions of the former SEPP 55 - Remediation of Land. Clause 4.6 of SEPP (Resilience and Hazards) 2021 requires that:

(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and*



(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is:

(a) land that is within an investigation area,

(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital-land:

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

With respect to this, the site has been historically used for residential purposes, with a dwelling present on the site until the 1970s. The site has been vacant since. There is no known history of the site being used for potentially contaminating land uses, and the site is not listed on Council's Potentially Contaminated Land Register. Therefore it is considered that the site is suitable for the proposed development.

There are no other State Environmental Planning Policies relevant to the application.

(a)(ii) - The provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

There are no draft environmental planning instruments that are of relevance to the proposed development.

(a)(iii) - Any development control plan

Wagga Wagga Development Control Plan 2010

Relevant provisions of the WWDCP 2010 are addressed below.

Section 1 - General

1.10 Notification of a Development Application

The application was notified to adjoining neighbours from 26th September 2025 to 10th October 2025 in accordance with the provisions of the WWDCP 2010. During the exhibition period 30

public submissions were received, 29 by way of objection and one in support. 4 of the objections were form letters, meaning there were 26 unique objections.

Section 2 - Controls that apply to all development

2.1 Vehicle access and movements

- C1 *Access should be from an alternative secondary frontage or other non-arterial road where possible.*
- C2 *A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.*
- C3 *Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.*
- C4 *Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.*
- C5 *Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.*
- C6 *Ensure adequate sight lines for proposed driveways.*

Access to the site is considered acceptable. Vehicles are able to enter and exit in a forward direction. Traffic impacts under normal conditions are considered acceptable. Concerns are raised regarding additional traffic during flood evacuations, and this is discussed in the relevant sections of the report.

2.2 Off-street parking

- C1 *Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.*
- C2 *The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.*
- C3 *Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.*
- C8 *A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools and other education uses including child care centres, business parks, hospitals, cinemas and gyms.*
- C9 *Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m².*
- C10 *To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m, with shrubs and ground covers not to exceed 500mm in height.*

Under the provisions of the WWDCP 2010, self-storage premises require 1 parking space per 300m² Gross Floor Area (GFA). The development has a GFA of 1055.68m² and therefore requires 3.52 spaces (4 rounded up) to comply. 4 spaces are proposed and therefore the development complies.

Control C9 requires 1 tree per 5 spaces in a row. The 4 spaces are not arranged in a row, nor is there more than 5 spaces. In any case, trees have been provided on the site. Landscaping proposed in the front setback area is considered unlikely to impact on sightlines.

It is considered that the development does not trigger the need for a traffic and parking study.

2.3 Landscaping

- C1 *A landscape plan is required for applications for:*

- Commercial and Industrial developments
- Residential development (other than dwelling houses).

- C2 Natural features at the site, such as trees, rock outcrops, cliffs, ledges and indigenous species and vegetation communities are to be retained and incorporated into the design of the development.
- C3 Use native and indigenous plants, especially low water consumption plants in preference to exotic species.
- C4 Trees should be planted at the front and rear of properties to provide tree canopy.
- C5 Provide landscaping in the front and side setback areas, and on other parts of the site to improve the streetscape, soften the appearance of buildings and paved areas, and to provide visual screening.
- C6 Landscaping should provide shade in summer without reducing solar access in winter. Limited use of deciduous species is acceptable where used to achieve passive solar design.

Limited landscaping details have been provided, including species detail. Landscaping is proposed in the front setback area. In the event that consent is granted, it is recommended that a condition of consent be imposed requiring the submission of a detailed landscaping plan prior to the release of the Construction Certificate.

2.4 Signage

No signage is proposed.

2.5 Safety and security

- C1 Use good site planning to clearly define public, semi-public and private areas.
- C2 Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.
- C3 Minimise blank walls along street frontages.
- C4 Avoid areas of potential concealment and 'blind' corners.
- C5 Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.
- C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.
- C7 Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.
- C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.

The design of the site is considered acceptable with regard to safety and security. The site provides good natural surveillance from the adjacent street, with open style fencing and an open central driveway, and concealed areas are minimised.

Entries to the units are from the central driveway which is visible from the street. In the event consent is granted it is recommended that standard conditions of consent regarding lighting are imposed.

2.6 Erosion and Sediment Control Principles

In the event consent is granted, standard conditions of consent regarding erosion and sediment control are recommended.

Section 4 - Environmental Hazards and Management

4.1 Bushfire

- C1 Applications are to satisfy the relevant provisions of *Planning for Bush Fire Protection 2006* (or any later versions) and *Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas*.
- C2 Where required, a clear separation is to be provided between buildings and bushfire hazards in the form of a fuel-reduced Asset Protection Zone (APZ). In all cases the APZ is to be located wholly within the land zoned Residential. Refer to the requirements of *Planning for Bush Fire Protection 2006*

The site is approximately 90 metres from a mapped grassland and so *Planning for Bush Fire Protection 2019* applies to the development. In this instance the development would be classed as 'other development'. Section 8 of the PBP2019 is therefore relevant:

8.1 Introduction

...In order to comply with PBP the following conditions must be met:

- satisfy the aim and objectives of PBP outlined in Chapter 1;
- consider any issues listed for the specific purpose for the development set out in this chapter; and
- propose an appropriate combination of BPMs...

The aim and objectives are as follows:

The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment. More specifically, the objectives are to:

- afford buildings and their occupants protection from exposure to a bush fire;
- provide for a defensible space to be located around buildings;
- provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;
- ensure that appropriate operational access and egress for emergency service personnel and occupants is available;
- provide for ongoing management and maintenance of BPMs; and
- ensure that utility services are adequate to meet the needs of firefighters.

The building is separated from the hazard by 90 metres of managed land providing adequate defensible space. Driveways and roads provide clear access and egress to the site as required for emergency service personnel and occupants. The site is serviced by mains water supply. The objectives of PBP are considered to have been met and satisfied.

8.3.1 Buildings of Class 5 to 8 under the NCC

...The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings...

...Whilst bush fire is not captured in the NCC for Class 5-8 buildings, the following objectives will be applied in relation to access, water supply and services, and emergency and evacuation planning:

- to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;
- to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;
- to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and



- *to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.*

As previously noted safe access to and from the site is proposed. These roads allow for the safe evacuation of persons from site if required. Gas and electricity to the site can be conditioned to comply with PBP 2019.

4.2 Flooding

This section of the DCP applies as the land is flood prone. The site falls within the North Wagga protected by the levee precinct and the following applies:

Objectives

- O1 Minimise the public and private costs of flood damage.*
- O2 Minimise the risk of life during floods by encouraging construction and development that is "flood proofed" and compatible with the flood risk of the area.*
- O3 Ensure that development and construction are compatible with the flood hazard.*
- O4 Require compatibility with the Flood Plain Development Manual 2005 as relevant.*

The proposal would be inconsistent with all four listed objectives. The majority of this discussion has been undertaken under clause 5.21 of the LEP above.

The only additional comments relate to the public and private costs of flood damage. Adding additional buildings of any nature to a floodplain will always increase public and private costs. This is particularly true with self-storage units. Self-storage units are routinely used for the storage of personal belongings, consistent with those found in residential development. However, unlike residential development, protection from a 1% AEP flood event (i.e. 1 in 100-year event) plus 500mm freeboard is not proposed, with the site only having protection 12% AEP flood event (i.e. 1 in 8-year event) via the North Wagga Wagga levee. The protection provided to this site is also substantially less protection than is provided to self-storage units in other parts of the city, such as East Wagga Wagga, where buildings are required to built to the 5% AEP (1 in 20 year) flood level.

Likewise, when the storage is proposed in association with a business, the level of protection afforded on this site again is substantially less than when a commercial or industrial premises is constructed elsewhere in the city, where protection to the 5% flood level plus 500mm freeboard is required.

When these matters are combined with evacuation constraints associated with the site, and in the proposed site management arrangements, the potential for economic losses are substantial, and much greater than elsewhere in the city.

On this basis, the development is considered inconsistent with Objective O1, as its location, design and management does not minimise losses from flooding.

Development at North Wagga (Protected by levee)

- C9 Industrial and high impact commercial uses are unsuitable for location at North Wagga.*

The Floodplain Risk Management Plan states that industrial and high impact commercial uses are unsuitable land uses in North Wagga Wagga. It does provide that "low impact commercial" may be appropriate development, and it refers readers to the Wagga Wagga Development Control Plan 2005 for guidance on what that may be. The WWDCP 2005 listed land uses



across zones as “needs council consideration” and “generally not suitable”. It is taken that “generally not suitable” land uses therefore would be included in “high impact commercial uses”.

Listed as “generally not suitable” is “bulk stores”. Bulk stores are defined under the *Environmental Planning and Assessment Model Provisions 1980* (which provides the definitions for many of the terms used in the WWDCP 2005) as:

‘Bulk store’ means a building or place used for the bulk storage of goods, where the goods stored or to be stored are not required for use in a shop or commercial premises on the same parcel of land or on adjoining land in the same ownership.

It is considered the modern land use of self-storage premises at least in part encapsulates ‘bulk stores’.

Those components of the development that do not fit within the bulk store definition are considered to fit within the broad “commercial premises” definition of the *Model Provisions* which is as follows:

“Commercial premises” means a building or place used as an office or for other business or commercial purposes, but does not include a building or place elsewhere specifically defined in this clause or a building or place used for a purpose elsewhere specifically defined in this clause.

The storage units are operated for a commercial purpose, and the use is not otherwise defined (other than that which falls within the bulk store definition).

Commercial premises are also listed as “generally not suitable”.

It is noted this document pre-dates the WWLEP 2010 and the Standard Instrument definitions used within it, so terms like “commercial” and “industrial” are more generic, and refer more generally to non-residential, recreational or rural uses.

In any event discussion under 5.21 of the WWLEP 2010, and this section of the report, demonstrates that the impacts of a development of this kind, on this site, is high impact.

The development is therefore considered to be “high impact commercial” and inconsistent with this control.

C14 Development in the North Wagga precinct (being the area protected by the levee) is to comply with the provisions of Table 4.2.3.

Given that ‘high’ impact commercial uses are not suitable (see C9 above) there is no requirement for assessment against the provisions of the table, as the table simply states “not suitable for development”.

Section 6 - Villages

6.2 Development in the Villages

The relevant objectives and controls are set out below. Discussion is provided under each relevant control.

Objectives

- O1 allowing for appropriate development while preserving existing levels of village amenity
- O2 recognising and preserving character of all existing villages while encouraging

appropriate forms of development

O3 supporting the viability and sustainability of the villages as non-urban places

The development is considered to be inconsistent with these objectives as set out in the assessment against the controls below.

Control:

Land uses, Interfaces and development patterns

C1 Refer to village plans for policies on the preferred location of commercial and other non-residential uses (as relevant).

No village plan is provided for North Wagga Wagga

C2 Non-residential uses adjoining residential property are to demonstrate that satisfactory measures are included to minimise potential conflicts with residential amenity. This may require additional setbacks, landscaping, site layout and design measures (including signs) or restrictions on hours of operation.

The proposed development adjoins residential properties at 94 and 96 Marah Street to the north-east, 12 George Street to the south-west, and residential dwellings opposite the site on George Street to the south-east.

For 94 and 96 Marah Street and 20 George Street, the development proposes a building located 200 mm from the boundary for almost the full length of the shared boundary (excluding the front setback). The structure has a wall height of 4 m, a ridge height of 5.02 m, and a length of 40.32 m. Given its height, length and proximity to the boundary, the bulk and scale of the building would be visually dominant and overbearing particularly when viewed from the rear yards of 94 and 96 Marah Street, substantially altering their outlook. In the case of 20 George Street increased setback and existing landscaping lessen the impact, however, the development will still appear as an uncharacteristic structure. No measures have been incorporated to mitigate these impacts. The proposal therefore results in unresolved conflicts with the residential amenity of these properties.

For the dwellings opposite the site on George Street, while some landscaping is provided within the front setback, the scale and design of the structure and associated fencing, together with extensive areas of hardstand, are uncharacteristic of the prevailing streetscape. The resulting built form would adversely affect the residential amenity of George Street by introducing bulk and visual elements that are inconsistent with the established pattern of development.

On this basis, the development is considered inconsistent with C2.

Streetscape, building location and form

C7 The form and scale of buildings is to relate to the particular characteristics of the village. Refer to streetscape reference buildings near the site and Village controls where applicable.

The character of George Street is typical of much of North Wagga Wagga. The street has kerb and guttering, and well-established street trees that contribute strongly to the street's positive character.

Development is sparse and low density. Opposite the site are dwellings with clear village character. The dwellings are constructed of lightweight materials, and set within established gardens and vegetation. The holdings are around 1000m², with the dwellings located to the front of the lots and strongly contribute positively to the character of the streetscape in this part of George Street.



Immediately to the north-east of the site are a row of dwellings that front Marah Street. While the dwelling immediately on the corner of George and Marah Streets fronts Marah Street, and has a solid fence along the George Street elevation, it still retains a residential character to George Street, with the dwelling and associated vegetation clearly visible from this secondary frontage.

On the opposite corner of George and Marah Streets is a vacant lot. The lot appears to be used for the storage of junk, with no apparent consent in place for this use. A consent for redevelopment of this site was granted in the past, however the consent does not appear to have been acted upon.

Immediately adjacent to the site, to the southwest, is vacant land and beyond, a dwelling. Further to the southwest, beyond the intersection with McPherson Street, is a childcare centre, which has developed around a former church and is set among gardens and landscaped areas.

On the opposite side of George Street, to the southwest, are a mix of dwellings, open stables, vacant land, and a former butchery.

Overall, while some approved non-residential uses do exist, these are historical and low scale.

When considered in this context, the industrial style buildings are inconsistent with the character of the area, and the village more generally, in form and scale. The sheds are large scale, and uncharacteristic high fencing and hard stand are proposed. Site cover (approximately 50%) is substantially greater than the site cover found on surrounding lots, and minimal side setbacks are proposed. Overall, the development proposed is characteristic of development found in industrial areas of the city, such as East Wagga Wagga, and while some examples of more industrial style development is found in North Wagga, these are generally long-established uses or are located in areas where the prevailing character of the village is not strong. These uses are not characteristic of North Wagga Wagga more generally, and particularly this part of the village more specifically.

The development is considered to be inconsistent with C7.

C8 Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.

Front setbacks are generally consistent with the pattern in the area.

C9 Side setbacks are to allow sufficient access for landscaping, maintenance and separation from adjoining properties. Dwellings in the villages are often sited towards the centre of blocks.

Insufficient side setbacks have been provided to allow access for landscaping, maintenance and separation from adjoining properties. Built form is proposed to the edges, rather than the centre of the block. The development is considered to be inconsistent with C9.

C10 Site cover is to be consistent with the established pattern of the village. Refer to the Character Statement.

As noted above, site cover proposed (around 50%) is substantially greater than the established pattern in the village, which is generally around 25-40%. The development is considered to be inconsistent with C10.

Landscaping

C11 The villages tend to have an open landscape character. Design and locate new



landscaping to reflect the particular landscape character of the village. Take cues from the existing landscape. Note that intensifying the landscaping is not always needed.

C12 *Consider use of native species rather than exotic plants.*

Details of species have not been provided and it is recommended that this be conditioned in the event that consent is grant.

Materials and colours

C13 *Use materials that are compatible with surrounding development and appropriate to their application taking into consideration orientation, energy efficiency and sustainability.*

C14 *Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs*

The development proposes the use of Colorbond and cladding, which is considered generally acceptable, notwithstanding the concerns raised about the overall bulk, scale and form of the buildings and development.

Fencing

C15 *Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.*

C16 *Paling fences are preferred on rear and side fences (behind the building line).*

The proposed 2400mm open style security fencing front and side setback fencing is inconsistent with these controls, is uncharacteristic of the village context, and negatively impacts on the streetscape. The fencing is of a height and style that is fundamentally inconsistent with the type of fencing set out in C15 and C16.

There are no other provisions of the WWDCP 2010 relevant to this application.

(a)(iia) - any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

No planning agreement has been entered into under section 7.4.

(a)(iv) - the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Matters prescribed under the regulations are considered satisfied.

(b) - the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, Context and setting

As described in the description of the site and locality, the land is a vacant, flat village lot with no structures or significant vegetation, set within a predominantly low-density residential streetscape. George Street exhibits the established village character typical of North Wagga Wagga, with kerb and guttering, strong street tree planting, and surrounding dwellings on large lots that contribute positively to the streetscape, noting some isolated non-residential or unmaintained sites that are historical and low-scale.

When considered in the context of the established character of this part of George Street, the proposed self-storage units are not in keeping with the prevailing built form or streetscape. The development comprises large industrial-style (in the more generic descriptive sense of the term) sheds with high fencing, extensive hardstand and a site cover of approximately 50%, which is substantially greater than that found on surrounding residential lots. Minimal side setbacks and the overall bulk and scale of the structures would present as visually dominant and uncharacteristic when viewed from adjoining properties at 94 and 96 Marah Street, 20



George Street, the public domain, and from dwellings opposite the site. The form and appearance of the buildings, together with the extent of hardstand, are inconsistent with the low-density village character of North Wagga Wagga, where development typically consists of lightweight dwellings on large lots with established vegetation and generous setbacks. While some non-residential uses exist within the wider village, these are generally long-established, low-scale, and/or located in areas where the prevailing residential character is less pronounced. The proposal instead reflects a built form more commonly associated with industrial areas of the city, such as East Wagga Wagga, and would result in an adverse impact on the character and streetscape of George Street.

Access, transport and traffic

Access to the site is via George Street. No access is proposed from the laneway to the rear. During normal operation, traffic impacts are unlikely to be significant. Self-storage units by their nature are not generally accessed regularly, with site visits likely to be intermittent. As such, impacts on traffic, and the surrounding road network under general operations are unlikely to be significant.

As discussed under the 5.21 assessment, there are concerns additional persons entering North Wagga Wagga, likely with trailers, in the lead up to and during a flood evacuation does have the potential to adversely impact on the road network and the efficiency of flood evacuation.

Services

There is limited piped stormwater infrastructure in North Wagga Wagga, with much of the network relying on table drains and overland flow. The Development Application introduces significant additional hardstand (approximately 100% of the site) and provides insufficient detail as to how additional runoff will be managed within the network.

The plans indicate stormwater from the site will be discharged to the kerb, rather than any piped infrastructure. No piped drainage exists behind the kerb, and so water will be required to travel along the kerb to a discharge point. This is unlikely to be acceptable, due to the volume of water and impacts on overland flooding in the street.

Therefore, it is considered that there is no infrastructure in place to support this scale of development. Insufficient detail has been provided in relation to stormwater management, and concept details provided propose unacceptable solutions.

Heritage

There are no known items of environmental heritage on the land.

Following the 'Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales' it is considered that the site is disturbed and that the development can proceed with caution.

Natural Hazards

As discussed in part (a)(i) and (iii) of this assessment report, the site is subject to flooding and the proposed development is considered to negatively impact on the efficient evacuation of the land, will result in unacceptable costs as a result of flooding, and that there are insufficient measures to manage risk to life and property. Overall it is considered the flood impacts to and as a result of the development are unacceptable.

Man-Made Hazards



Potential contamination is assessed in part (a)(i) of this assessment report and considered acceptable.

In the event that consent is granted, conditions of consent to restrict storage to ensure no hazardous materials are stored in the units.

Economic Impact in the Locality

The proposed development is unlikely to have any significant economic impacts.

Social Impact in the Locality

The proposed development is unlikely to have any significant social impacts.

Pollution and off-site environmental effects

The proposed development is considered unlikely to result in pollution or other offsite environmental impacts such as air pollution, soil erosion or impact on soil stability.

Flora and fauna

The site is clear of significant trees or vegetation. No significant impacts on flora or fauna as a result of the development have been identified.

Noise and Vibration

The proposed development, being for self-storage, is unlikely to result in any significant noise or vibration impacts. The premises would be used for the storage of belongings. Other activities, such as workshops, depots, and manufacturing could not occur on the site lawfully under this consent. Storage is unlikely to result in regular activity at the site.

Energy Impacts

No energy impacts have been identified in relation to the proposed development.

Site Design and internal design

As identified in the assessment against the WWDCP 2010, the minimal side setbacks, particularly in relation to the properties fronting Marah Street, coupled with the design and scale of the building, will result in a large, overbearing structure that unreasonably impacts upon the amenity of these properties.

Overall, the design of the development is consistent with more industrial type development found in areas like East Wagga Wagga, and is not sensitive to the character of George Street and North Wagga Wagga more generally.

Construction

Construction would result in impacts such as noise and dust. In the context of the area these impacts are greater, however they are not unreasonable nor unmanageable, given their time limited nature.

Cumulative Impacts

It is considered that multiple, non-residential development, particularly larger scale developments, industrial-like in appearance, will incrementally and progressively erode the fundamental character of North Wagga Wagga as described in this report, particularly those more residential parts of the village.

A limited number of new non-residential uses have been approved in North Wagga Wagga in recent years. For example, a depot located at 2-6 William Street (DA16/0266), industrial premises and depot located at 110-112 Marah Street (DA19/0243) and a shed for depot use



at 114-116 Marah Street (DA22/0568). In most part these have been approved in parts of the village where the residential character is not as strong, and were considered appropriate on their merits. It is also noteworthy that these uses, being depots, and industrial premises, have the potential to house businesses and directly support the local North Wagga Wagga community, and so the justification for their existence is stronger.

Notwithstanding, it is considered that multiple non-residential developments in the village has the potential to incrementally shift and permanently alter the character of the development, from a predominantly low scale, residential area, to a more industrial style area servicing the broader Wagga Wagga community. This particular development is considered to contribute to this progressive character change and is therefore considered to result in an unacceptable cumulative impact.

Likewise, multiple new uses that require evacuation during flooding will likely overall increase the difficulties associated with evacuating the community and increase pressure on agencies such as the SES. Furthermore, progressive development of North Wagga Wagga will lead to increased costs as a result of flooding. For both of these reasons, it is considered the development results in unacceptable cumulative impacts in relation to flooding.

This is not to say that future non-residential development in North Wagga Wagga will be necessarily unacceptable or unsupportable. Each development will need to be considered on its merits taking into consideration the context within which it is proposed, the nature of the use, and its relationship with the community, and how the use impacts on and is impacted upon by flooding.

The Principles of Ecologically Sustainable Development

The proposal is considered to comply with the principles of Ecologically Sustainable Development such as inter-generational equality and conservation of biological diversity and ecological integrity.

(c) - The suitability of the site for the development

The site is subject to significant flood hazard, with depths of 2.15-2.43 m in a 1% AEP event, H5 hazard, and a hydraulic categorisation of floodway. North Wagga becomes a high flood island once Hampden Avenue is cut, at which point evacuation is no longer possible and a low flood island once the levee begins to overtop. The proposal introduces a use that would increase the number of people attempting to evacuate during a flood event, including non-residents unfamiliar with local flood behaviour and evacuation procedures. The measures proposed to manage evacuation rely on lease conditions and user behaviour and are not considered reliable or effective. The development therefore presents an unacceptable increase in evacuation demand and risk to life.

The site is also located within a well-established village residential streetscape, characterised by low-scale dwellings, large lots, and strong landscape elements. The proposed development comprises large industrial-scale buildings, extensive hardstand, and high security fencing, which are inconsistent with the prevailing rural village character of George Street.

Given the flooding conditions, evacuation constraints, and the incompatibility of the built form and use with the established rural village character, the site is not suitable for the proposed development.

(d) - any submissions made in accordance with this Act or the Regulations

Referrals

Apart from standard internal referrals, the development was referred to the State Emergency

Service.

Notification and advertising

The application was advertised on Council's website, notified to adjoining neighbours, and a site notice placed on the site, from 26th September 2025 to 10th October 2025 in accordance with the provisions of the WWDCP 2010. During the exhibition period 30 public submissions were received, 29 by way of objective and one in support. 4 of the objections were form letters, meaning there were 26 unique objections.

Public Submissions and those from public authorities

Public Authority Submissions

The application was referred to the NSW State Emergency Service (SES) for comment. The SES provided high-level advice only and did not express support for, or objection to, the proposal. The SES recommended that flooding issues be considered in accordance with the Flood Risk Management Manual 2023 and supporting guidelines. The SES stated that "intensifying development on land below the Flood Planning Level will increase risk to life." No site-specific endorsement of the proposed evacuation arrangements was provided.

In an attachment to the SES response, it is stated that:

"As per the EM01 Flood Risk Management Guideline: Support for Emergency Management Planning (sA2.4), Requiring a site-specific flood response plan as a condition of consent for development is not considered a genuine attempt to manage flood risk to future occupants."

It is further stated that:

"It is important to note that the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management."

Given the nature of the proposal, Council sought additional SES comments specifically regarding evacuation and the potential for the development to affect the safe and efficient evacuation of North Wagga Wagga. The SES provided further general emergency-management advice. Key points are as follows:

- A core emergency-management principle is to separate people from hazards, with evacuation being the primary means of achieving this.
- Evacuation constraints, including the potential for localised flooding to cut evacuation routes before riverine flooding occurs, must be addressed before consent is granted.
- Council must consider the number of people likely to attend the site and the implications for evacuation capacity.
- The SES advised that Council may consider the need for an evacuation capability assessment to understand the impact of the development on evacuation demand.
- The SES highlighted the risk that people may attempt to return to the site to retrieve stored items during a flood.
- No advice was provided indicating that the proposed measures (mezzanine storage, lease conditions, gate locking) would be effective or acceptable.

Importantly, the SES also stated:

"The proposed development would further increase the complexity of flood operations for the

Wagga Wagga LGA, and directly transfer the risk to NSW SES for warning, evacuation, and potentially rescue. Areas that do not have independent means of evacuation complicate the NSW SES flood response.”

The SES submissions do not provide any basis to conclude that the proposed development can be safely evacuated or that it would not adversely affect the safe occupation and efficient evacuation of people in the event of a flood. The SES confirms that intensifying development below the Flood Planning Level increases risk to life, that North Wagga Wagga has significant evacuation constraints, and that the proposal would increase evacuation demand and operational complexity. The SES does not support reliance on private evacuation plans or behavioural controls.

Public submissions

Thirty public submissions were received, 29 by way of objection and one in support. 4 of the objections were form letters, meaning there were 26 unique objections. All submissions have been considered in full in this assessment. The key matters raised are summarised below:

1. Zoning, Land Use and Village Character

- *Consistency with RU5 Village zone objectives*
- *Industrial/self-storage sheds in a village/residential context*
- *North Wagga as a village, not an industrial area*
- *Precedent for further inappropriate or industrial-style development*

These concerns are discussed in detail in part (a)(i), (a)(iii) and (b) of this assessment report. The concerns raised in the submissions are similar to those issues identified in this assessment report.

2. Visual Impact, Bulk and Streetscape

- *Visual impact of large shed structures*
- *Height and bulk of buildings (including cited heights of 6.9 m plus fill)*
- *Impacts on streetscape and neighbourhood appearance*
- *Negative aesthetic impact and “ugly sheds”*
- *Consistency with existing architectural style of homes*

A number of submissions incorrectly identified or characterised the height of the structures. The walls at the side boundaries are approximately 4m high, rising to around 5m in the centre of the site. Minimal fill is proposed to achieve a finished floor level of 225mm above existing ground.

Notwithstanding, as identified in this assessment report, it is agreed that the building and of greater bulk and scale than prevailing development, and will negatively impact on the streetscape and surrounding properties.

3. Residential Amenity, Noise, Privacy and Microclimate

- *Loss of privacy and overlooking*
- *Loss of natural light and overshadowing*
- *Noise from traffic and use of units*
- *Changes to fencing and boundary treatments*
- *Microclimate impacts on adjoining properties*

The nature of the use of the proposed development, the design of the buildings, and their orientation in relation to adjacent development, means that privacy and overlooking impacts

on adjoining properties are unlikely, overshadowing, particularly of dwellings and private open space, is unlikely, traffic noise, and noise from the use of the units is unlikely to be significant.

Potential microclimate impacts from the building being located 200 mm from the boundary, including effects on adjoining gardens or vegetation, are not considered significant. Any change to sunlight, air movement or localised conditions would be negligible.

Changes to fencing and boundary treatments does have the potential to negatively impacts upon the amenity and character of the area.

4. Traffic, Access and Safety (Normal Operation)

- *Traffic impacts during normal operation*
- *Increased traffic on a narrow residential street*
- *Safety risks to children and residents from increased vehicle movements*
- *Traffic congestion and manoeuvring concerns (including reversing)*

During normal operation, traffic impacts are unlikely to be significant. Self-storage units by their nature are not generally accessed regularly, with site visits likely to be intermittent. As such, impacts on traffic, and the surrounding road network under general operations are unlikely to be significant and not unreasonable.

5. Flooding, Evacuation and SES Impacts

- *Reduced efficiency of evacuation during flood events*
- *Additional traffic and confusion during evacuations*
- *Added pressure on SES during flooding*
- *Impacts on flood waters and flood levels (including cumulative effects)*
- *Impacts on flood evacuation efficiency for the village*

Impacts on flooding and evacuation are discussed extensively in the assessment report, and these concerns are shared.

Impacts on flood levels, however, are not considered to be significant.

6. Stormwater and Drainage Capacity

- *Ability of existing stormwater system to cope with increased load*
- *Impacts of large roof areas and hardstand on stormwater*
- *General stormwater impacts on the village*

Impacts on stormwater and drainage capacity are not adequately addressed in the Development Application.

7. Use of Units, Toilets and Potential Business Activity

- *Self-storage premises effectively operating as prohibited "storage premises"*
- *Questions about the need for toilets in self-storage units*
- *Risk that units will be used to operate businesses or other purposes*
- *Management of the types of goods stored (including dangerous or illegal goods)*

Self-storage premises are a subset of storage premises under the WWLEP 2010 definitions and are permitted with consent in the RU5 zone. Possible unlawful or unapproved uses of the units in future can be enforced if necessary. Council is satisfied the design of the units permits them to be used as self-storage units. This can be secured by condition of consent in the event that consent is granted.

Conditions regarding the types of goods to be stored in the units are recommended in the event that consent is granted.

8. Hours of Operation, Management and Compliance

- *Control and enforcement of hours of operation*
- *Ensuring compliance with any flood evacuation arrangements*
- *General concerns about ongoing management of the facility*

Hours of operation would be controlled by conditions of consent. Concern has been raised in the assessment report regarding the effectiveness of the flood evacuation arrangements.

9. Safety and Security Concerns

- *General safety and security concerns from people accessing units, including out of hours*

Hours of operation are proposed to be restricted to 8am to 6pm Monday to Friday and 8am to 4pm Saturdays. It is not accepted that the units will create safety and security issues for adjoining properties.

10. Property Values and Perceived Economic Effects

- *Reduction or devaluation of surrounding property values*

The Court has held that property values are not a planning matter for consideration.

11. Building Design, Setbacks and Materials

- *Adequacy of side setbacks (e.g., 200 mm setback)*
- *Overbearing impact on adjoining properties*
- *Suitability of building materials on flood-prone land*
- *Need for specific cladding (e.g., Colorbond to reduce reflection)*

Setbacks and overbearing impacts are discussed in this assessment report in detail. Standard conditions of consent require buildings to be constructed of flood compatible materials and this would need to be demonstrated prior to the release of a Construction Certificate.

12. Cumulative Impacts of Multiple Developments

- *Cumulative impact on character of North Wagga from multiple shed developments*
- *Cumulative impacts on flooding, traffic and amenity*

Cumulative impacts are discussed in detail in part (b) of this assessment report. These concerns are shared in relation to flooding and character.

13. Other Specific Concerns

- *Dust impacts from nearby laneway*
- *Council ownership of the land and related concerns*
- *Questioning the need for additional self-storage sheds in the village*

No access from the laneway is proposed. The subject land is not owned by Council. The need for the development is not a planning matter for consideration.

14. Submission in support

- *Welcome contribution to the streetscape and amenity of the area*



- *Greatly enhances the attractiveness and utilisation of the George Street vicinity*
- *Development will bring better services*
- *Will increase value of properties*
- *Developed blocks are preferable to undeveloped blocks*

The comments are noted and have been generally addressed throughout the assessment report.

(e) - the public interest

The development is not considered to be in the public interest. The proposal is inconsistent with the established village residential character of George Street and does not protect or maintain the character of the RU5 Village zone. The built form, incompatible with the prevailing low-scale residential pattern and does not contribute positively to the streetscape or the amenity of the locality.

The site is subject to significant flood hazard. The proposal introduces a new use that would increase evacuation demand and operational complexity during flood events, potentially diverting resources from other needs. The SES has confirmed that intensifying development below the Flood Planning Level increases risk to life, that private evacuation plans are not an acceptable mitigation measure, and that the development would increase the burden on emergency services. The proposal therefore is not in the public interest.

Other Legislative Requirements

Section 1.7 and Part 7 of the *Biodiversity Conservation Act 2016* (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats)

In accordance with the above listed legislation there are a number of tests to determine whether the proposed development results in the need of offsets.

Firstly, the test to determine whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats (7.3). Given no native vegetation is proposed to be removed, as well as the absence of any recorded endangered flora or fauna on site, there is not anticipated to be any adverse impacts upon ecological communities or habitats of threatened species.

Secondly whether the proposed removal of native vegetation exceeds the biodiversity offsets scheme threshold (7.4). The subject lot has a lot size of 986.4m² and in accordance with the legislation the threshold of native vegetation that can be removed is 0.25ha. No native vegetation is proposed to be removed. Therefore the threshold will not be exceeded.

Thirdly whether the development is within a declared area of outstanding biodiversity value. The published biodiversity values map does not include any declared areas at the subject site.

Based on the above assessment the application does not fall within the biodiversity offset scheme.

Relevant matters under the Biodiversity Conservation Act 2016 have been considered.

Council Policies

No additional Council policies apply to this development.

Comments by Council's Officers

Council's other relevant officers have reviewed the application in accordance with Council's



processing procedures. Relevant comments or requirements have informed the assessment and are registered on the file.

Development Contributions - Section 7.11/7.12 & Section 64 Local Government Act, 1993 and Section 306 Water Management Act, 2000

Section 7.12

As the proposed development will cost \$220,000 and will increase the GFA of the building Section 7.12 contributions are required. The rate will be 1%.

Section 7.12 = 1% x \$220,000
 = \$2,200

The CPI at the time of assessment is 140.9.

Section 64 Stormwater

Not applicable as the lot is not in the DSP Stormwater area.

Section 64 Sewer

Not applicable as the lot is not in the DSP Sewer area.

Other Approvals

No other approvals have been sought.

Conclusion

Having regard to the matters required under Section 4.15 of the Environmental Planning and Assessment Act, the development is not supported for the following reasons:

1. The bulk, scale, design, setbacks and character of the development (including fencing), within the established character of George Street and North Wagga Wagga:
 - a. Is not in keeping with the prevailing built form and low density, village character of the area, and will result in negative impacts on the streetscape and amenity of the area.
 - b. Results in unacceptable impacts on the amenity of surrounding properties, and in particular those at 94 and 96 Marah Street, where the proposed development would appear dominant and overbearing.
 - c. Is inconsistent with the objective of the RU5 zone in the Wagga Wagga Local Environmental Plan 2010 "to protect and maintain the rural village character of the land".
 - d. Is inconsistent with the objectives of Section 6.2 of the Wagga Wagga Development Control Plan 2010, specifically:
 - O1 allowing for appropriate development while preserving existing levels of village amenity
 - O2 recognising and preserving character of all existing villages while encouraging appropriate forms of development
 - O3 supporting the viability and sustainability of the villages as non-urban places
 - e. Is non-compliant with C2, C7, C9, C10, C15 and C16 of Section 6.2 of the



Wagga Wagga Development Control Plan 2010 which state:

- C2 Non-residential uses adjoining residential property are to demonstrate that satisfactory measures are included to minimise potential conflicts with residential amenity. This may require additional setbacks, landscaping, site layout and design measures (including signs) or restrictions on hours of operation.
 - C7 The form and scale of buildings is to relate to the particular characteristics of the village. Refer to streetscape reference buildings near the site and Village controls where applicable.
 - C9 Side setbacks are to allow sufficient access for landscaping, maintenance and separation from adjoining properties. Dwellings in the villages are often sited towards the centre of blocks.
 - C10 Site cover is to be consistent with the established pattern of the village. Refer to the Character Statement.
 - C15 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.
 - C16 Paling fences are preferred on rear and side fences (behind the building line).
- f. When considered in the context of existing and potential future development in North Wagga Wagga, has the potential to incrementally and progressively change the overall character of North Wagga Wagga from a village context to a more industrial area, and therefore results in unacceptable cumulative impacts.
- g. Results in negative impacts to the context and setting of the area, and amenity of surrounding properties that have been raised in submissions.
2. The site is located within the Flood Planning Area of the Wagga Wagga Local Environmental Plan 2010, with the North Wagga Wagga levee overtopping in an approximate 12% flood event. North Wagga Wagga is a low flood island. Therefore:
- a. The development is inconsistent with Clause 5.21(2) of the Wagga Wagga Local Environmental Plan 2010 as the development:
 - i. will likely increase the number of individuals attempting to evacuate North Wagga Wagga during a flood and therefore Council cannot be satisfied the development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
 - ii. increases the number of evacuees in North Wagga Wagga, which will slow evacuation and therefore Council cannot be satisfied the development incorporates appropriate measures to manage risk to life in the event of a flood, and
 - b. In considering the mandatory matters under Clause 5.21(3) of the Wagga

- Wagga Local Environmental Plan 2010, the assessment raises concern with regard to:
- i. The impact of climate change on the future frequency of flooding.
 - ii. The development does not incorporate sufficient measures to minimise the risk to life and to ensure the safe evacuation of people in the event of a flood.
- c. The development is inconsistent with the following objectives of Clause 5.21 of the Wagga Wagga Local Environmental Plan 2010:
- (a) to minimise the flood risk to life and property associated with the use of land,
 - (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
 - (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.
- d. The development is inconsistent with Clause 5.22(3) of the Wagga Wagga Local Environmental Plan 2010 as the development:
- i. will likely increase the number of individuals attempting to evacuate North Wagga Wagga during a flood and therefore Council cannot be satisfied the development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
 - ii. increases the number of evacuees in North Wagga Wagga, which will slow evacuation and therefore Council cannot be satisfied the development incorporates appropriate measures to manage risk to life in the event of a flood, and
- e. The development is inconsistent with the following objectives of Section 4.2 of the Wagga Wagga Development Control Plan 2010:
- O1 Minimise the public and private costs of flood damage.
 - O2 Minimise the risk of life during floods by encouraging construction and development that is "flood proofed" and compatible with the flood risk of the area.
 - O3 Ensure that development and construction are compatible with the flood hazard.
 - O4 Require compatibility with the Flood Plain Development Manual 2005 as relevant.
- f. The development, being assessed as 'high impact commercial' (as described in Section 4.2 of the Wagga Wagga Development Control Plan 2010), is inconsistent with control C9 of that section:
- C9 Industrial and high impact commercial uses are unsuitable for location at North Wagga.*
- g. The development:
- i. Will result in unacceptable costs as a result of flooding,
 - ii. Will likely increase traffic and add to additional traffic congestion

- impacts in North Wagga Wagga during flood events and evacuations,
and
- iii. Contains insufficient measures to manage risk to life and property.
 - h. When considered in the context of existing and potential future development in North Wagga Wagga, increased development in North Wagga Wagga has the potential to result in a progressive increase in the number of individuals attempting to evacuate from the area resulting in unacceptable cumulative flooding impacts.
 - i. The SES confirms that intensifying development below the Flood Planning Level increases risk to life, that North Wagga Wagga has significant evacuation constraints, and that the proposal would increase evacuation demand and operational complexity. The SES does not support reliance on private evacuation plans or behavioural controls.
3. The development proposes stormwater from the site to be discharged to the kerb. Insufficient detail has been provided as to how additional runoff will be managed within the limited North Wagga Wagga stormwater network, to ensure impacts are acceptable.

RECOMMENDATION

It is recommended that application number DA25/0363 for Self Storage Units be refused for the following reasons:-

Amenity, Character and Streetscape

- A.1 The development is inconsistent with the objective of the RU5 zone in the Wagga Wagga Local Environmental Plan 2010 “to protect and maintain the rural village character of the land”.
- A.2 The development is inconsistent with Objectives O1, O2 and O3 of Section 6.2 of the Wagga Wagga Development Control Plan 2010.
- A.3 The development does not comply with controls C2, C7, C9, C10, C15 and C16 of Section 6.2 of the Wagga Wagga Development Control Plan 2010.
- A.4 The development is not in keeping with the prevailing built form and low density, village character of the area, and will result in negative impacts on the streetscape and amenity of the area.
- A.5 The development results in unacceptable impacts on the amenity of surrounding properties, and in particular those at 94 and 96 Marah Street, where the proposed development would appear dominant and overbearing.
- A.6 When considered in the context of existing and potential future development in North Wagga Wagga, the development has the potential to incrementally and progressively change the overall character of North Wagga Wagga from a village context to a more industrial area, and therefore results in unacceptable cumulative impacts.



Flooding

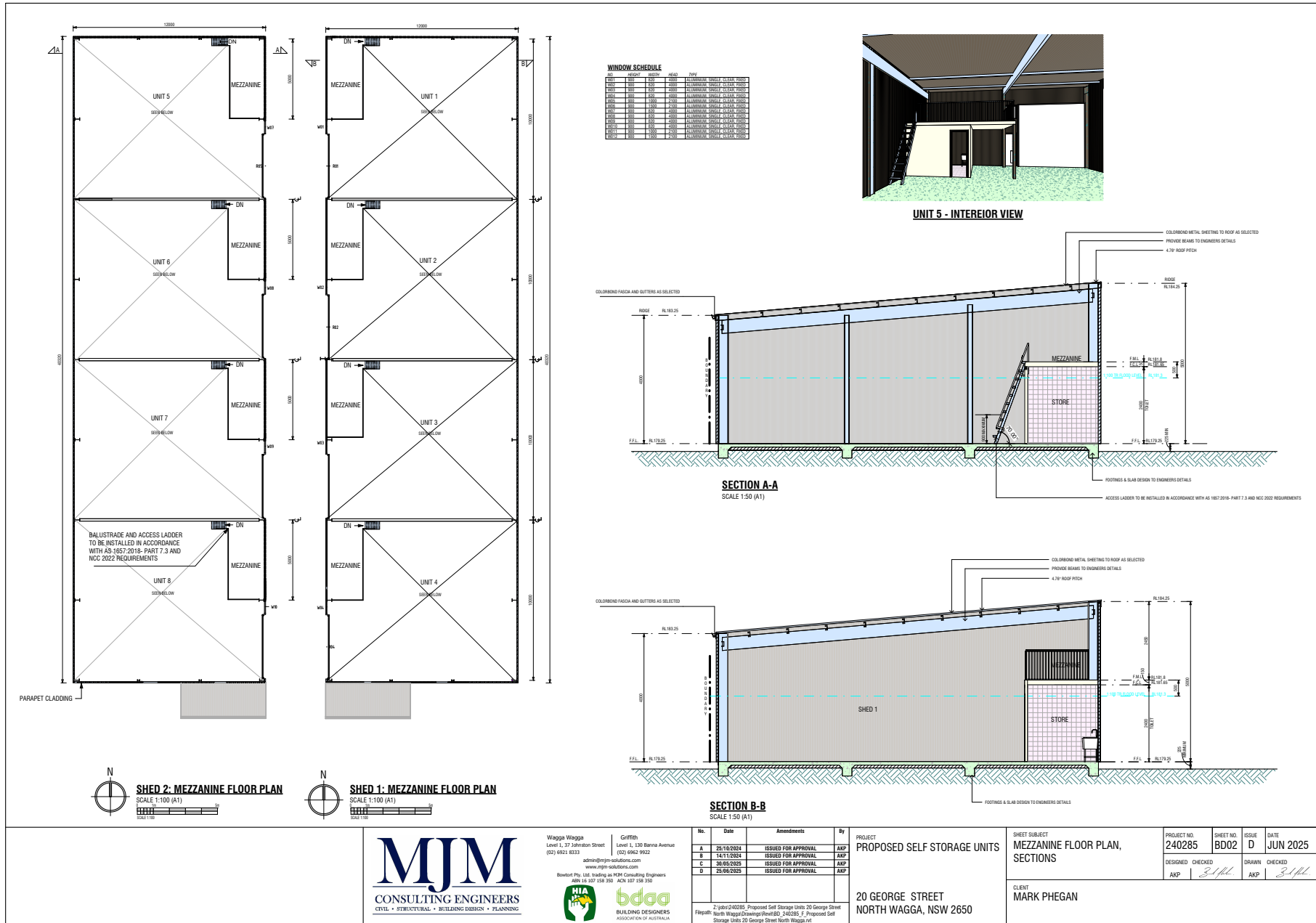
- A.7 Consent may not be granted because the consent authority is not satisfied in accordance with Section 5.21(2) of the Wagga Wagga Local Environmental Plan 2010 that the development:
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
 - (d) incorporates appropriate measures to manage risk to life in the event of a flood.
- A.8 In considering mandatory matters under Clause 5.21(3) of the Wagga Wagga Local Environmental Plan 2010, consideration of items (a) and (c) raises unresolved concerns in relation to these matters.
- A.9 The development is inconsistent with objectives (a), (c), and (d) of Section 5.21 of the Wagga Wagga Local Environmental Plan 2010.
- A.10 In considering mandatory matters under Clause 5.22(3) of the Wagga Wagga Local Environmental Plan 2010, consideration of items (a) and (b) raises unresolved concerns in relation to these matters.
- A.11 The development is inconsistent with objectives O1, O2, O3 and O4 of Section 4.2 of the Wagga Wagga Development Control Plan 2010.
- A.12 The development does not comply with Control C9 of Section 4.2 of the Wagga Wagga Development Control Plan 2010.
- A.13 The development:
- (a) Will result in unacceptable costs as a result of flooding,
 - (b) Will likely increase traffic and add to additional traffic congestion impacts in North Wagga Wagga during flood events and evacuations, and
 - (c) Contains insufficient measures to manage risk to life and property.
- A.14 The development, when considered in the context of existing and potential future development in North Wagga Wagga, has the potential to result in a progressive increase in the number of individuals attempting to evacuate from the area resulting in unacceptable cumulative flooding impacts.
- A.15 The SES confirms that intensifying development below the Flood Planning Level increases risk to life, that North Wagga Wagga has significant evacuation constraints, and that the proposal would increase evacuation demand and operational complexity. The SES does not support reliance on private evacuation plans or behavioural controls.

Stormwater



Notice of Determination
Development Application No. DA25/0363

- A.16 Insufficient detail has been provided as to how additional runoff will be managed within the limited North Wagga Wagga stormwater network, to ensure impacts are acceptable.
-



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ABN 14 107 158 350 AcN 107 158 350

HIA
REGISTERED ARCHITECTS

bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

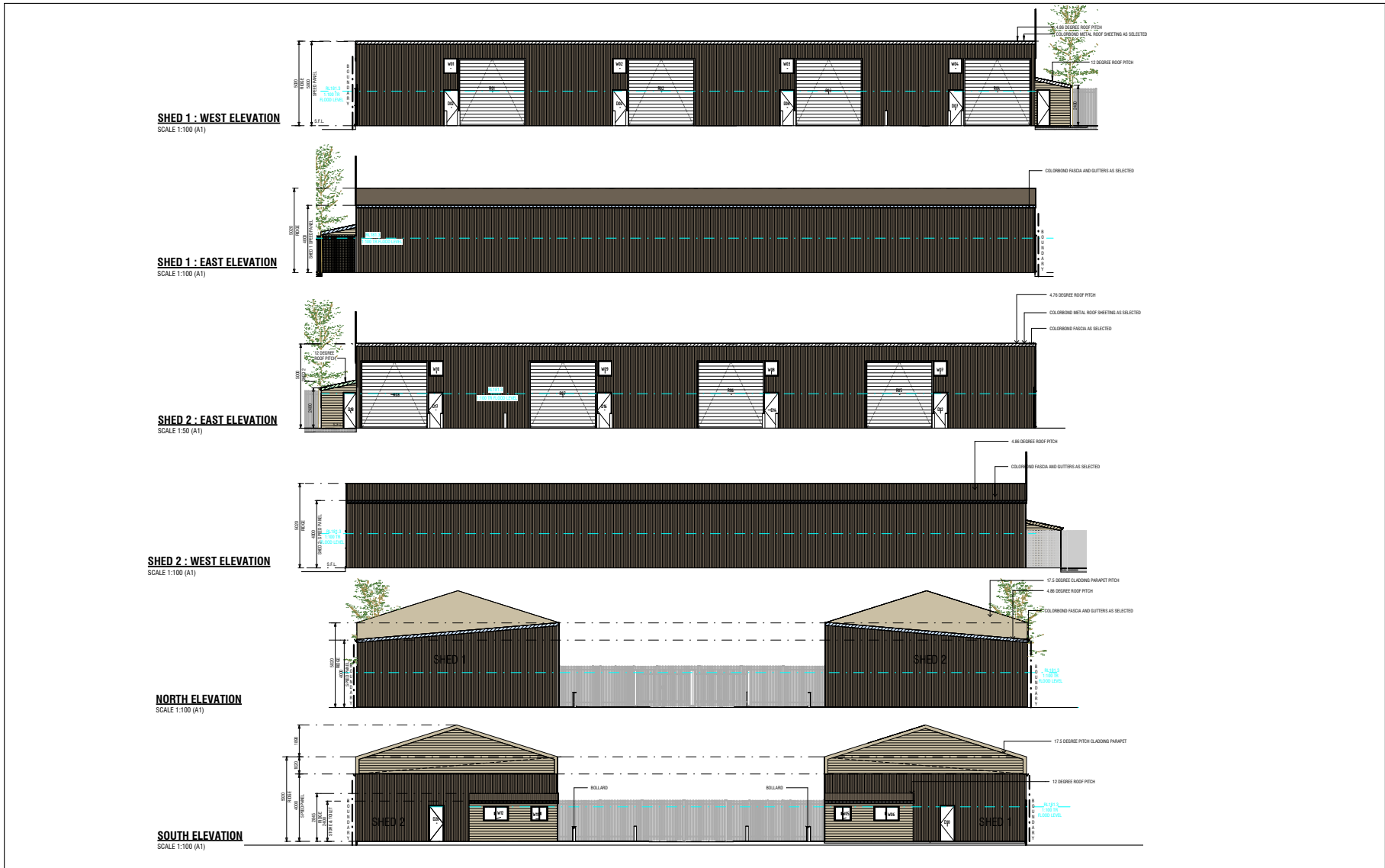
No.	Date	Amendments	By
A	23/10/2024	ISSUED FOR APPROVAL	AKP
B	14/11/2024	ISSUED FOR APPROVAL	AKP
C	20/02/2025	ISSUED FOR APPROVAL	AKP
D	25/08/2025	ISSUED FOR APPROVAL	AKP




2:shdrc240285_Proposed Self Storage Units 20 George Street
 Flp001 North Wagga Drawings/Rev01_240285_Proposed Self Storage Units 20 George Street North Wagga.nct

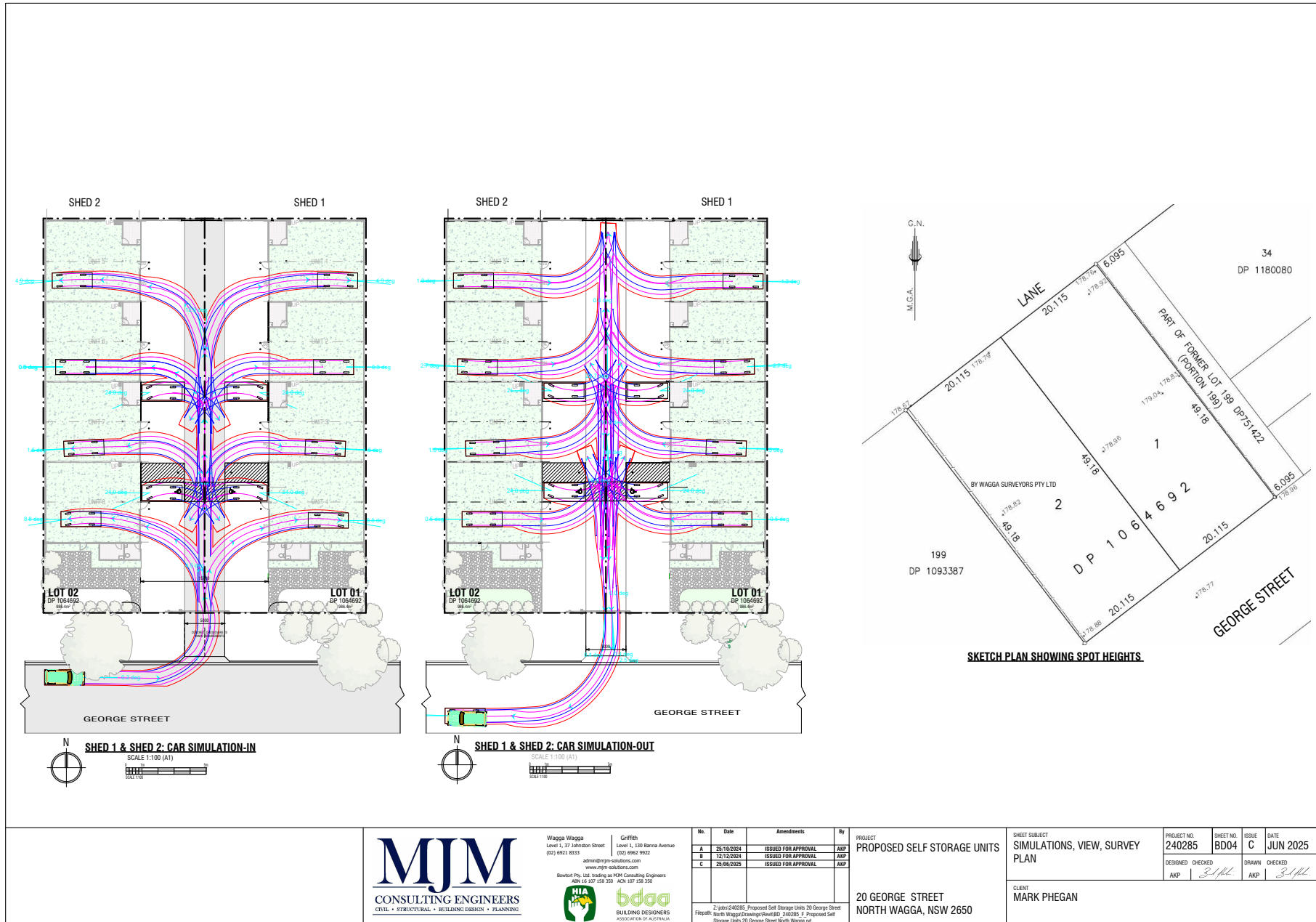
PROJECT
PROPOSED SELF STORAGE UNITS

20 GEORGE STREET
 NORTH WAGGA, NSW 2650

PROJECT NO.		SHEET NO.		ISSUE		DATE	
240285		BD02		D		JUN 2025	
DESIGNED	CHECKED	DRAWN	CHECKED				
AKP	S.P.H.	AKP	S.P.H.				
CLIENT MARK PHEGAN							



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HIA
REGISTERED ARCHITECTS

bdca
BUILDING DESIGNERS
REGISTERED CIVIL ENGINEERS

No.	Date	Amendments	By
A	25/10/2024	ISSUED FOR APPROVAL	AKP
B	12/12/2024	ISSUED FOR APPROVAL	AKP
C	25/06/2025	ISSUED FOR APPROVAL	AKP

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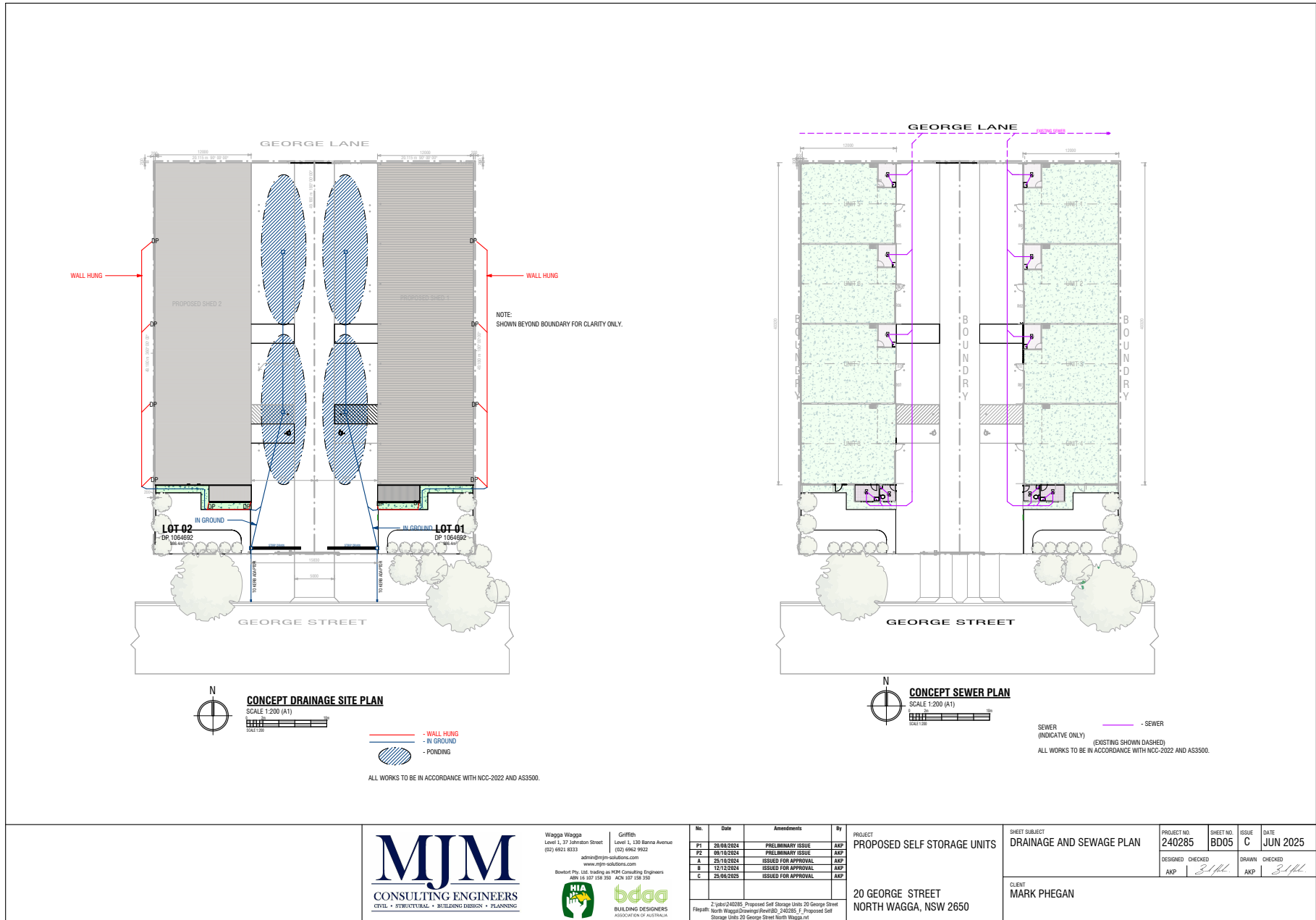
PROJECT
PROPOSED SELF STORAGE UNITS

20 GEORGE STREET
 NORTH WAGGA, NSW 2650

SHEET SUBJECT
SIMULATIONS, VIEW, SURVEY PLAN

CLIENT
MARK PHEGAN

PROJECT NO. 240285	SHEET NO. BD04	ISSUE C	DATE JUN 2025
DESIGNED AKP	CHECKED S.P.H.	DRAWN AKP	CHECKED S.P.H.



MATERIALS AND COLOUR

- SPEED PANEL: JASPER BROWN
- HARDI FLEX WEATHERBOARD: PAPER BARK
- WINDOW AND DOOR FRAME: BLACK
- HARDI FLEX WEATHERBOARD: PAPER BARK
- COLORBOND ROOF, GUTTER AND FASCIA: JASMIN BROWN

SOUTHERN PERSPECTIVE VIEW

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No.	Date	Amendments	By
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PROJECT
PROPOSED SELF STORAGE UNITS
 20 GEORGE STREET
 NORTH WAGGA, NSW 2650

SHEET SUBJECT		PROJECT NO.	SHEET NO.	ISSUE	DATE
MATERIALS AND COLOR, VIEWS		240285	BD06	A	JUN 2025
DESIGNED	CHECKED	DRAWN	CHECKED		
AKP	AKP	AKP	AKP		
CLIENT MARK PHEGAN					

2025

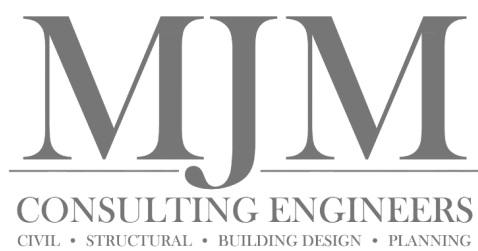
Proposed self storage units

20 George Street, North Wagga Wagga NSW 2650

Lot 1 & 2 DP1064692

Statement of Environmental Effects

Prepared for Mark Phegan



REPORT REFERENCE [240285]

**Report submitted to the Ordinary Meeting of Council on Monday 25 May 2026.
Attachments**

PROPOSED SELF STORAGE UNITS ▪ 20 George Street, North Wagga Wagga NSW 2650 | July 2025

Document Verification Schedule

		Project Proposed self storage units 20 George Street, North Wagga Wagga NSW 2650					
Revision	Date	Prepared By		Checked By		Approved By	
Version A	13.11.2024	Name	Jenna Amos	Name	Brendan Shumack	Name	Jenna Amos
	<i>Draft for internal review</i>						
Version B	13.11.2024	Name	Jenna Amos	Name	Brendan Shumack	Name	Jenna Amos
	<i>Final version for lodgement</i>						
Revision C	27.05.25	Name	Jenna Amos	Name	Brendan Shumack	Name	Jenna Amos
	<i>Additional information included for re-lodgment as per Council correspondence and discussions</i>						
Revision D	22.07.25	Name	Jenna Amos	Name	Brendan Shumack	Name	Brendan Shumack
	<i>Alterations to design based on additional preliminary Council feedback</i>						

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1 INTRODUCTION

1.1 OVERVIEW

The Statement of Environmental Effects (SEE) has been prepared on behalf of Mark Phegan (the client) to form part of a Development Application (DA) seeking consent for self storage units to be located at 20 George Street, North Wagga Wagga (the site). The subject site is currently vacant and is fenced by post and wire rural fencing. The site is located within the northeastern extent of the village of North Wagga – refer **Figure 1** and **Figure 2**.



Figure 1 Aerial Image of the development locality (Source: WWCC Intramaps)

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed self-storage units. It has been prepared on behalf of the clients and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

2 APPLICATION HISTORY

2.1 INITIAL APPLICATION, COUNCIL CORRESPONDENCE AND APPLICATION WITHDRAWAL

The initial application was submitted to Council via the NSW Planning Portal on 18 November 2024 and was accepted by Council for lodgement on 21 November 2024. A letter was received from Council on 26 November 2024 via the NSW Planning Portal requesting additional information to continue assessment of the application. Following review of Council's letter and discussion with the client, MJM were directed to withdraw the application and arrange a meeting with Council to discuss the additional information request and clarify requirements to allow re-lodge the application at a later date.

2.2 PRE-DA MEETING WITH COUNCIL

MJM and the client attended a meeting at Council with Steven Cook on 5th December 2024. At this meeting the following aspects were discussed:

1. Clarification of the scope of the flood assessment Council requested.
2. Discussion regarding contact being made with the SES by the owner prior to re-lodgement to ensure their concerns or requirements related to the specific development were considered.
3. Council expressed concerns regarding the inclusion of sanitary facilities in each unit as they believed this suggested that the units had the potential to be illegally used as depots or similar for trades rather than as storage units. The client confirmed that this was not the intention and clauses would be placed in leasing documentation which strictly prohibited use other than for self storage as per DA approval if granted. It was discussed that a proposed lease agreement would be provided to Council as part of the documentation once the application was re-lodged in future.
4. Streetscape impacts were discussed with Council's letter raising concerns in relation to
 - a. The blank, unarticulated walls facing the street.
 - b. The use of the front setback area for parking.
 - c. The overall inconsistency of the proposal with the village character of the area.

Potential design changes were discussed by the client and MJM to determine options Council would consider more appropriate. It was confirmed that plans would be amended prior to any re-lodgement of the application.

2.3 AMENDMENTS SINCE WITHDRAWAL OF INITIAL APPLICATION

Given the initial request for additional information received from Council and subsequent pre-DA meeting, the aspects identified in **Table 1** have been amended in this application.

Table 1 Application amendments since DA withdrawal

AMENDMENT	LOCATION
Flood Assessment prepared by WMA Water considering impacts of development on flooding in the locality, evacuation needs and impacts of the development. The WMA report also includes full assessment against Section 5.21 of the LEP based on findings of the flood assessment. It is noted that the site is not identified as <i>Special Flood Considerations</i> and therefore Clause 5.22 does not apply.	Flood Assessment prepared by WMA Water included as a separate cover attachment and amendments to Table 5 and Table 6 of this report.
Inclusion of a proposed lease agreement for lease of the storage units which includes: 1. Clause to prohibit uses other than those approved under any forthcoming DA for self storage units and giving the lessor the right	Lease agreement separate cover attachment and amendments to Table 5 and Table 6 of this report.

PROPOSED SELF STORAGE UNITS ▪ 20 George Street, North Wagga Wagga NSW 2650 | July 2025

<p>to immediately terminate a lease which contradicts this clause;</p> <ol style="list-style-type: none"> 2. Clause to advise that access to the site will be prohibited in certain flood events as recommended by the WMA report; 3. Clause to limit access to hours specified in this application 	
Liaison with the SES regarding the proposal.	Email response from the SES accompanies this report as a separate cover attachment and is also considered in Table 5 of this report.
<p>Design changes including:</p> <ol style="list-style-type: none"> 1. Removal of separate facilities for each unit and inclusion of a shared toilet for each block of units with external access; 2. Reduction of front setback parking excepting provision of a single accessible space for each unit block; 3. Articulation to the front of each building by using a combination of materials and providing an awning from the front façade which will cover each accessible parking space; 4. Inclusion of additional landscaping in front setback due to removal of parking spaces in this location. 	Further design changes have been made based on additional comments from Council. Refer to Section 2.4 of this report.
Additional consideration of the proposal's consistency with the village character of the area.	Refer to Table 6 of this report.

2.4 FURTHER PRE-DA ADVICE FROM COUNCIL

Amended plans and the draft SEE including the additional information noted in the previous section were provided to Council via email on 3 June 2025 seeking comment. A summary of Council's comments and our response is provided in **Table 2**.

Table 2 Second Pre-DA advice comments and responses

COUNCIL COMMENT	RESPONSE
Flood report is noted however evacuation will need to be considered in detail and Council will need make an assessment of the impacts of the development on this.	Noted and accepted that evacuation aspects will be assessed once DA is lodged. Please refer to evacuation considerations in Flood Assessment prepared by WMA Water included as a separate cover attachment and amendments to Table 5 and Table 6 of this report.
<p>Changes to front elevation noted however concerns raised regarding impact on the streetscape of George Street including:</p> <ul style="list-style-type: none"> • The blank, unarticulated walls facing the street. • The use of the front setback area for parking. • The overall inconsistency of the proposal with the village character of the area. 	<p>Further design amendments have since been undertaken, including:</p> <ol style="list-style-type: none"> 1. Shared facilities for each block of units moved to front elevation under separate awning roof to provide articulation to front wall; 2. Pitched cladding added to parapet on front elevation to further articulate this façade to appear less industrial in nature and more in keeping with a residential façade shape; 3. Combination of finishes proposed for front façade to again assist in articulation and streetscape consistency; 4. Removal of two driveways and inclusion of one shared driveway with reciprocal rights of carriageway for internal vehicle movements over lot boundaries.

	Please refer to separate cover attachment plans and Section 3.2 of this report. Further to the design amendments, it is considered that character aspects have been adequately addressed as identified in Table 1 of this report.
--	--

3 DESCRIPTION

3.1 DEVELOPMENT SITE AND LOCALITY

The development site is legally described as Lot 1 and Lot 2 DP1064692. It is located on the northwestern side of George Street and is currently vacant. The site has an area of approximately 1,972.8m² and has no visually discernible slope. It has primary frontage to George Street to the southeast and has access from the rear to George Lane with both frontages being approximately 40.23m in length. Developed village properties adjoin the northeastern and southwestern boundaries with the rear of neighbouring properties adjoining the northeastern boundary and vacant private open space associated with 12 George Street adjoining the southwestern property boundary. The wider area is characterised by a combination of residential, commercial, industrial and agricultural related uses permissible in the village zone.



Figure 2 Aerial image of the development site (Source: Wagga Surveyors Boundary Survey)

The site is located approximately 60m southwest of the George Street and Marah Street intersection. It contains exotic groundcover vegetation and is fenced by rural post and wire fencing. The site is not identified as being burdened by any easements according to available public records.

The site is not identified as bushfire prone land however is identified in the Riverine Flood Model 2018 as *Flood Planning Area, Probable Maximum Flood* and subject to flooding in both a 1:100 and 1:20 model event. The flood hazard of the site is considered in detail in further sections of this report.

3.2 PROPOSED DEVELOPMENT

The development proposes construction of self storage units on the site. The development will take the form of two separate buildings, each being internally separated into four units therefore providing eight separate storage units. The buildings will mirror each other and be located adjacent to the northeastern and southwestern property boundaries with the centre of the site providing for access and vehicle movements. There is no intention to amalgamate the lots and as such the current lot boundaries will remain with vehicle movements to be under via a reciprocal right of carriageway. A single accessible parking space and standard space will be located adjacent to each building towards the centre of the site as shown in the accompanying plans.

Each overall building will measure approximately 40.3m by 12m. The storeroom for the front units will protrude forward of the main wall by 2m and be adjoined by shared toilet facilities with external access only as shown in the accompanying plans. The key to the sanitary facilities will be provided to the lessee of each individual unit within the same overall building. It is noted that self storage development does not require provision of sanitary facilities however the client wishes to provide these to make the units more attractive to future tenants. The location of the sanitary facilities and store rooms on the front façade will provide articulation rather than a blank wall when viewed from the streetscape.

Each overall building will have a total enclosed floor area of area of approximately 483.84m². Each individual unit contained in the buildings will measure 10m wide by 12m deep and include a store room with basin as indicated in the accompanying plans. As described previously the storerooms for the front units will be located forward of the main front façade.

A mezzanine area will be located over the store room in each unit, excepting the two front units, with a slight overhang supported by structural columns. Mezzanines will be included in the front two units, supported by structural columns only, as shown in accompanying plans. All mezzanines will measure approximately 2.2m wide by 5m deep. The stairs and balustrades for the mezzanines will be in accordance with NCC requirements.

Each unit will be accessed from the centre of the site via a roller door measuring approximately 4m by 4m and a typical personal access (PA) door. The PA doors for the front two units will be located on the front façade as shown in the accompanying plans. A window measuring 900mm by 820mm will be located adjacent to the mezzanine area on the same façade as the roller doors to provide natural light and ventilation internally.

Consideration has been given to minimising the bulk and scale of the development and as such the height of the buildings will range from approximately 5.4m to 4.375m due to the slope of the skillion roof. The skillion will have a pitch of approximately 5 degrees, with each sloping to the side boundaries to reduce the height adjacent to neighbouring properties. To further address articulation and view from the streetscape, a pitched cladded parapet has been included on the front façade to assist in consistency with surrounding development. The parapet will also assist in structural support of the skillion roof behind. It will have a pitch of 17.5 degrees and result in a total height from finished floor level to ridge of the pitching point of approximately 6.9m.

The buildings will be of a combination of cladding and colorbond material as selected. They will be setback from the side and rear boundaries by approximately 200mm. The setback from the front property boundary will be approximately 6.6m to the sanitary facility and store, and approximately 8.6m to the main building façade as shown in the accompanying plans. The front setback will include landscaping only as indicated in the accompanying plans. Existing trees located within the road reserve in front of the property will be retained to reduce streetscape impacts. A rendering of the likely view from the streetscape has been included in the accompanying plan set.

Although the site has rear lane access to George Lane, access is only proposed from the George Street

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frontage with access prohibited from George Lane via security fencing. The centre of the site will facilitate vehicle movement to ensure vehicles can enter and exit the site in a forward direction.

The site will be secured by tubular steel fencing and automatic sliding gates in similar style with fob or key pin security access.

Sewer for the sanitary facilities will connect to the existing sewer main located in George Lane to the rear of the site. Drainage will be installed as per accompanying drainage plans to manage roof water via guttering and downpipes and water from the hardstand area will pond and drain with connection via the proposed strip drain at the George Street frontage to Council drainage infrastructure located in the George Street road reserve.

Security lighting will be installed within the site however this will be limited to that required for security purposes only with no light spill to affect surrounding properties.

4 PLANNING PROVISIONS

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 3 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (formerly SEPP55 – Remediation of Land)</p>	<p>When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>Historical aerial imagery suggests the site has been utilised for residential purposes in the past with a dwelling and ancillary development being located on the site in 1944 and 1971 imagery and no longer being visible in 1990 imagery.</p> <p>Although the site is currently vacant, the development changes the use of the site from residential, being the most recent land use, to self storage units, a type of storage premises and commercial development. Residential development is not a potentially contaminating land use and changing this to a commercial use does not raise potential sensitivity issues.</p> <p>A desktop investigation did not identify the site as being used for any potentially contaminating activities and it is therefore considered suitable for the proposal without the need for additional investigation.</p>

4.2 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned RU5 Village under the provisions of the Wagga Wagga Local Environmental Plan 2010 (LEP), as indicated in **Figure 3**.

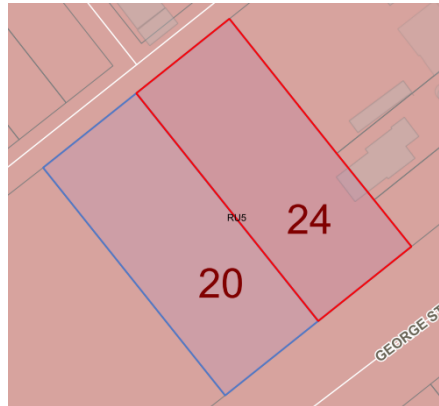


Figure 3 Zoning Map of the site (Source: WWCC Intramaps)

The proposal is for the construction of self-storage units, a listed permitted use within the zone.

An extract from the Land Use Table for the RU5 Village zone is provided in **Figure 4**.

<p>Zone RU5 Village</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for a range of land uses, services and facilities that are associated with a rural village. To protect and maintain the rural village character of the land. <p>2 Permitted without consent</p> <p>Home businesses; Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Centre-based child care facilities; Community facilities; Dwelling houses; Extensive agriculture; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Self-storage units; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Mortuaries; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sex services premises; Sewerage treatment plants; Storage premises; Transport depots; Truck depots; Waste disposal facilities; Wharf or boating facilities</p>

Figure 4 Extract from Land Use Table for RU5 zone (Source: LEP)

The objectives of the RU5 Village zone are considered in **Table 4**.

Table 4 Objectives of the RU5 Village zone

ZONE OBJECTIVES	COMMENTS
<i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i>	The development is consistent with this objective as it will provide self storage units, a land use permissible in the zone, which will contribute to the range of land uses already present in the village location. The site does not have a dwelling entitlement and therefore cannot support residential development leaving the only development potential of the site as either commercial, industrial or agricultural in nature. Self storage units are considered to be a low impact commercial development which will not result in detrimental impacts in the village location and allow

**Report submitted to the Ordinary Meeting of Council on Monday 25 May 2026.
Attachments**

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	development of a vacant site without increasing the risk to life.
<i>To protect and maintain the rural village character of the land.</i>	The development is consistent with this objective as the buildings have been carefully designed to minimise bulk and scale, having a maximum height of approximately 5.8m, tapering down to approximately 4.375m near the side boundaries. The front setback also reduces the impact on the streetscape, as does the retention of existing mature trees within the George Street road reserve. The rural village is characterised by a combination of residential, industrial, commercial and agricultural land uses and buildings and as such the proposal is in keeping with this existing mix of land uses and building styles.

Table 5 considers the clauses of the LEP relevant to the proposal.

Table 5 LEP clauses applicable to the subject development

PART 5: MISCELLANEOUS PROVISIONS			
	CLAUSE	COMMENTS	COMPLIES
5.21	<i>Flood planning</i>	<p>The site is identified as <i>Flood Planning Area</i> in the Riverine Flood Model 2018 as described previously in this report and as such WMA Water were engaged to prepare a flood assessment considering impacts of the development on flooding in the locality, and the evacuation needs and impacts of the development. The WMA Flood Assessment accompanies this report as a separate cover attachment.</p> <p>The WMA report confirms that the development does not result in any observable change to the flood function or hydraulic classification of the site or surrounding areas (page 6). It goes on to note that the impacts of the development are nominal considering the existing flood risk of North Wagga Wagga (page 6).</p> <p>The report notes the potential peak flood depth in a 1% AEP event is potentially increased from 2.602m to 2.624m in a no levee failure scenario and from 2.598m to 2.621m in a levee failure scenario (Table 2). This is an increase in approximately 0.842% and 0.866% respectively (Table 2). It is noted that the flood assessment models a conservative estimation of obstruction caused by the development and actually equates this to 2,000m² although the footprint of the two buildings is only equal to 960m² in total which results in modelled impacts likely being over and above actual impacts in a flood event (page 5).</p> <p>The WMA report notes that to ensure the proposal does not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, the operator should</p>	✓

	<p>have measures in place to ensure the site is fully evacuated prior to the 9m flood height (page 8). This has been included as a special condition in the proposed lease agreement for the units which accompanies this report as a separate cover attachment. The self storage units will not be staffed and customers will not be permanently located at the site, therefore the risk to life is significantly reduced (page 8). The report notes the most significant risk to life would be from lease holders attempting to return to the site during an evacuation period and may feel compelled to return to the site after warnings have been issued to collect sensitive items (page 8). It is noted that the mezzanine is located above the 1% AEP level and therefore provides storage for sensitive items which decreases the need for lease holders to return to the site in major flood events (page 8). Further to this, the site gates will be locked by the owner in the event of warnings and evacuation orders being issued by the responsible authority or emergency services (as applicable), and prior to a 9m flood level being reached, and in moderate and major flood events. This has been included in the accompanying proposed lease agreement to ensure owners are aware that access will be restricted in such instances and the lessees would also be notified by the owners agent in such events.</p> <p>Due to the absence of permanent occupation of the site, the development would not affect evacuation procedures as it would not adversely increase the population of North Wagga Wagga (page 8). The site is likely to be easily evacuated without increasing strain on the existing evacuation routes and emergency services (page 8).</p> <p>Given Council’s additional information letter received for the initial application which indicated that the State Emergency Service (SES) had recently submitted comments on similar Development Applications in North Wagga Wagga highlighting evacuation impacts on existing properties, the SES was contacted directly to provide comments and / or advice on this application. The response received from the SES Regional Coordinator Emergency Risk Assessment accompanies this email as a separate cover attachment and advises that the role of the SES involves providing guidance to State and Local planning and consent authorities and as such any such development enquiries are coordinated through the relevant consent authority. It goes on to advise that the SES does not have the resources to review and comment on development proposals written at the level of individual dwellings, businesses, or small subdivisions across NSW, noting exceptions to Land Use proposals or to significant locations at risk, such as schools or hospitals. It states that the SES are unlikely to have any capacity to review our individual application and that we can obtain relevant information from Council, Council’s website, and the Floodplain Risk Management Study and Plan conducted for</p>	
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		<p>Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan 2018.</p> <p>No plant or equipment will be stored external to the units therefore the development would not increase the risks to residents in flood events of unsecured equipment in flood waters.</p> <p>Given the location and proposed development, it is unlikely to adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>	
PART 7: ADDITIONAL LOCAL PROVISIONS			
	CLAUSE	COMMENTS	COMPLIES
7.1A	<i>Earthworks</i>	Development consent is required to be obtained for earthworks unless it is exempt development, or ancillary to other works for which consent is granted. The proposal includes earthworks associated with the construction of the buildings and associated sewer, drainage and hardstand works. The earthworks are considered to be ancillary to the proposed development and therefore consent is requested as part of this application.	✓
7.6	<i>Groundwater vulnerability</i>	This clause applies to the site as it is identified as "Groundwater" on the Water Resource Map. The development is however not a type specified for the purposes of this clause.	✓

4.3 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The provisions of the Wagga Wagga Development Control Plan 2010 (DCP) relevant to the proposed development are considered in **Table 6**.

Table 6 DCP clauses and controls relevant to the proposed development

SECTION 2: CONTROLS THAT APPLY TO ALL DEVELOPMENT		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
2.1 <i>Vehicle access and movements</i>	<p>Access is proposed via the George Street primary frontage via a shared driveway and associated reciprocal right of carriageway for traffic movements over lot boundaries within the site.</p> <p>A Traffic Impact Study is not considered to be required due to the development type, being self storage units, and therefore regular traffic movements are unlikely. The use is likely to generate minimal intermittent traffic movements during leasing of each unit with movements generated when a unit is initially leased and goods to be stored are brought to the site for storage, and during the lease period of a unit when additional goods may be brought to the unit or goods removed as needed by the tenant. Traffic movements would be generated again at the end of a unit lease period when goods are removed. Such intermittent vehicle movements are unlikely to have a detrimental impact on traffic volumes in the surrounding road network as they are unlikely to be undertaken at consistent times or on consistent days.</p> <p>Vehicles are able to enter and exit the site in a forward direction as shown in the accompanying plans. The largest vehicle to utilise the site will be a flat bed utility.</p> <p>Sufficient area is available within the site and within each storage unit for loading and unloading of goods which will be limited to goods to be stored in the units.</p> <p>The driveway is located in accordance with the relevant Australian Standards and adequate sight lines are provided.</p>	✓
2.2 <i>Off-street parking</i>	<p>Off-street parking is available in accordance with the table in this section, being one space per 300m² of gross floor area (GFA). Given the GFA for the development is approximately 967.68m², a minimum of 3 spaces must be provided. Four parking spaces are proposed consisting of two formalised accessible spaces and two formalised standard spaces within the centre of the site, adjacent to the units.</p>	✓
2.3 <i>Landscaping</i>	<p>Landscaping is proposed within the front setback as shown in the accompanying plans. Existing trees located within the road reserve of the George Street frontage will be retained to soften the development.</p>	✓
2.4 <i>Signage</i>	<p>There is no signage proposed as part of the subject</p>	N/A

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		development. Should signage be provided in future it will be of a type and size consistent with the requirements of the <i>Exempt Development Codes</i> for signage included in the <i>State Environmental planning policy (Exempt and Complying Development Codes) 2008</i> .	
2.5	<i>Safety and Security</i>	A Crime Risk Assessment is not considered to be required for the development as the site will be secured with fencing and access gates and will only be accessible to tenants using either fob or pin code access. The development will therefore not reduce safety or increase the potential for crime in the location.	✓
2.6	<i>Erosion and sediment control principles</i>	Erosion and sediment control measures will be established prior to the commencement of works and maintained throughout construction to ensure their continued performance. Erosion and sediment control measures will be designed and employed with respect to the principles of Appendix 2 of this section.	✓
2.7	<i>Development adjoining open space</i>	The development is not adjoining by public open space.	✓
2.8	<i>Development near high pressure-gas pipeline infrastructure</i>	Not applicable.	N/A
SECTION 4: ENVIRONMENTAL HAZARDS AND MANAGEMENT			
	CLAUSE/CONTROLS	COMMENTS	COMPLIES
4.1	<i>Bushfire</i>	Not applicable.	N/A
4.2	<i>Flooding</i>	<p>The site is located in the North Wagga Wagga flood risk precinct and according to the WMA flood assessment has been assessed as a low impact commercial development (page 1).</p> <p>The floor height of the units will be a minimum of 225mm above the existing ground level.</p> <p>Table 4.2.3 of the DCP has been considered on page 7 of the WMA report which notes that the development must demonstrate that area is available to store goods above the 100yr ARI flood level plus 500mm freeboard. The mezzanine in each unit will comply with this requirement by having a minimum RL of 181.8mAHD which will allow for a 1% AEP event plus 0.5m freeboard.</p> <p>A structural engineers report will be provided as part of a future Construction Certificate application for the development to certify that the units can withstand the forces of floodwater, debris and buoyancy up to and including the 100yr ARI.</p> <p>Fencing construction and materials will allow flood waters to</p>	✓

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		<p>equalise on either side being steel tubular fencing and gates.</p> <p>Parts of the buildings below the 100yr flood level, plus freeboard will be constructed from flood compatible materials.</p>	
SECTION 6: VILLAGES			
CLAUSE/CONTROLS		COMMENTS	
6.2	<i>Development in the villages</i>	<p>North Wagga Wagga does not have a village plan in this section and there are no preferred locations for commercial and other non-residential uses. Given the site does not have a dwelling entitlement and therefore is precluded from supporting residential development, the only other development options are industrial, commercial or agricultural uses permitted within the zone.</p> <p>Control 2 of this section requires that non-residential uses adjoining residential property demonstrate that satisfactory measures are included to minimise potential conflicts with residential amenity. The proposed use for self storage units is not considered to conflict with residential use as the site is likely to be attended by lessees infrequently and its use would not result in generation of significant noise or traffic movements.</p> <p>The units have been designed to minimise bulk and scale given the mix of surrounding land uses through use of skillion roof design and inclusion of landscaping within the front setback to soften its appearance. Articulation has been included on the front façade and ample front setback has been included. Existing vegetation in the road reserve adjoining the George Street frontage of the site will be retained to assist in minimising streetscape impacts.</p> <p>Properties developed for residential uses adjoin the sites northeastern and southwestern boundaries. The two dwellings to the northeast have frontage to Marah Street and therefore their rear yards adjoin the subject site. The rear yards of these properties include landscaping and ancillary development and as the bulk and scale of the units has been minimised through careful design, impacts of the buildings themselves are anticipated to be similar to construction of a standard single storey dwelling development on the site with overshadowing and privacy issues unlikely. It is noted that raised dwellings within the village would have a greater overall height than that of the proposed development. Given the nearest dwelling to the northeast is located approximately 23m from the boundary of the development site, and the skillion roof design of the development minimises height to approximately 4m, detrimental impacts on neighbours to the northeast are unlikely.</p> <p>The property adjoining the sites southwestern boundary is also utilised for residential purposes however the area of the site nearest to the boundary is undeveloped private open space only. The dwelling on the southwestern neighbouring property is located over 40m from the boundary of the development site. Due to the minimal scale of the development detrimental impacts are considered unlikely.</p> <p>The additional information letter received from Council for the initial application stated concerns related to the inconsistency of the proposal with the village character of the area. As noted under C1 of this section there are no particular village characteristics against which the development must be</p>	

assessed. Council's assessment reports for non-residential development in North Wagga including a depot located at 2-6 William Street (DA16/0266), industrial premises and depot located at 110-112 Marah Street (DA19/0243) and a shed for depot use at 114-116 Marah Street (DA22/0568) note that the village of North Wagga includes a variety of different land uses that operate alongside each other and contribute to the diverse character of the suburb. The assessment reports note that the village includes retail premises, pubs, motel, industrial units, depots, education uses and recreation grounds as well as residential accommodation and that the mix of uses contributes to the character of the village. In this instance the development locality does not have a cohesive streetscape, and includes a number of development types, building styles and setbacks with surrounding development including residential dwellings, agricultural uses, horse stables, the old North Wagga Wagga Butchery building, commercial warehouse and office development, and a preschool - refer **Figure 5**. Figure 5 Surrounding land uses map (Source: Adapted from WWCC Intramaps)



Figure 5 Surrounding land uses map (Source: Adapted from WWCC Intramaps)

George Street is identified in the DCP character statement as being one of the streets in the village with a more urban rather than rural character. As shown in **Figure 5**, only 5 dwellings have a primary frontage to George Street. Two further dwellings have a secondary frontage, being either a side or rear boundary, and the remaining five properties consist of a combination of commercial and agricultural uses. The subject site, which includes two separately titled properties, is vacant.

This proposal makes use of a vacant site, without increasing risk to life. Further to this, the units would provide storage opportunities for use of residents in the village and surrounding area including a flood free mezzanine level. There are many examples of commercial and light industrial developments across the village located within close proximity to residential properties which would be more likely to have detrimental impacts above those generated by a self storage use which Council has supported. The development is consistent with the objectives of the zone as considered in

	<p>previous sections of this report and impacts of the development can be further controlled through conditions imposed on any forthcoming consent.</p> <p>Signage is not proposed as part of the development and access to the site will be limited to between the hours of 8am and 6pm weekdays and 8am and 4pm Saturdays with no access on Sundays. These hours are within those specified by the NSW EPA for noise within a residential neighbourhood and are proposed given nearby residential properties within the village. Access hours will be specified in lease agreements with future tenants and can be controlled through conditions imposed on any forthcoming consent.</p> <p>In relation to C7, the form and scale of the development has been carefully designed to avoid excessive bulk. A skillion roof design has been employed to minimise height of the buildings to 4m with the roofline sloping to the site boundaries to ensure impacts on neighbouring properties are minimised. The front elevation will include a combination of materials, articulation and cladded pitched parapet to assist in exhibiting the style of established buildings in the village. Existing street trees will remain to avoid unnecessary impacts on the streetscape and landscaping is included in the front setback to soften appearance of the development from the public domain.</p> <p>The front setback to the shared facilities and store is approximately 6.6m and 8.6m to the front of the main buildings which is similar to the majority of surrounding development, however it is noted that some nearby buildings having little or no front setback (see the stables at 17 George Street and the old butchery building at 13 George Street). As described in previous sections of this report, the front setback will include landscaping only to soften the development.</p> <p>As described previously, side setbacks are minimal however given the distance to established dwellings on neighbouring properties, overshadowing and privacy impacts are not anticipated.</p> <p>Site cover of the development will be approximately 49% which is considered appropriate for the village location.</p> <p>Given the development type, being self storage units, considered articulation on the front façade has attempted to minimise an industrial appearance from the street. It is however noted that this type of development is not visually out of character with the mix of existing development in the village.</p> <p>Security fencing will be open in style as described in previous sections of this report.</p> <p>Stormwater will be directed to existing infrastructure within the locality as considered in previous sections of this report and depicted in accompanying plans.</p>
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5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in **Table 7**.

Table 7 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>Context and setting</i>	The proposed development is not out of character with the village location which contains a combination of residential, commercial, industrial and agricultural land uses. Given the absence of residential development opportunity for the site, the proposed self storage units are a low impact commercial alternative which will not result in unreasonable traffic and noise impacts within the location. Careful design has minimised bulk and scale of the proposal and landscaping within the front setback will soften the appearance of the buildings. Street trees which are characteristic within the location will be unaffected by the development. The proposal is therefore considered to be consistent with the context and setting.	Acceptable
<i>Streetscape</i>	The building and site design is considered to be appropriate for the streetscape in the village location given the size of the buildings, inclusion of landscaping in the front setback and retention of existing mature street trees.	Acceptable
<i>Traffic, access, and parking</i>	Access is proposed from the George Street primary frontage as indicated in the accompanying plans. Vehicles will be able to enter and exit the site in a forward direction and off-street parking is provided in accordance with DCP requirements.	Acceptable
<i>Public domain</i>	The development is considered to have an acceptable impact on the amenity of the public domain as it will only intermittently generate noise and traffic movements during the proposed access hours.	Acceptable
<i>Utilities</i>	Services identified as essential such as electricity, sewer, water and telecommunications are available to service the site and will be augmented as necessary to service the development.	Acceptable
<i>Heritage</i>	There are no heritage impacts associated with the proposal.	Acceptable
<i>Other land resources</i>	The development will have no impact on other land resources.	Acceptable
<i>Water quality and stormwater</i>	The development is not anticipated to have a long-term impact on water quality or stormwater. Stormwater will be managed as described in previous sections of this report and post-development flows from the site will be the same as or less than pre-development flows.	Acceptable
<i>Soils, soil erosion</i>	Suitable erosion and sediment control measures will be implemented prior to construction and inspected throughout to ensure continued performance.	Acceptable
<i>Air and microclimate</i>	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
<i>Flora and fauna</i>	The site only contains exotic groundcover vegetation and as such detrimental impacts on flora and fauna are not anticipated.	Acceptable

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<i>Waste</i>	All waste generated during the construction phase will be disposed of by the builder to an appropriately licensed waste facility.	Acceptable
<i>Noise and vibration</i>	Adverse noise impacts are unlikely once developed. Temporary noise and vibration impacts may result during construction however works will be undertaken during approved construction hours only.	Acceptable
<i>Hours of operation</i>	Access to the site will only be available to tenants between the hours of 8am and 6pm weekdays and 8am and 4pm Saturdays. Access will be unavailable on Sundays. Hours of access will be specified in the lease agreements for the units.	Acceptable
<i>Natural hazards (flood and bushfire)</i>	The site is not identified as bushfire prone land. The site is identified as flood prone land as described in previous sections of this report however the development is considered to be compatible with the flood hazard of the site.	Acceptable
<i>Technological hazards</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>Safety, security and crime prevention</i>	No adverse safety and security impacts are anticipated as a result of the proposal as the site will be secured with appropriate fencing and access mechanisms.	Acceptable
<i>Socio-economic impact in the locality</i>	Short-term economic benefits are expected due to expenditure and employment of local contractors in the construction and related industries. A positive social impact is anticipated by the development of a currently vacant lot with a low impact compatible commercial use within the village location.	Acceptable
<i>Site design and internal design</i>	The site and internal design are considered appropriate for the intended use and location.	Acceptable
<i>Overlooking and overshadowing</i>	The development will not result in overlooking impacts as the rear of the units will face adjoining properties. Given the skillion roof design and the distance between the site boundaries and existing adjoining development, overshadowing impacts are considered unlikely.	Acceptable
<i>Landscaping</i>	Landscaping is proposed as shown in the accompanying plans.	Acceptable
<i>Construction</i>	All works will be carried out in conjunction with the relevant NCC and Australian Standards. Construction works will be undertaken during approved construction hours only.	Acceptable
<i>Private open space</i>	Not applicable.	Not applicable
<i>Cumulative impacts</i>	The development, when considered simultaneously with other developments adjoining, in the locality, or in the local area generally, is considered to have marginal cumulative impacts.	Acceptable
<i>Disabled access</i>	The self storage units are not required to be accessible under the NCC however accessible parking spaces are required and have been included in the plans.	Acceptable
<i>Signage</i>	No signage is proposed as part of the development.	Not applicable

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<i>Setbacks and building envelopes</i>	Adequate setbacks are proposed in accordance with NCC and Council requirements.	Acceptable
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6 CONCLUSION

This SEE report has been prepared to support the Development Application for self storage units to be located at 20 George Street, North Wagga Wagga. The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework. The proposal is considered to be permissible for the following reasons:

- The proposal is consistent with the relevant provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the RU5 Village zone;
- The proposal complies with the applicable controls of the Wagga Wagga Development Control Plan 2010 with no variation required; and
- The proposal will not have any adverse environmental impacts, nor is it anticipated to have adverse impacts on the area or neighbouring properties.

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.

7 SEPARATE COVER ATTACHMENTS

- Development Plans
- WMA Flood Assessment Report
- Email response from SES dated 5 May 2025
- Proposed lease agreement



MAP Building Consulting
PO Box 5752
WAGGA WAGGA NSW 2650

L250826_20_GeorgeStreet_Impact.docx

26 August 2025

Attention: Mark Phegan

Dear Mark,

Re: 20 George Street, North Wagga Wagga – Flood Assessment

1. INTRODUCTION

WMAwater has been engaged to provide a Flood Assessment for a proposed development at 20 George Street, North Wagga Wagga (the site, Figure 1). The site is located within the Murrumbidgee River floodplain and is affected by riverine flooding. The riverine flood behaviour for the site is defined by the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan (WMAwater, 2018) (Reference 1). The assessment has considered Part B, Section 4, Environmental Hazards and Management of the Wagga Wagga DCP (Reference 2) and Section 5.2 & 5.21 of the Wagga Wagga LEP (Reference 3). The site is currently undeveloped. The proposal is for two sheds to be constructed at the site, the sheds will be partitioned and used as small storage units. When considering for the use cases listed in Table 4.2.3 of the DCP the site has been assessed as a low impact commercial development.

North Wagga Wagga is significantly impacted by riverine flooding. The area is protected by a levee that has a design height at approximately the 12% Annual Exceedance Probability (AEP) flood level (Reference 1), once overtopped floodwater inundates the area. Given the proposed structures are new, it is necessary to assess that the development does not increase flood affectation elsewhere. The letter will provide the resulting impacts of the proposed development in the 1% AEP event and the impact in a future scenario where projected changes to flood behaviour as a result of climate change are included. The proposed site layout is presented on Diagram 1 (*Site Plan BD_240285_A_Proposed Self Storage Units 20 George Street North Wagga - Floor Plan -.dwg*, provided by the client via email on 28/2/2025).

WMAwater Pty Ltd

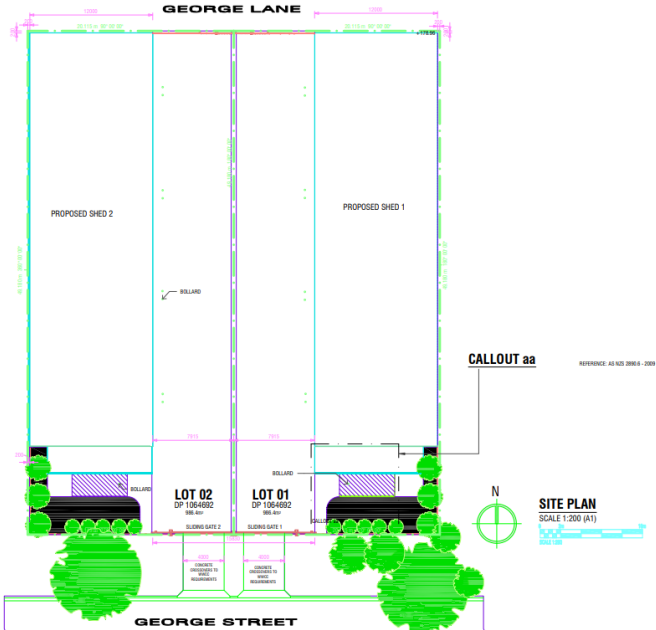
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Diagram 1 Site Plan

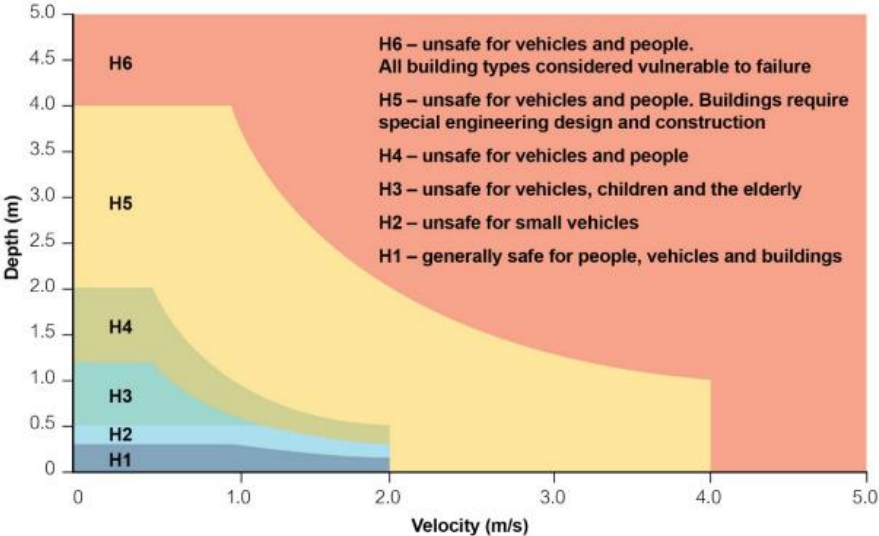


2. METHODOLOGY

Modelling has been carried out to establish the flood impacts that would occur as a result of the proposed development. The hydraulic TUFLOW model developed as part of the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan (WMAwater, 2018) (Reference 1) has been adopted for this assessment. The below methodology was followed:

- 1. The base case was re-run for the 1% AEP and 0.2% AEP (as a proxy for a future climatic scenario) events with local modifications to of existing building footprints.
- 2. The model was modified to represent the proposed development and run for the 1% AEP and 0.2% AEP events, to determine flood behaviour in the proposed case.
- 3. The peak flood hazard across the site was determined using the hazard curves presented Flood Risk Management Manual (Reference 4) The curves present flood hazards as a function of the depth and velocity of floodwaters, as shown in Diagram 2; and
- 4. Results of the existing and proposed cases were compared to determine the peak flood level impact.

Diagram 2 General flood hazard vulnerability curves



3. EXISTING FLOOD ENVIRONMENT

The site is subject to riverine flooding, initially defined by the Revised Murrumbidgee River Floodplain Risk Management Study and Plan. The study modelled two scenarios, one failure of the levee and the second no failure of the levee. In the very-rare events modelled there was nominal differences in peak flood level at the site, with the no failure event approximately less than 0.01 m higher.

3.1. Updates to the Base Model

The changes to the base case of the Wagga Wagga TUFLOW model are shown in Figure 2. In Figure 2 the existing base elevation (HydrosurveyALS_5m), is overlaid with the revised elevation (2020 LiDAR) and the zpt elevation changes. The justification for the changes are described below:

- Revised underlying Digital Elevation Model (DEM). The DEM within the vicinity of the site was updated using the most recent LiDAR dataset for Wagga Wagga, captured in September 2020 and obtained from NSW Government Spatial Services. A comparison with the survey data indicated that the latest DEM represented the site and surrounding features more accurately than the existing DEM. The revised elevation grid has been clipped to points where the difference between the existing and revised is minimal and does not remove the surrounding buildings from the DEM
- Existing building footprints were refined locally as a review of the catchment wide model indicated that the slight misrepresentation of local conditions in the broader model may impact on flood behaviour and the outcomes of the flood impact assessment. It is noted that in the Wagga Wagga TUFLOW model the structures are burned into the DEM, either at the time of capture or in post processing. To ensure consistency in modelling the revised and proposed structures have been included as terrain modifications (TUFLOW z-shapes). The adopted height of the z-shapes was taken from the given plans (where available) or assumed from Google Streetview. The revised layer includes a large shed previously not captured to the southeast of the site.

- In preliminary iterations of modelling, the movement of flow through the area between Hampden Avenue and Elizabeth Street was particularly sensitive to the development. TUFLOW interpreted a trap point between the Hotel and the structures to its north. To better represent the topographic conditions a z-shape was used to level the terrain and allow the movement of water.

Note: Modelling of discrete features such as the street gutters have been omitted in the model. The model is too coarse (20x20 cells) and resulting depths too deep (>1.5 m) for street gutters and other features to be considered influential on projected flood behaviour.

3.2. Existing Flood Behaviour

The existing behaviour for the 1% AEP, 0.2% AEP and PMF events are presented on Figure 3 to Figure 10. The flood mapping is presented as a maximum envelope of the failure/non-failure scenarios. Note that the results are based on the revised hydraulic model, with the changes described in Section 3.1 included.

In the design 1% AEP event the flood depths at the site are approximately 2.1 – 2.5 m. The site and much of North Wagga Wagga is classified as floodway. In the 1% AEP event the site and much of North Wagga Wagga is classified as H5 - Unsafe for vehicles and people. Buildings require special engineering design and construction. Some less robust building types vulnerable to failure. The approximate range of depths at the site are shown in Table 1.

Table 1: Existing Flood Depths

Event	Minimum (m)	Maximum (m)
1% AEP	2.15	2.43
0.2% AEP	3.17	3.45
PMF	7.0	7.4

In events greater than the 12% AEP, the site is inundated and isolated, classified as a low flood island, as discussed in Section 4.5. In the 1% AEP design flood event the site is inundated by greater than 1.0 m of water. The local conditions as observed from the site change rapidly. At intersections of William Street/ George Street and Marah Street/ George Street water rises from dry to approximately 1 m depth in an hour, and at 20 George Street 1m depth is reached after 3 hours.

The PMF flood depth at the site is greater than 7 m and is classified as H6. It is noted that the H6 classification covers the floodplain from the Stuart Highway in the Wagga Wagga to the southern end of the Estella township, an approximate 4 km wide section of the floodplain.

4. FLOOD IMPACT ASSESSMENT

The proposed development involves the construction of two sheds. The sheds are both 12 m x 40 m in size. The sheds are to provide 8 storage units. Pavement will be constructed for the remainder of the site, except the small gardens fronting George Street (shown on Diagram 1). As the proposed development changes the existing building footprint, and given the flood affectation on the site, an impact assessment was undertaken to determine whether the proposed development has the potential to cause off-site flood impacts.

4.1. Representation of Proposed Development

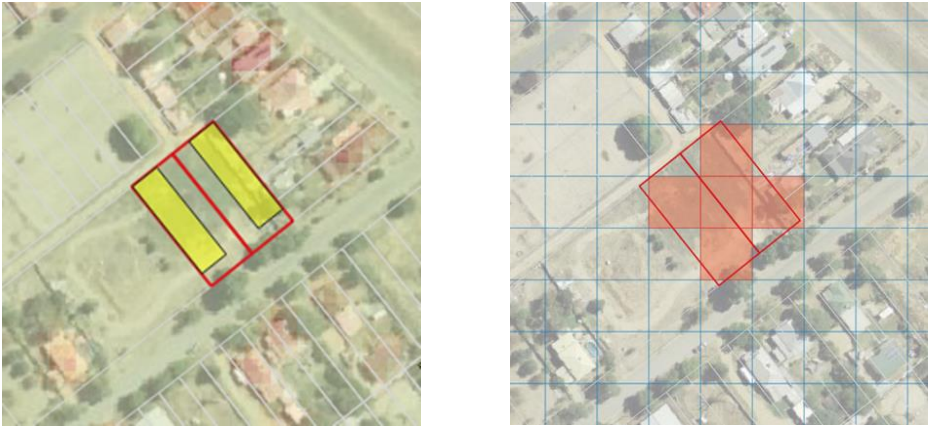
To remain consistent with the TUFLOW model the two sheds were modelled by modifying the terrain elevations with TUFLOW z-shapes. The provided footprints (Diagram 1) were used for the z-shape regions with an elevation increase of 4-5 m above the DEM.

The angle of the site in relation to the TUFLOW model grids resulted in a conservative estimation of obstruction to represent buildings. The modelled obstructions are equal to 2000 m² (5x 20x20 cells) compared to the 960 m² footprint of the two sheds. Underlining the conservative results of the model, under real conditions water may flow between the buildings and at a minimum equalise with the inundation outside the property (see DCP requirement below). Instead, the model disperses all water external to the site (until the roof height is topped), likely increasing the modelled impacts within the immediate area.

Table 4.2.3, “Fencing construction and materials are to allow flood waters to equalise on either side” (Reference 2).

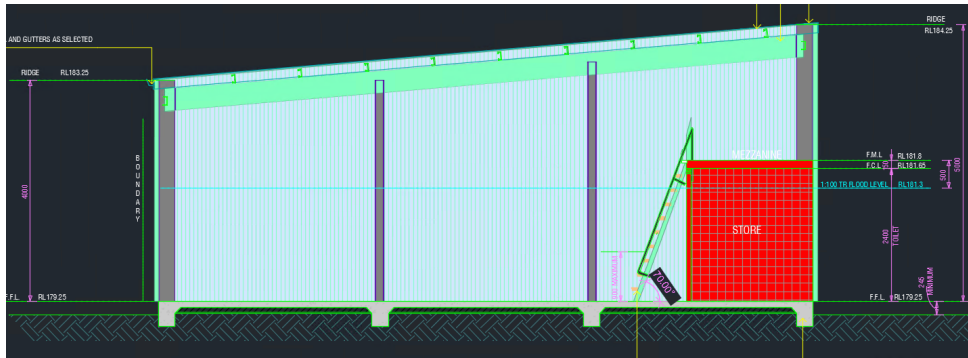
Diagram 3 below shows the GIS footprint of the sheds and the TUFLOW cells where the obstruction occurs up until the roof elevation.

Diagram 3 Proposed Shed locations (Left) and post-dev obstruction (Right)



A RL of 179.005 mAHD was adopted for the site pad. The pad height was taken from the sectional drawing provided Diagram 4 (*Section 2 BD_240285_A_Proposed Self Storage Units 20 George Street North Wagga - Section -.dwg*, provided by the client via email on 28/2/2025). The pad height takes the minimum floor height 179.25 mAHD as 225 mm above the adopted ground level, assuming a level pad for the entire site.

Diagram 4 Southern Elevation



4.2. Post Development Flood Behaviour

The peak flood depths and levels for the 1% AEP events in the proposed case are shown on Figure 11. The flood mapping is presented as a maximum envelope of the failure/non-failure scenarios. The peak flood levels for the refined base case and developed case were compared, with the results shown on for the 1% AEP on Figure 12. Flood level impacts within +/- 0.01 m are shown in grey as such variations are within the precision tolerance of the hydraulic modelling.

The results indicate small, localised impact resulting from the proposed development. Increases in flood level are projected to occur to the east of the building towards Marah Street. With a maximum increase of 0.02 m occurring on George Street immediately south of the site, which represents an approximate 0.85% increase in flood depth. For the occupied lots immediately northeast of the site (94 – 104 Marah Street), the modelling projects a minimal decrease of flood depth of approximately 0.01 – 0.03 m. There is a nominal difference of less than 0.01m between the levee failure and levee non-failure 1% AEP event scenarios. The increase of depth on George Street is recorded in Table 2 below.

Table 2: Peak flood depth on George Street – 1% AEP event

Scenario	Base	Developed	Increase
No Levee Failure	2.602 m	2.624 m	0.842%
Levee Failure	2.598 m	2.621 m	0.866%

There is no observable change to flood function or the hydraulic hazard classification of the site or surrounding areas, see Figure 15 and Figure 17. The impacts of the development are nominal considering the existing flood risk of North Wagga Wagga.

4.3. Development Controls

The Wagga Wagga Development Control Plan (DCP) outlines controls for development to support the objectives of the Wagga Wagga Local Environmental Plan (LEP).

Table 4.2.3 of the DCP requires development to comply with the following:

- Applications for non-habitable developments are to demonstrate that area is available to store goods above the 100yr ARI flood level (plus freeboard)

To comply with the control, a mezzanine has been proposed in each of the units. The respective mezzanines are to be constructed at a minimum RL of 181.8 mAHD allowing for 1% AEP event plus 0.5 m freeboard.

The developer is to ensure that the structure complies with the following DCP requirements:

- Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100yr ARI (excludes sheds less than 20m²),
- Fencing construction and materials are to allow flood waters to equalise on either side.
- Parts of building below the 100yr flood level, plus freeboard to be constructed from flood compatible materials; and

4.4. Climate Change

Clause 5.21 of the LEP requires proposed development to consider changes to flood behaviour as a result of climate change.

- (3)(a) of the LEP, the impact of the development due to changes in flood behaviour as a result of climate change was considered.

For the year 2050, there is anticipated to be a 11% (RCP 2.6) to 14% (RCP 4.5) increase in rainfall intensity as per the ARR datahub. The 0.2% AEP event (1-in-500) is used as a proxy to represent the projected increase in rainfall depths under warmer conditions. The depth and flood levels are shown on Figure 13 with the impact of the development under warmer climate conditions shown on Figure 14.

Table 3: Peak flood depth on George Street under warmer climate conditions (2050)

Scenario	Base	Developed	Increase
No Levee Failure	3.620 m	3.648 m	0.759%
Levee Failure	3.491 m	3.522 m	0.875%

Consistent with the current climate modelling, the development is projected to have minimal impact on the flood behaviour under warmer climate conditions. The proposed development does not result in changes to flood function nor changes to the hydraulic hazard categorisation, due to changes to flood behaviour as a result of climate change.

It is noted that the changes to depth due to climate change would have impacts on the development, including the loss of storage above the 1% AEP. However, as the proposal is considered a light commercial type of building, only a relatively short life span is assumed for the development (25 – 30 years). The increase in risk is minimal as the probability of a flood event surpassing the current 1% AEP plus 0.5 m freeboard in such a short time span is low.

4.5. Site Safety Consideration

The following commentary is provided considering the following Clause 5.21 of the LEP:

- (2)(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood.
- (3)(c) Whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood.

As per the adopted flood study (Reference 1, Figure 16B), North Wagga Wagga is classified 'Low Flood Island' per the Emergency Response Planning Classification (ERP). The flood island is lower than the limit of flooding (i.e. below the PMF) or does not have enough land above the limit of flooding to cope with the number of people in the area. During a flood event the area is isolated by floodwater and property will be inundated. If floodwater continues to rise after it is isolated, the island will eventually be completely inundated. People left stranded on the island may drown and property will be inundated.

North Wagga Wagga would be considered an area able to be evacuated with the area classified as Areas with Overland Escape Route from approximately 9.0 m to 9.6 m on the Wagga Wagga gauge (Gauge number 410001). However, access is cut off from Hampden Road to the North, Mills Street to the East, and Gardiner Street to the North at the above heights. In recent events the levee has reported to overtop at approximately 9.6 m on the gauge, despite the 9.95 m levee design height (Reference 1). Between 9.0 – 9.6 m evacuation may be possible, although rescue may also be required by emergency services. Rescue or evacuation by emergency services will be a required for any persons remaining at the site if the gauge tops 9.6 m. The risk to life is significantly increased when the excavation routes for North Wagga begins to flood at 9.0 m. In the design 1% AEP event there is only a 3-hour period between 9.0 m and 9.6 m. It is recommended for the operators to have the site should be fully evacuated from North Wagga prior to the 9.0 m height.

The proposal is for "self-storage" units; therefore, it is assumed there is to be little continued activity at the site. The assumption that there is to be minimal staff or customers permanently at the site, significantly reduces the risk to life. With the site operating with minimal activity, the most significant risk to life would be the lease holders attempting to return to the site during an evacuation period. Lease holders may feel compelled to return to the site after warnings have been issued, to collect sensitive items. The mezzanine above the 1% AEP event provides storage for sensitive items, decreasing the need for lease holders to return to site in major flooding events.

The low to no permanent occupancy ensures that during a flooding event, the site would not affect evacuation procedures, as the site will not adversely increase the population of North Wagga Wagga. The site should be easily evacuated without increasing strain on the existing evacuation routes and emergency services. Ultimately evacuation warnings and evacuation orders are the responsibility of SES and sub-lease holders should be made aware that access to the site will be blocked in moderate flooding events.

The risk of long-term external storage of plant and equipment should be considered by the operators of the site. Any plant or equipment should be able to move freely on its own or be easily moved by other available plant (i.e. pallet jack). Any objects remaining external to the proposed sheds during a flooding event unnecessarily increase the risk of harm or damage to downstream persons and property.

5. SUMMARY

WMAwater has undertaken a site-specific flood impact assessment for the proposed development at 20 George Street North Wagga Wagga. This has been undertaken by considering the performance outcomes within Wagga Wagga DCP 2010, Section 4 and the consent conditions noted in relation to the LEP Clause 5.21.

The proposed development involves the construction of two light commercial storage sheds. The North Wagga Wagga levee has a design height of approximately a 12% AEP, there is a known flood risk for the area in moderate to extreme design flood events. The footprint of the site is within the 1% AEP flooding extent and therefore the flood impact of the sheds was assessed.

The impacts of the proposed development on flood behaviour in the 1% AEP event and 0.2% AEP were modelled using the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan hydraulic model, with local refinements to appropriately represent the topographic features and existing building footprints in the vicinity of the site.

The assessment found that in the 1% AEP event, the proposed development results in nominal changes to flood behaviour in the surrounding area. Increases in flood levels of less than 1.0% in the vicinity of George Street were modelled. Flood function and hazard are not influenced by the changes to the site. Considerations to flood behaviour under warmer climate have been provided as part of the assessment. As per the existing climate the proposed changes result in nominal increases to flood levels from the projected changes in rainfall depths due to climate change.

Commentary on site safety and evacuation has been made in support of the development. Noting that efficient evacuation is probable, due to the assumed low occupancy. Additionally, it is not expected that the development will not unreasonably increase demand on the capacity of the existing North Wagga Wagga evacuation routes.

Should you require any further clarification, please do not hesitate to contact the undersigned.
Yours Sincerely,

WMAwater



Erin Askew

Director, BE (Hons), MIEAUST, CPEng

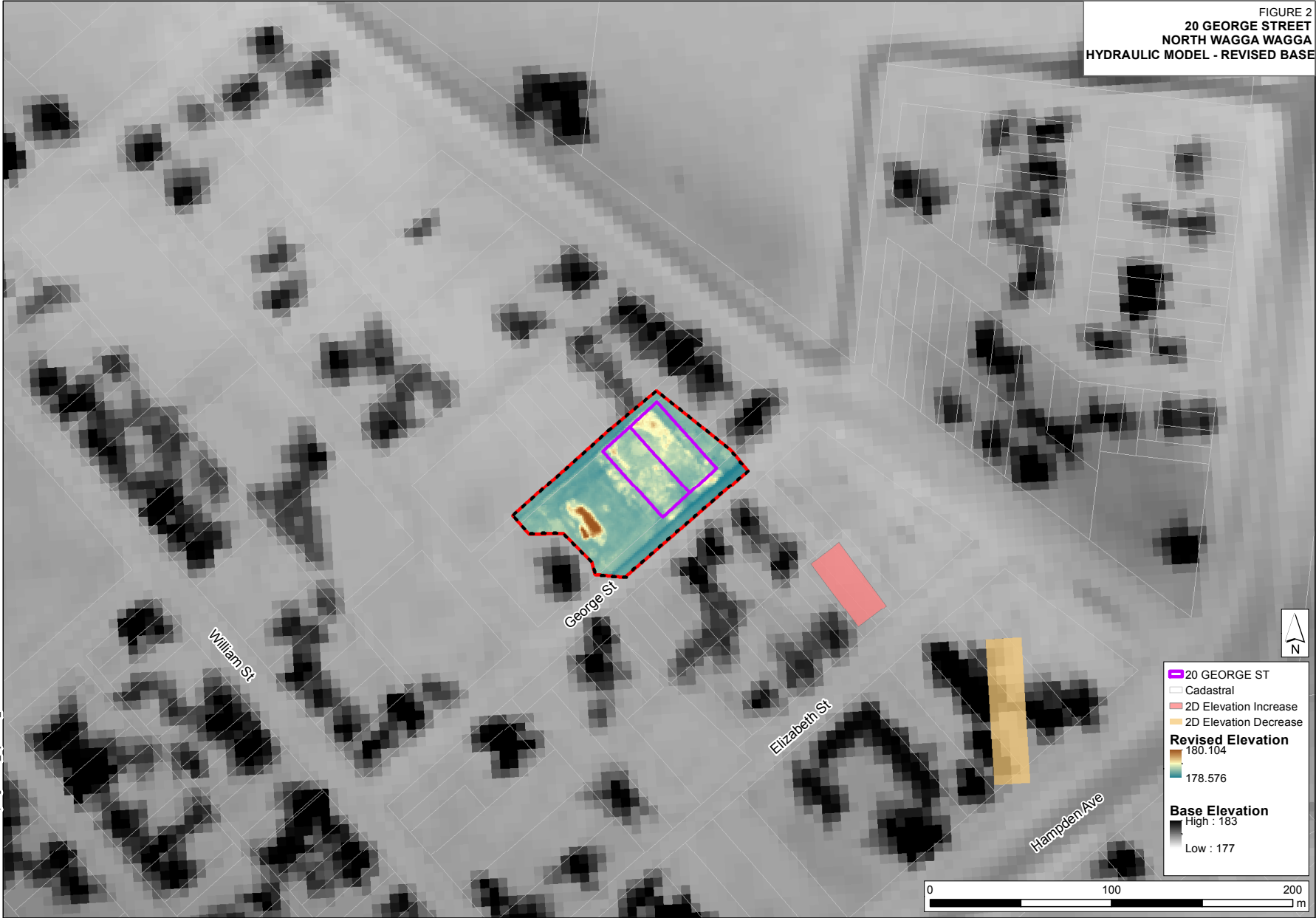
Figures

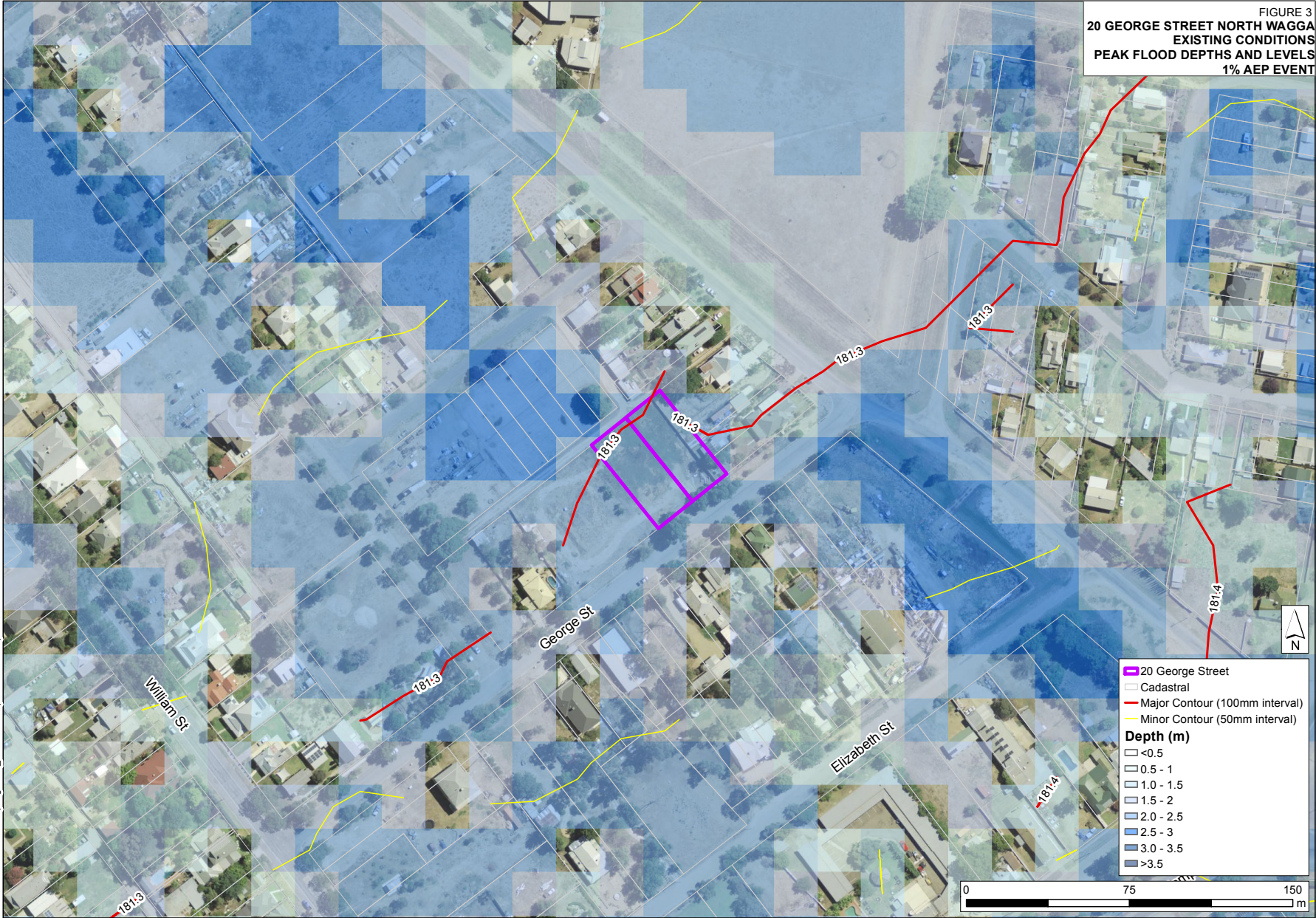
- Figure 1: Study Area
- Figure 2: Hydraulic Model - Revised Base Case
- Figure 3: Peak Flood Depths and Level Contours - 1% AEP Event – Revised Base Case
- Figure 4: Peak Flood Depths and Level Contours - 0.2% AEP Event – Revised Base Case
- Figure 5: Peak Flood Depths and Level Contours - PMF Event – Base Case
- Figure 6: Flood Function - 1% AEP Event – Revised Base Case
- Figure 7: Flood Function - 0.2% AEP Event – Revised Base Case
- Figure 8: Flood Hazard Classification - 1% AEP Event – Revised Base Case
- Figure 9: Flood Hazard Classification - 0.2% AEP Event – Revised Base Case
- Figure 10: Flood Hazard Classification - PMF Event – Base Case
- Figure 11: Peak Flood Depths and Level Contours - 1% AEP Event – Post-Development
- Figure 12: Flood Impact - 1% AEP Event – Post-Development
- Figure 13: Peak Flood Depths and Level Contours - 0.2% AEP Event – Post-Development
- Figure 14: Flood Impact - 0.2% AEP Event – Post-Development
- Figure 15: Flood Function - 1% AEP Event – Post-Development
- Figure 16: Flood Function - 0.2% AEP Event – Post-Development
- Figure 17: Flood Hazard Classification - 1% AEP Event – Post-Development
- Figure 18: Flood Hazard Classification - 0.2% AEP Event – Post-Development

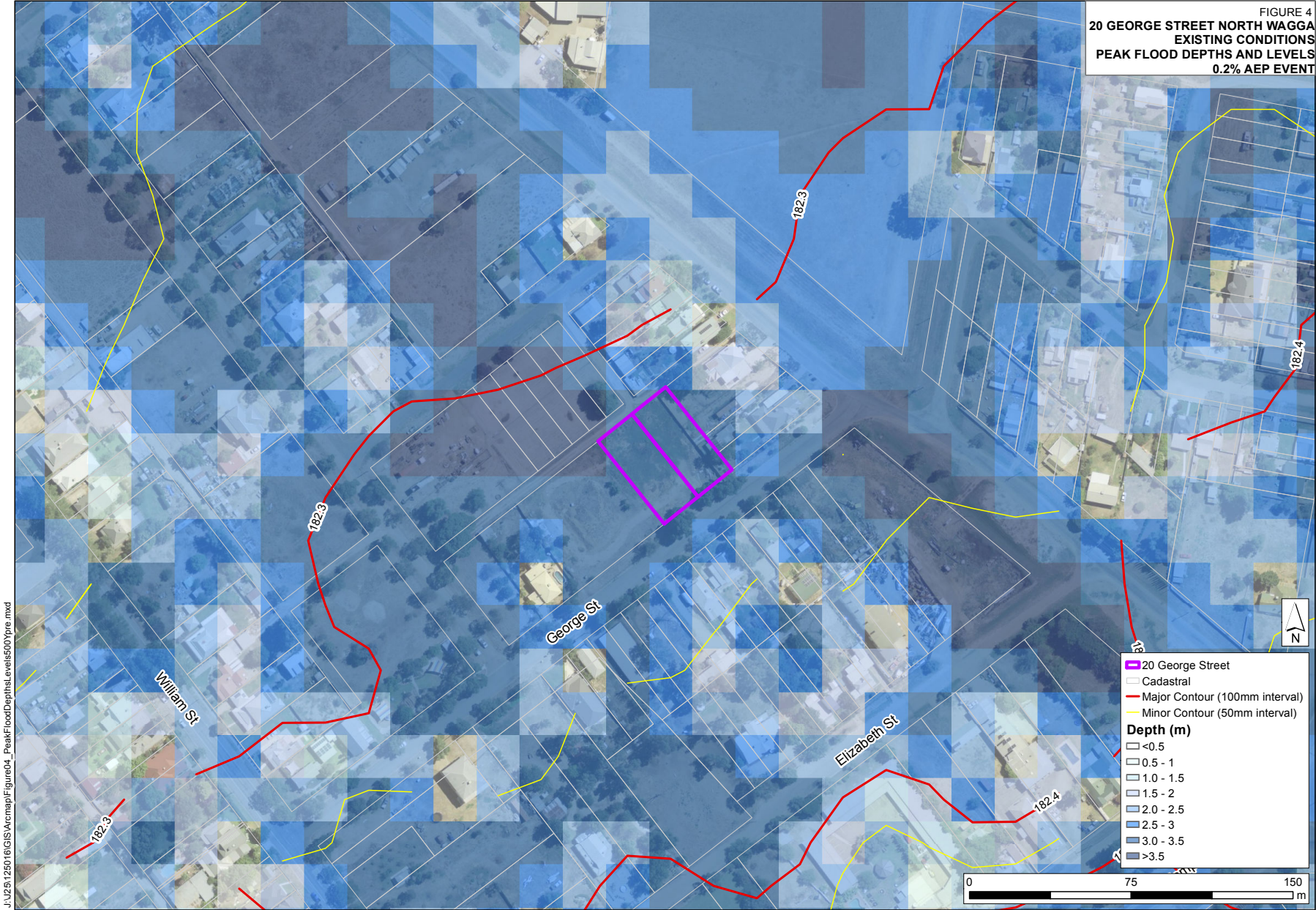
References

- 1 Wagga Wagga Council
Revised Murrumbidgee River Floodplain Risk Management Study and Plan
WMAwater, 2018
- 2 Wagga Wagga Council
Wagga Wagga Development Control Plan (2010)
Adopted 2010, Version: 27
- 3 Wagga Wagga Council
Wagga Wagga Local Environmental Plan 2010
Current version for 1 November 2024 to date
- 4 Department of Planning and Environment
Flood Risk Management Guideline FB03
Date: 30 Jun 2023

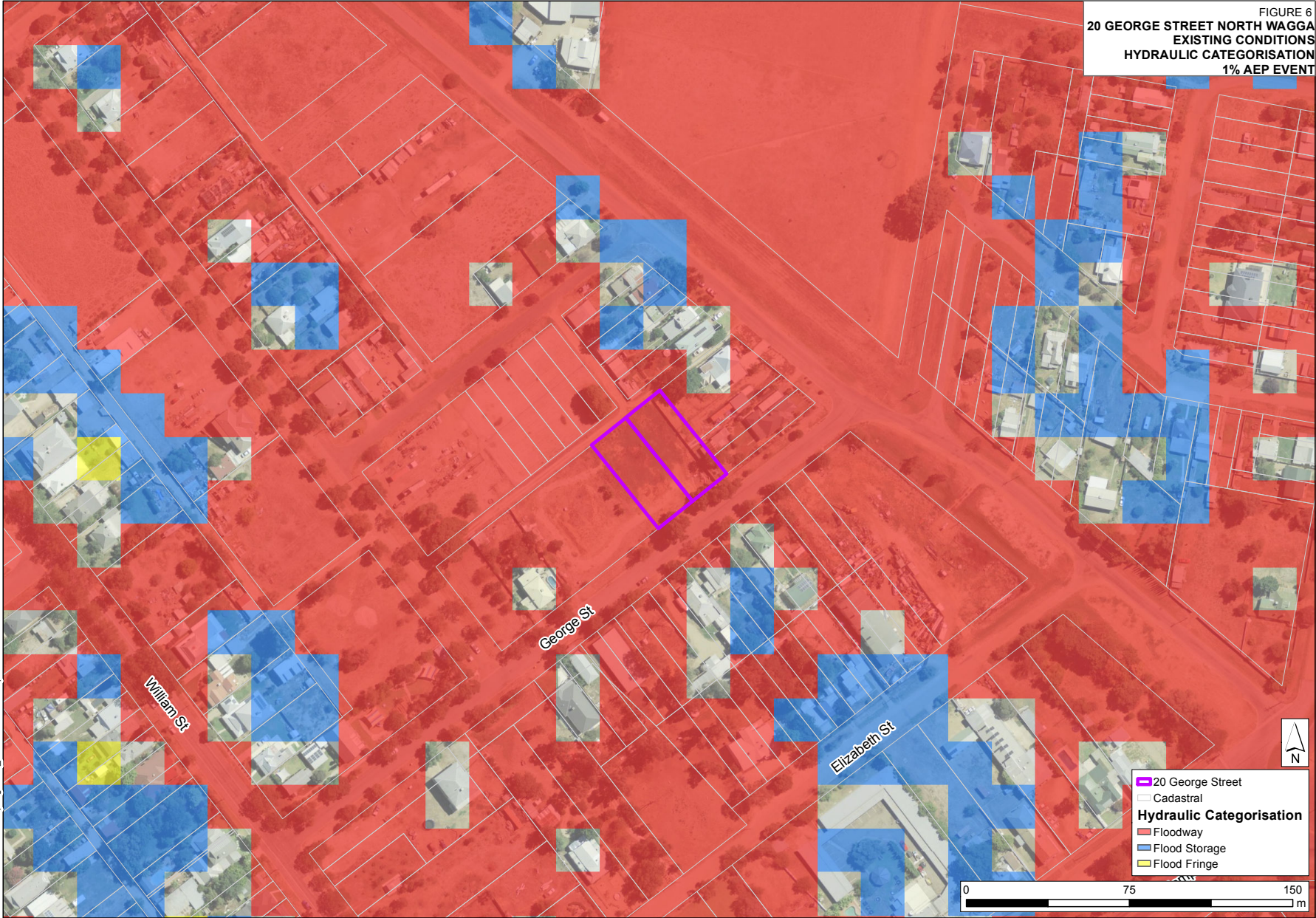


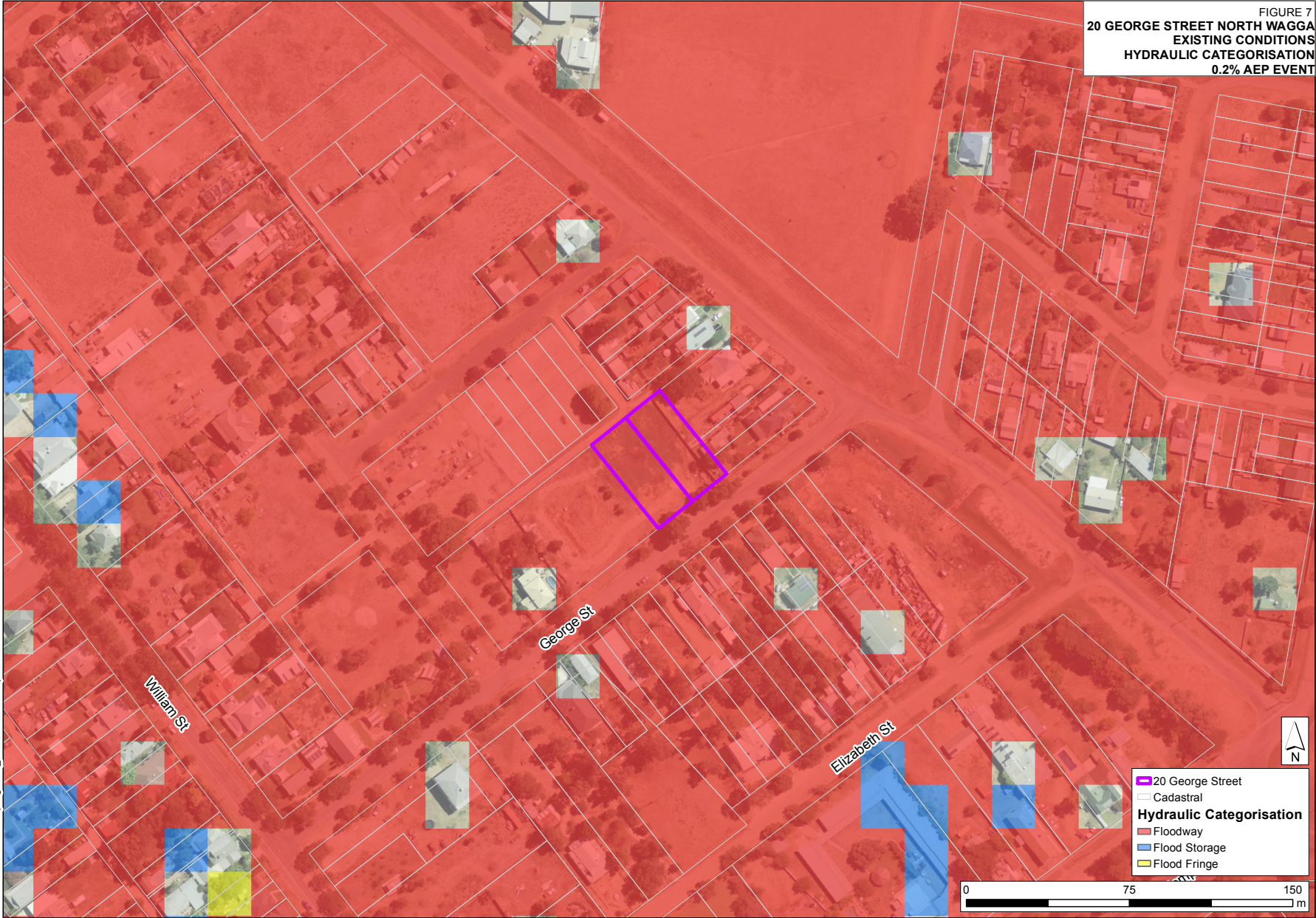


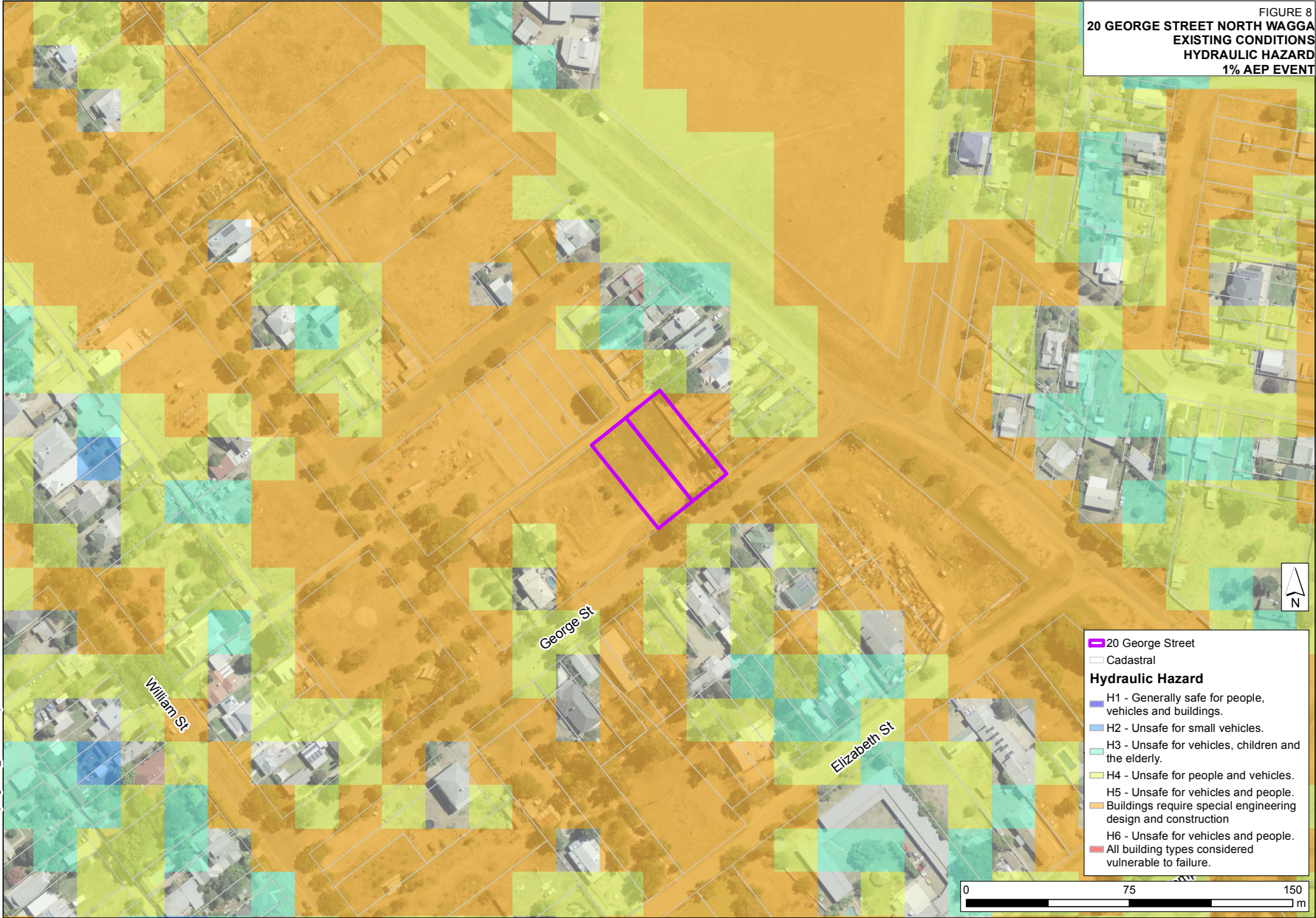


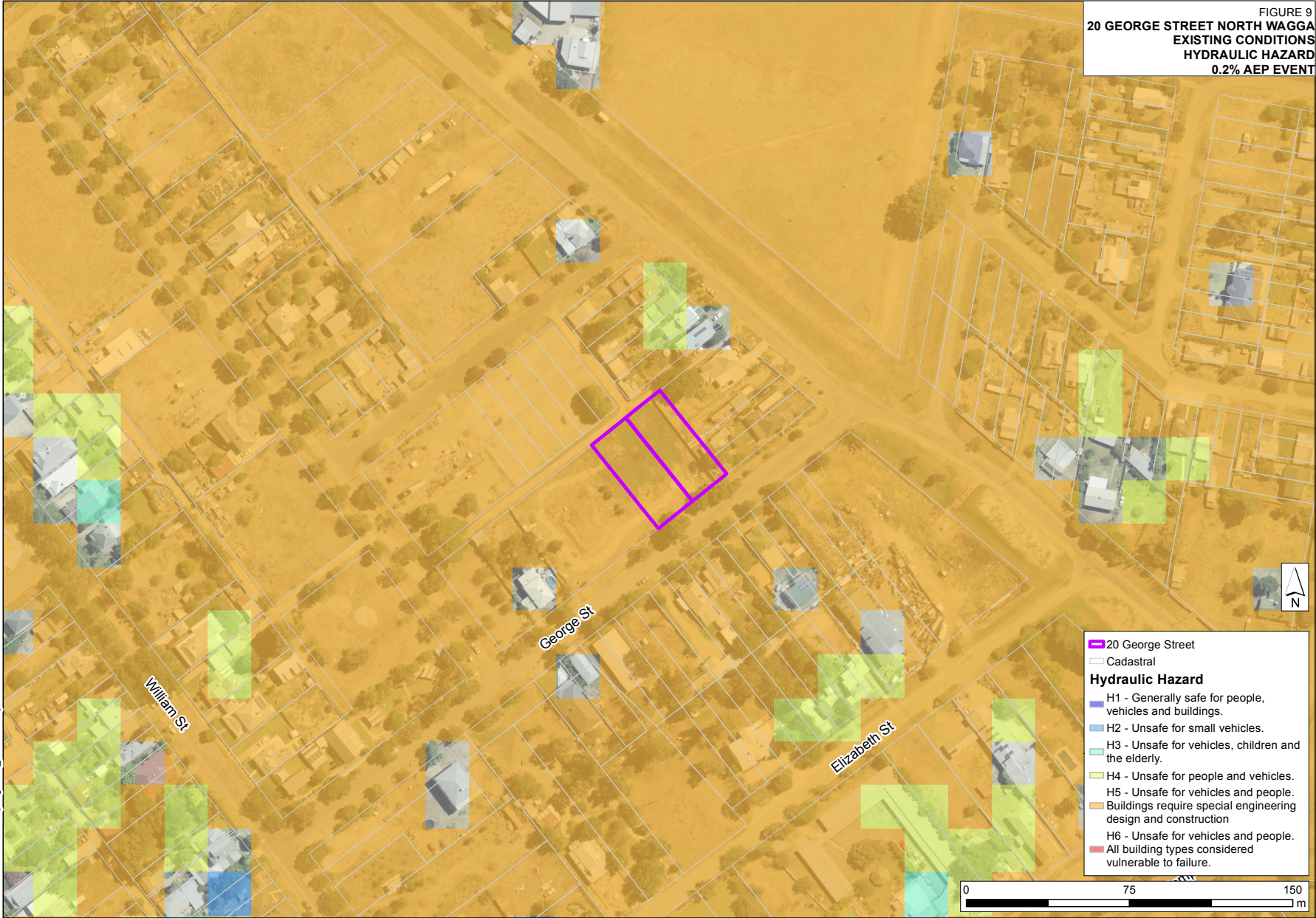


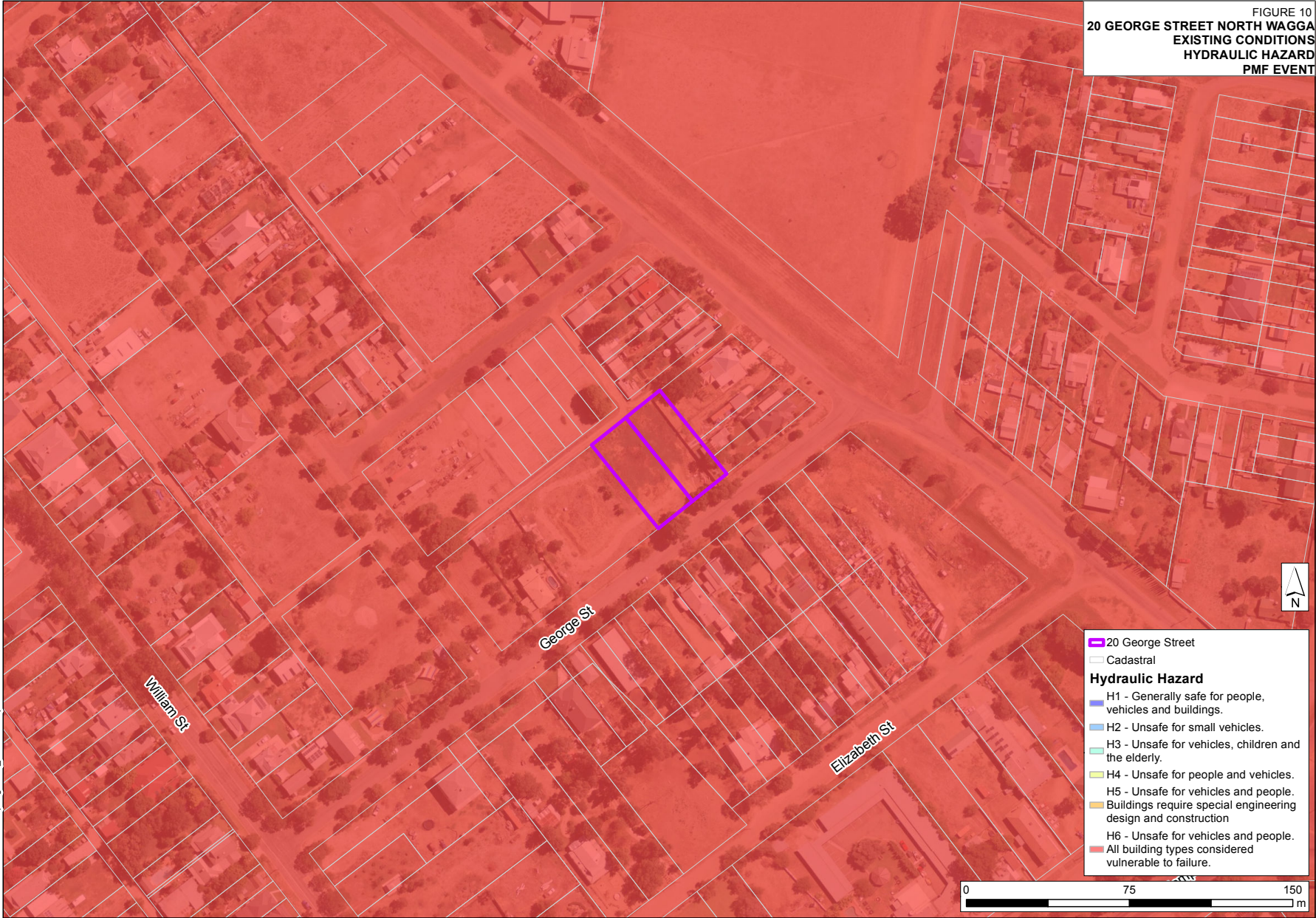


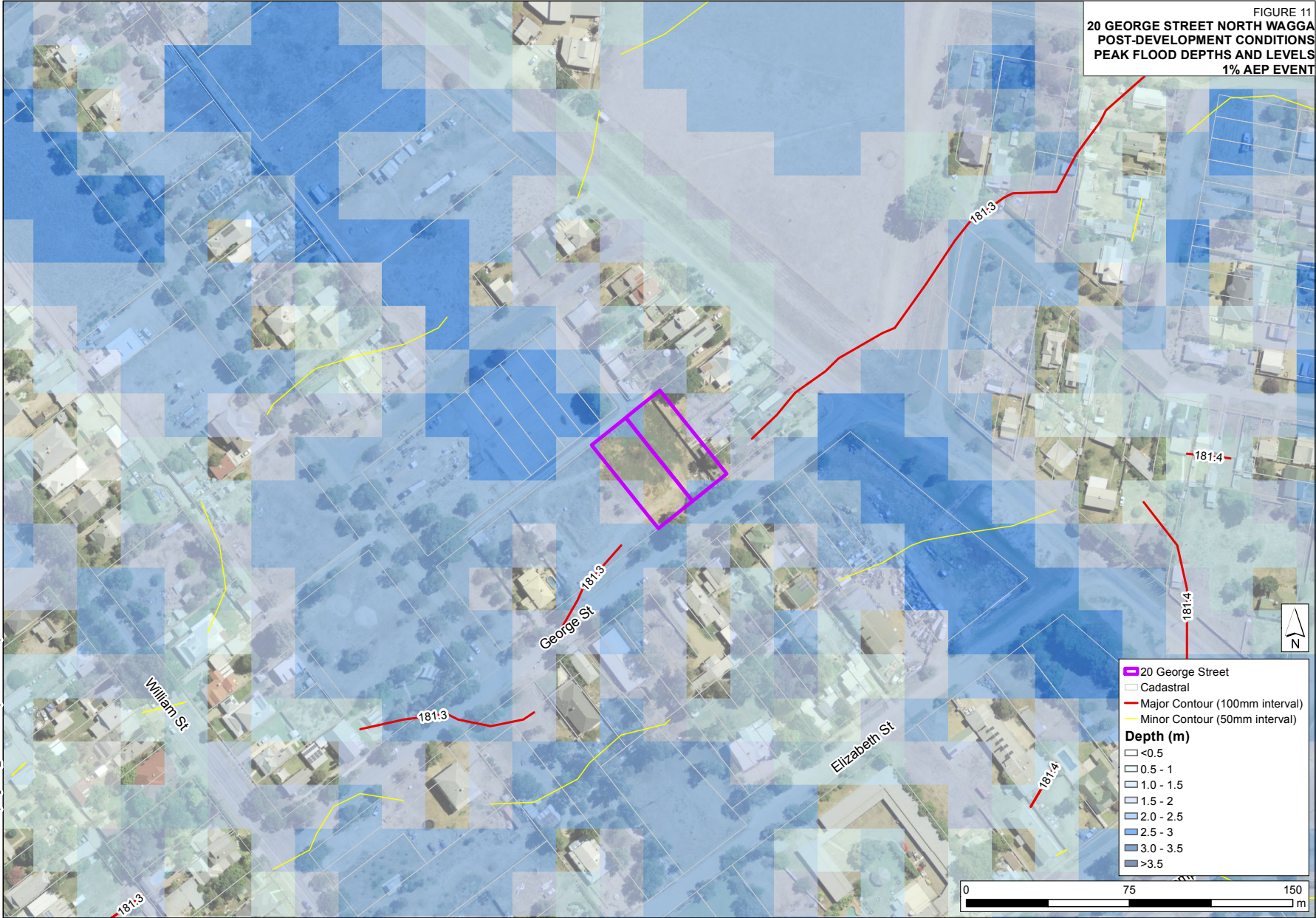




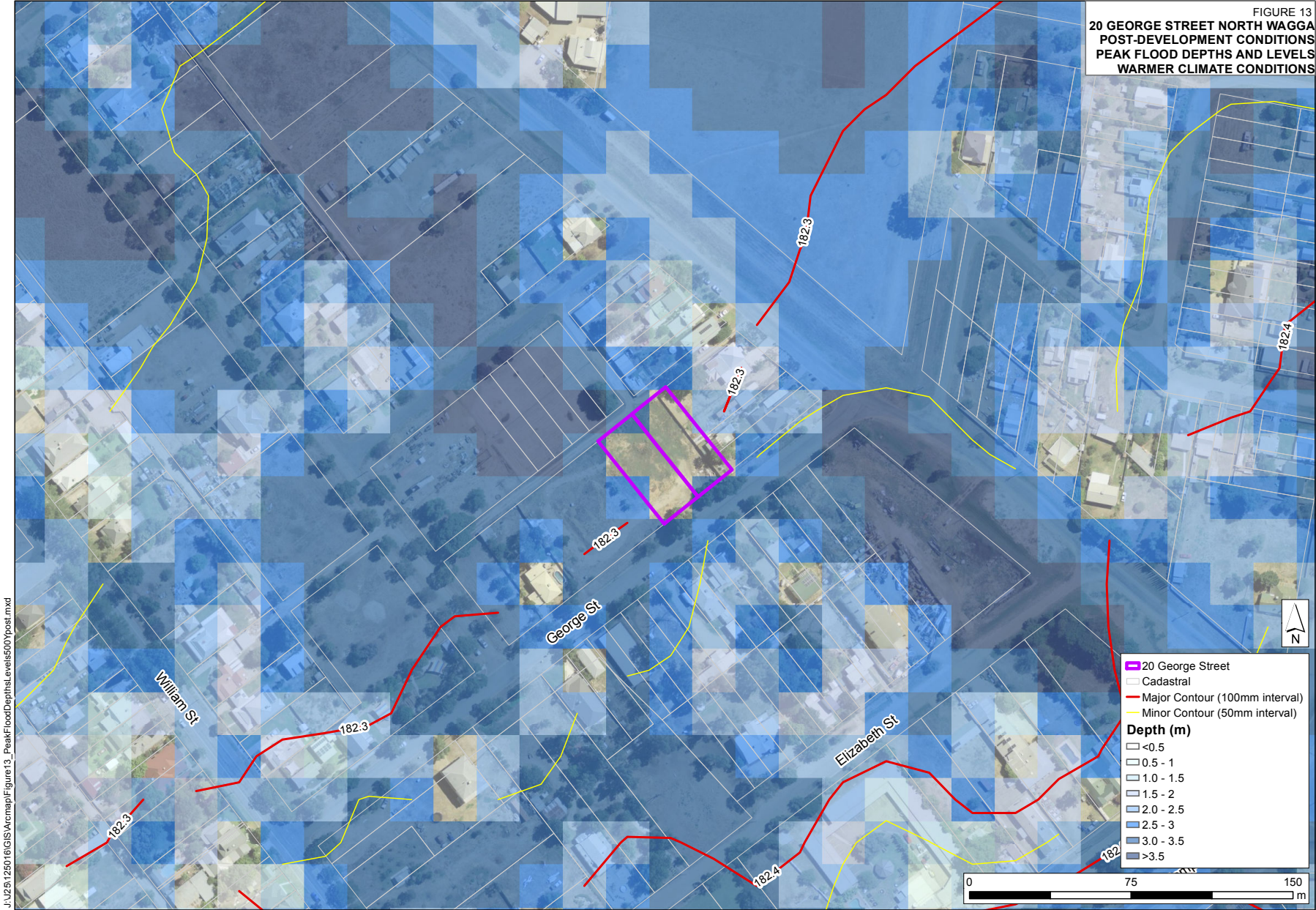


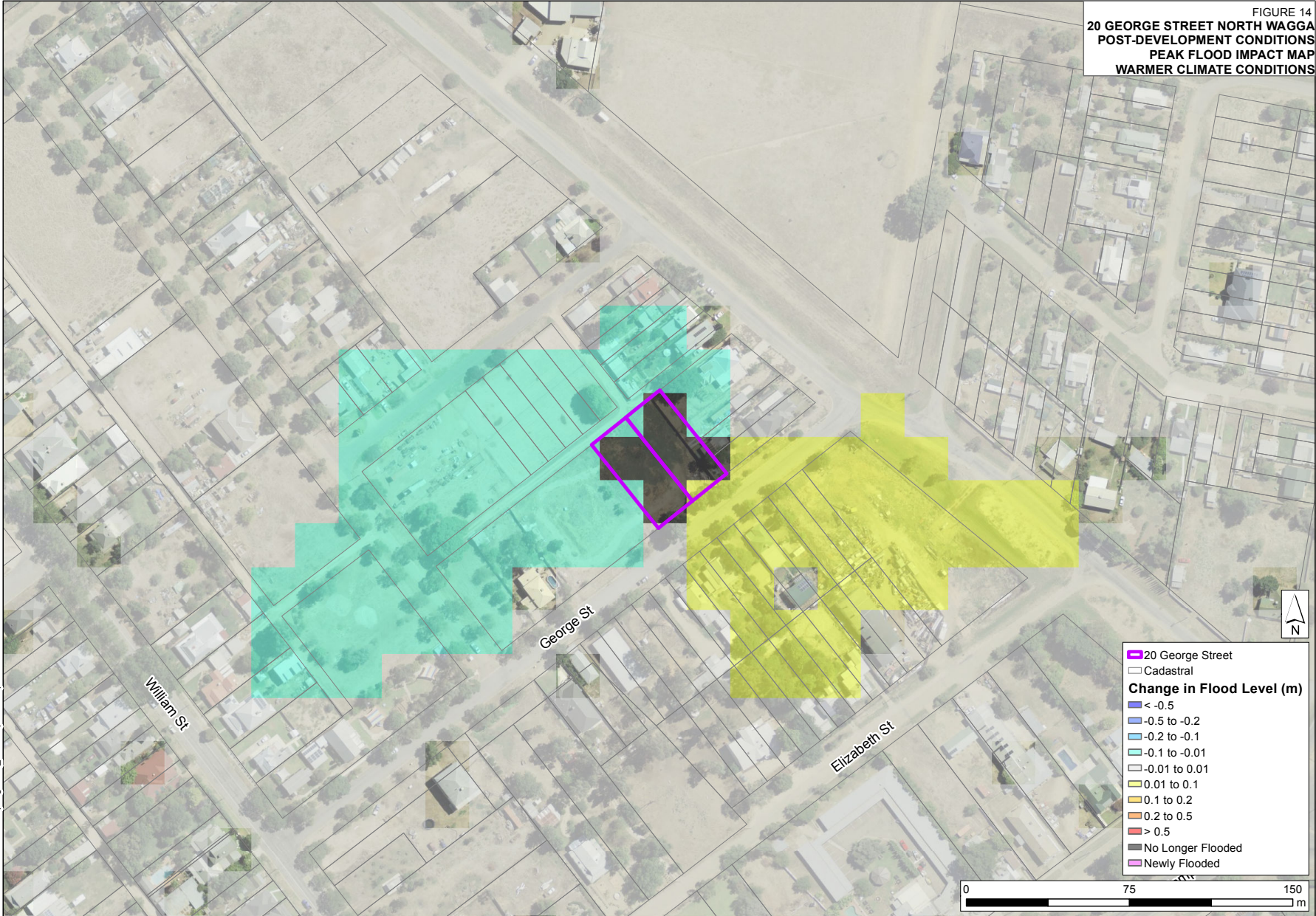






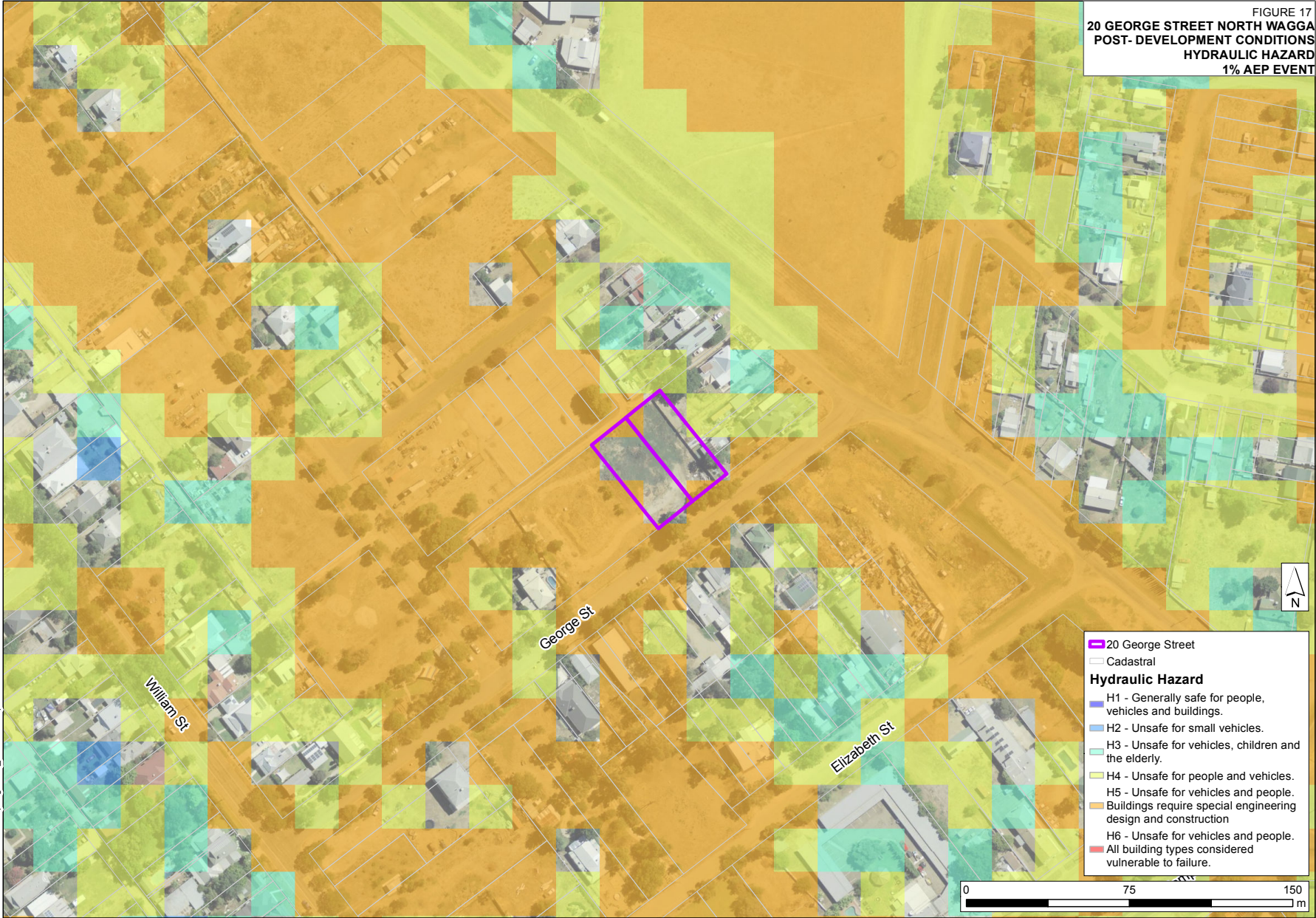


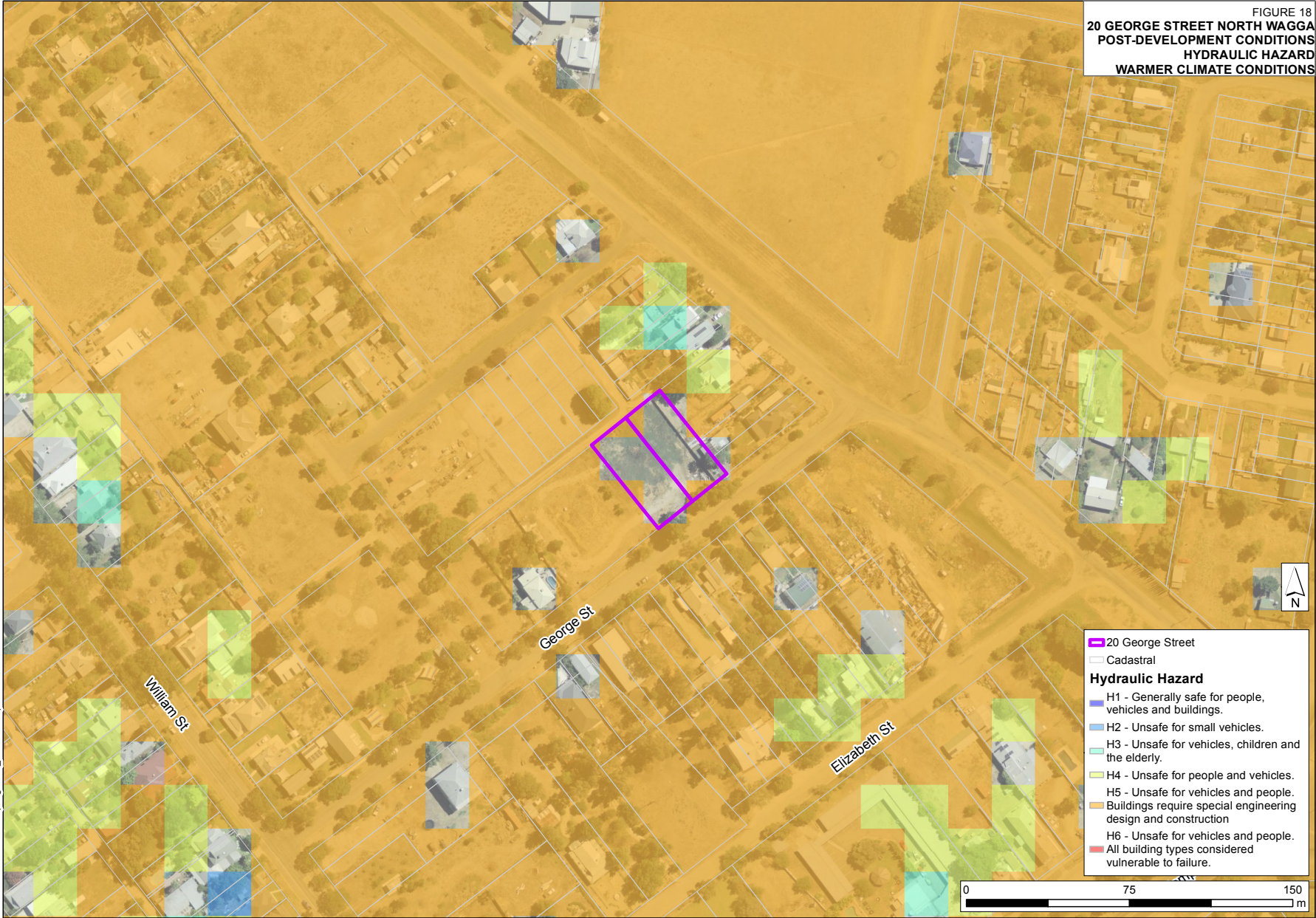














Our Ref: ID 3390
Your Ref: D/2025/0363

16 October 2025

Natalie Owens
City of Wagga Wagga Council
PO Box 20
Wagga Wagga NSW 2650

Via email

email: Owens.Natalie@wagga.nsw.gov.au
CC: joshua.stanbury@ses.nsw.gov.au

Dear Natalie,

Development Application for 20 George Street, North Wagga Wagga

Thank you for the opportunity to provide advice on the Development Application for 20 George Street, North Wagga Wagga (Lot 1 and Lot 2 DP1064692). It is understood that the proposed development seeks to construct eight separate self-storage units on the site with parking allocated to each unit.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The NSW SES recommends that consideration of flooding issues is undertaken in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the [Flood Risk Management Manual](#) 2023 (the Manual) and supporting guidelines, including the [Support for Emergency Management Planning](#) and relevant planning directions under the *Environmental Planning and Assessment Act, 1979*.

In summary, intensifying development on land below the Flood Planning Level will increase risk to life.

If the development were to proceed, we provide the following additional advice:

- **Pursue** Flood-Resilient Infrastructure, consistent with the NSW Independent Inquiry¹, to withstand extreme weather events to promote resilience and reduce the impact of floods and other hazards on communities.

¹ NSW Government. 2022. Independent Flood Inquiry



STATE HEADQUARTERS

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- **Pursue**, if relevant, site design and stormwater management that reduces the impact of flooding and minimises any risk to the community. Any improvements that can be made to reduce flood risk will benefit the community.
- **Support** the consideration of flood events up to and including the probable maximum flood (PMF) to inform the project layout and design. For emergency management, modelling of flooding up to and including the PMF should be considered to address any risks, including warnings and isolation, during flooding events.

You may also find the following Guidelines available on the NSW SES website useful:

- [Reducing Vulnerability of Buildings to Flood Damage](#)
- [Designing Safer Subdivisions](#)
- [Managing Flood Risk Through Planning Opportunities](#)

Please feel free to contact Gillian Webber via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,

A handwritten signature in cursive script that reads 'Elspeth O'Shannessy'.

Elspeth O'Shannessy
Manager Emergency Risk Assessment
NSW State Emergency Service



ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline²

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.

Any proposed Emergency Management strategy for an area should be compatible with the strategies identified in the NSW State Flood Plan³ and the Wagga Wagga City Flood Emergency Sub Plan⁴, where evacuation is the preferred emergency management strategy for people impacted by flooding.

The 'shelter in place' strategy is not an endorsed flood management strategy by the NSW SES for future development. Such an approach is only considered suitable for existing dwellings where the risk of staying is lower than the risk of evacuating, without increasing the number of people subject to such risk/s.

During periods of widespread flooding the NSW SES will have to deal with many communities facing the impact of flooding. There is no such thing as a safe period of isolation although obviously the shorter the better and the longer the period of isolation, the more chance there is for mishap requiring external intervention. Even relatively brief periods of isolation, in the order of a few hours, can lead to personal medical emergencies that have to be responded to.

As per the EM01 Flood Risk Management Guideline: Support for Emergency Management Planning (sA2.4), *Requiring a site-specific flood response plan as a condition of consent for development is not considered a genuine attempt to manage flood risk to future occupants.*

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

Principle 2 Decisions should be informed by understanding the full range of risks to the community.

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed. We note the relatively short life span is assumed for the development (25 to 30 years).⁵

In the design 1% AEP event the flood depths at the site are approximately 2.1 – 2.5 m. The site and much of North Wagga Wagga is classified as floodway. In the 1% AEP event the site and much of North Wagga Wagga is classified as hazard category 5 (H5) which is unsafe for vehicles and people. Buildings require special engineering design and construction. Some less robust building types vulnerable to failure.

² NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

³ NSW Government. 2024. NSW State Flood Plan. Section 5.1.7, page 34

⁴ NSW SES. 2020. Wagga Wagga City Flood Emergency Sub Plan. Section 3.18 Managing Evacuation Operations, page 30

⁵ WMAWater, 2025. 20 George Street, North Wagga Wagga – Flood Assessment, page 7.



In events greater than the 12% AEP, the site is inundated and isolated, classified as a low flood island. In the 1% AEP design flood event the site is inundated with depths of up to 2.1m.⁶ The PMF flood depth at the site is greater than 7 m and is classified as H6. At the road intersections of William Street/ George Street and Marah Street/ George Street, the floodwater rises quickly⁷, limiting the available time for proactive measures to be taken to reduce risk to life and property.

At first glance it may seem that if people live in an area where frequent low-level floods occur, they would be more flood aware. Unfortunately, although they may be aware of flooding, they generally come to the view that they are not at risk because they think all floods are like the small ones they often see. This is not true, and big floods will almost always catch people by surprise and exceed their capacity to deal with the situation unless they have considered this scenario in their planning and preparedness. In addition, flood waters can include infectious diseases, sewerage, chemical hazards, electrical hazards, displaced wildlife and debris such as glass and metal that can cause injury.

We would like to emphasise that the NSW SES has responded to flood related requests in this North Wagga Wagga area, including flood rescues in November 2021 and October 2022 along Hampden Avenue and Wall Street, and multiple sandbagging requests for property protection in the area in November 2022.

Current evidence suggests that flood events will become more frequent due to climate change. A Climate Change Calculator has been developed to address the updated ARR climate change guidelines, recommending the adjustment of the BoM 2016 IFDs to account for the warming that has occurred since the mid-point of the data used for their development (1961-1990).⁸ This results in a significant increase in existing conditions flood levels.⁹

The change in flood probabilities with climate change for this catchment area results in the new probability of the 1 in 100 AEP to be approximately 1 in 57 AEP event for the current 2025 scenario, becoming even more frequent in the future.¹⁰ For the proposed development site, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.

Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

⁶ WMAWater. 2018. Wagga Wagga Revised Murrumbidgee River FRMS&P

⁷ WMAWater, 2025. 20 George Street, North Wagga Wagga – Flood Assessment, page 4

⁸ Wasko et al. 2024. A systematic review of climate change science relevant to Australian design flood estimation. Hydrology and Earth System Sciences. 28: 1251-1285

⁹ Babister et al. 2024. Climate Change Calculator: Estimating Changes to Flood Probability Under Different Climate Change Scenarios, page 1

¹⁰ WMAwater. 2024. Climate Change Calculator. Retrieved 14/10/2025 from <https://ccc.wmawater.com.au/>



Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.

Managing risks associated with Low Flood Islands requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

- Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Principle 5 Risks faced by the itinerant population need to be managed.

Any Emergency Management strategy needs to consider people visiting the area or using a development. This is particularly relevant for the proposal for storage units.

Principle 6 Recognise the need for effective flood warning and associated limitations.

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.

NSW SES utilises the Australian Warning System, which is a nationally consistent, three-tiered approach to issue clear warnings and lead people to take action ahead of severe weather events. The three warning tiers consist of Advice, Watch and Act and Emergency Warning. These warnings can be viewed on the SES website and the HazardWatch website and app.

Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.

Any flood risk at the site and actions taken to reduce risk to life should be communicated to all site users (includes increasing risk awareness, community connections, preparedness actions, appropriate signage and emergency drills) during and after the construction phase. However, it is important to note that the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.

Report submitted to the Ordinary Meeting of Council on Monday 25 May 2026. Attachments

From: "NSW SES Risk Reduction" <rra@ses.nsw.gov.au>
Sent: Wed, 29 Oct 2025 16:51:53 +1100
To: "Steven Cook" <cook.steven@wagga.nsw.gov.au>
Cc: "Joshua Stanbury" <Joshua.stanbury@ses.nsw.gov.au>; "NSW SES Risk Reduction" <rra@ses.nsw.gov.au>; "Ana-Maria-Bianca Chitu" <anamariabianca.chitu@ses.nsw.gov.au>
Subject: Re: Response ID 3390 Re: DA25/0363 - 20 George St NORTH WAGGA WAGGA



Good afternoon, Stephen

The NSW SES provide the following advice which may assist in the assessment of this development application. A basic principle of emergency management is to separate people from hazards. Given that it is rare to be able to move the hazard, the most widely accepted method of doing so is to implement evacuation. When the option for evacuation is denied and the hazard cannot be moved then a dangerous situation remains that requires the highest level of monitoring and intervention. This will be at a time when resources are in abnormally high demand.

Flood risk management guideline EM01[2], suggests redevelopment plans should be supported by an emergency management strategy which has regard to the potential impact on existing flood warnings and evacuation demand on access/egress routes. Consideration should also be given to the impact of localised flooding. The evacuation routes may be cut by localised flooding, which could see evacuation not completed in time. The problem of localised closure of roads due to inadequate stormwater capacity can be critical where the available warning and evacuation time is short. We strongly advise that, at a minimum, any evacuation constraints and impacts of the development on the flood behaviour and neighbouring properties must be addressed before consent is granted.

Noting the proposal is for eight separate self-storage units on the site with parking allocated to each unit, the Council will need to determine how many people are expected to visit/be at the site in any given day. If council has concerns in relation to the development putting pressure on the evacuation capacity available for North Wagga Wagga for this proposed storage facility at 20 George Street, as the consent authority Council may consider that an **evacuation capability assessment is required to be undertaken** to support the proposed evacuation of life and property strategy. This should be used to assess the flood risk at the site, including information on the evacuation routes and evacuation capacity for the proposed site and the broader area. This assessment should have regard to the available flood warning time for this area and evacuation demand on existing and future access/egress routes. The impact of flooding on the roadways should go beyond immediately adjacent to the site to fully understand the isolation risks and evacuation constraints. Any evacuation route will need to ensure people do not get trapped by floodwaters at a different location while trying to escape, also considering that vehicles may become bogged down if the proposed route is via unsealed roads. The impact of flooding on the roadways should go beyond immediately adjacent to the site to fully understand the isolation risks and evacuation constraints. When evaluating potential impact, the risk of isolation, secondary risks and human behaviour should be considered. There is no known safe period of isolation in a flood, though the longer the period of isolation, the greater the risk to occupants. Risk to occupants may be compounded by secondary risks such as fires or medical emergencies. There is also the **risk that people will not follow emergency management plans**, for example they may refuse to remain isolated

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Version: 1, Version Date: 04/11/2025

from family for an extended duration or in this case attempt to recover valuable stored property. The proposed development would further increase the complexity of flood operations for the Wagga Wagga LGA, and directly transfer the risk to NSW SES for warning, evacuation, and potentially rescue. Areas that do not have independent means of evacuation complicate the NSW SES flood response.

If it were to be approved, the consent authority will need to be satisfied that it can be assured **people accessing services /the individual storage units are transparently made aware of the flood risk in the area and any potential flood damages** (if units below the PMF) and it is emphasized with them that these units should not be accessed during a flood.

Driving through floodwater is the number one cause of flood related fatalities^[3], with more than 100 fatalities across Australia since 2002^[4]. Near misses are not recorded in these statistics, however as an example, NSW SES attended 3823 flood rescues in 2022, and a significant proportion of these were people trapped in cars after driving into floodwater. NSW SES advise against driving through floodwater. Evacuation must not require people to drive or walk through flood water. Every year the NSW SES conducts hundreds of flood rescues. Most of those involve rescuing people in cars trapped in floodwater. The NSW SES has launched Steer Clear, a new behaviour change campaign urging drivers not to enter floodwater, centered on potential loss of life and informs about the impact of flooding on our roads. [Steer Clear | NSW SES](#) Ideally the access/egress routes should provide rising road access and/or be passable up to at least a 1 in 500 year (0.2% AEP) local flooding. This standard has been adopted for the Hawkesbury-Nepean Valley evacuation routes. A maximum depth of 0.1 metres over the road centreline is a depth road users will have a reasonable chance of assessing the depth of floodwater and the alignment of the road. A maximum duration of one hour for a depth over the road centreline of more than 0.1 metres is considered to be a tolerable time for evacuation traffic to wait until the road becomes trafficable, resulting from local flooding. The maximum permissible depth over the road centreline does not specifically consider vehicle stability on the trafficable lane, as driving through deeper and/or high velocity floodwater can cause sliding, toppling, or floating, leading to complete loss of vehicle control. It is therefore considered unsafe for vehicles if the hazard categorisation is H2 or greater, as set out in the Australian Rainfall and Runoff Guidelines 2019.

Kind regards,

Gillian

^[1] State of New South Wales and Department of Planning and Environment. 2023. Flood risk management guideline EM01 – Support for emergency management planning. Page 14

^[2] State of New South Wales and Department of Planning and Environment. 2023. Flood risk management guideline EM01 – Support for emergency management planning. Page 14

^[3] Haynes, et al. 2016. An analysis of human fatalities from floods in Australia 1900-2015, s.l.: Report for the Bushfire and Natural Hazard Cooperative Research Centre

^[4] Peden. 2016. Royal Life Saving Drowning Data: Presentation 15 February 2016, Sydney: Royal Life Saving Australia.

From:
Sent: Sun, 28 Sep 2025 02:10:23 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Proposed again sheds for the village

To Wagga Wagga City Council,

I strongly object to the proposed development of industrial sheds in North Wagga, including George Street. North Wagga is zoned RU5 Village under the Wagga Wagga LEP 2010. The purpose of the RU5 zone is to protect the character and amenity of villages and ensure that development is compatible with their scale and identity. Industrial sheds are inconsistent with this zoning and conflict with Council's own planning objectives. North Wagga is a historic village community awaiting vital flood protection through a higher levee. Approving industrial sheds before addressing flood risks and without regard to heritage and amenity would undermine both planning integrity and community confidence. I urge Council to reject this proposal and protect North Wagga's unique village character.

From: "City of Wagga Wagga Website" <webmaster@wagga.nsw.gov.au>
Sent: Sat, 27 Sep 2025 10:49:41 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Request it. Report it. Submission - 332524



What would you like to request/report?

Request type - description: CRGeneral - CRMisc - Complaints

Location

Request coordinates: -35.0945073,147.3789983

Location of property or request: George Street, North Wagga Wagga NSW, Australia

Details

Attachments / images: No file uploaded

Image 2: No file uploaded

Image 3: No file uploaded

Description: To Wagga Wagga City Council, I strongly object to the proposed development of industrial sheds in North Wagga, including George Street. North Wagga is zoned RU5 Village under the Wagga Wagga LEP 2010. The purpose of the RU5 zone is to protect the character and amenity of villages and ensure that development is compatible with their scale and identity. Industrial sheds are inconsistent with this zoning and conflict with Council's own planning objectives. North Wagga is a historic village community awaiting vital flood protection through a higher levee. Approving industrial sheds before addressing flood risks and without regard to heritage and amenity would undermine both planning integrity and community confidence. I urge Council to reject this proposal and protect North Wagga's unique village character. Yours sincerely,

Image 1 file cache:

Your details

Name:

Contact number:

Email:

From:
Sent: Sun, 28 Sep 2025 12:08:47 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: stop building giant sheds



To Wagga Wagga City Council,
I strongly object to the proposed development of industrial sheds in North Wagga, including George Street.
North Wagga is zoned RU5 Village under the Wagga Wagga LEP 2010. The purpose of the RU5 zone is to protect the character and amenity of villages and ensure that development is compatible with their scale and identity. Industrial sheds are inconsistent with this zoning and conflict with Council's own planning objectives. North Wagga is a historic village community awaiting vital flood protection through a higher levee. Approving industrial sheds before addressing flood risks and without regard to heritage and amenity would undermine both planning integrity and community confidence.
I urge Council to reject this proposal and protect North Wagga's unique village character.
Yours sincerely,

Sent from [Outlook for Android](#)

To Cameron Collins

I am writing to you with the objection to the new application for more storage sheds for Nth Wagga.
DA25/0363 For 20 George St

This is just one more piece of the puzzle that very much said you want us out, how can you let our village get another lot of storage sheds the one 's in Marah Street which you approved against our wish look hideous. Our peaceful little village does not want any more of these sheds going up. What happens in a flood there will be more people over here to evacuate there shed and hindering us in the process as we have our lives over here and will be trying to save them and our belongings. Once again, the people of Nth Wagga will be fighting you all the way and implore you to not allow this to happen again.

Document Set ID: 6766995
Version: 1, Version Date: 29/09/2025

From:
Sent: Wed, 1 Oct 2025 20:23:54 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA 25/0363 20 GEORGE ST



To Wagga Wagga City Council
i strongly object to the proposed development of industrial sheds in north wagga,including the one proposed for 20 george st
North Wagga is zoned RU5 village under the Wagga Wagga LEP 2010
The purpose of th RU5 zone is to protect the character and amenityof villages and ensure that development is compatible with their scale and identity.
Industrial sheds are inconsistent with this zoning and conflict with councils own planning objectives
North wagga ia a historical village community awaiting vital flood protection from a higher levee
Approving industrial sheds before addressing flood risks and without regard for heritage and amenity would undermine both planning integrity and community confidence
I urge council to reject this proposal and protect North Wagga's unique village character

If councillors are unsure about their decision,please take a drive down marah st North Wagga and have a look at the vile monstrosities being erected in the heart of our beautiful village, would councillors like them in their neighbourhood,i think not

thankyou

From:
Sent: Thu, 2 Oct 2025 14:54:37 +1000
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Cc:
Subject: Attention: Natalie Owens - DA25/0363
Attachments: Dispute Against DA25.0363.pdf



Please find attached objection to the above DA.

Regards

DISPUTE AGAINST:

DA25/0363: FILE No D/2025/0363

Proposed Self-Storage Units

20 George Street, NORTH WAGGA WAGGA NSW 2650

Lot 2 DP 1064692

From:

Document Set ID: 6771278
Version: 1, Version Date: 02/10/2025

Thank you for providing us the opportunity to comment on the impacts that Development Application DA25/0363 will have on us and our local community.

We strongly object to the above proposed development of further industrial sheds in North Wagga.

North Wagga is zoned RU5 Village under the Wagga Wagga LEP 2010, the purpose of the RU5 Zone is to protect the character and amenity of villages and ensure that development is compatible with their identity. George Street currently has a church and more importantly a pre-school and is in very close proximity to North Wagga School, this obviously means a lot of school age children walking to and from the pre-school and school and added traffic.

As outlined in Part 7 of the LEP, there are certain restrictions that are placed on new dwellings in North Wagga due to being flood land. You must acknowledge that this development, while not a new home, the proposal involves a significant change to the area in North Wagga. With major changes to the flow of flood waters, traffic etc.

The continued addition of these very large industrial sheds is adding to the flood levels of North Wagga, each shed adds to the level in the possibility of a flood. Not to mention the added pressure on the SES and our residents if we are required to evacuate, its difficult enough dealing with the additional traffic, but also the increased worry of the security of our homes, as has occurred in the past when the suburb was evacuated.

North Wagga is a historic village community awaiting vital flood protection through a higher levee, approving additional sheds before assessing flood risks and without regard to heritage and amenity would undermine both planning integrity and community confidence.

We urge Council to reject this proposal and protect North Wagga's unique character.

From:
Sent: Mon, 6 Oct 2025 21:56:00 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA25/0363
Attachments: Objection to George St proposed units - submission.docx



Please find attached submission pertaining to DA025/0363

Regards

Document Set ID: 6772279
Version: 1, Version Date: 07/10/2025

2/05/2024

Dear Sir/Madam

Re: DA25/0363

I write to express my objection to this Development Application, which proposes to develop a vacant site in George St North Wagga into 8 self-storage units and toilet. My objections are on the following grounds.

1. Reduced efficiency of evacuation in the event of a flood.

Clause 5.21 of the Wagga LEP states that 'Consent should not be granted if any development is likely to reduce the efficiency of evacuation'. The developers commissioned WMA water to look at the impact of the development on flood height and evacuation. WMA water simply state p8 'the operator should have measures in place to ensure the site is fully evacuated prior to the 9m height'. While the operator is to have leases that state this, and has indicated that gates would be locked when the height reaches 9m, there is no way to enforce this. We already note a number of compliance issues with existing approved sheds in North Wagga, and Council simply does not have the resources to ensure compliance with such measures, especially during a flood event when resources will be focussed on other priorities. In the event of an evacuation order, at least 8 vehicles will be regularly accessing the facility to remove goods at ground level (the majority of storage space in the units), which will result in significant congestion in George specifically. This

is problematic as George St is predominately residential, so there is likely to be a large volume of traffic, significantly reducing the efficiency of evacuation, and placing stress on residents, unit tenants, and the SES. This will particularly be an issue if residents are given short notice to evacuate – like the 6 hours we were given in 2012.

It should be remembered that there are only 270 dwellings in North Wagga, so an additional 8 storage units will see a significant increase in the traffic into North Wagga during an evacuation.

2. Stormwater

A number of objections to a previous DA in Marah St related to the existing shed in the adjacent block draining to the table drain resulting in large amounts of water sitting in the drain for long periods, even after small rainfall events. This illustrates the poor stormwater system in North Wagga and its inability to cope with new developments with large roof areas in particular. The proposed development has an even larger roof area of over 1,180m², which in an average rainfall year will harvest almost 230,000L of water. In a significant rain event of say 100mm, this would harvest 120,000L of water – the DA states this will drain to existing stormwater drains in North Wagga. We know the existing stormwater draining system for North Wagga is completely inadequate, with Council regularly having to attend to issues during significant rainfall events. The significant roof runoff, in addition to hard stand run off, in comparison to the current vacant lot which permits infiltration, will on exacerbate the current stormwater issues in North Wagga.

3. The level of objection.

There is a high level of objection from North Wagga residents to further shed developments. The monstrosity on Marah St is an absolute eyesore and has caused significant stress to a number of adjoining elderly residents. The proposed development, similar in size, in what is almost exclusively a residential St, is a debacle, especially considering North Wagga residents requested Council work with them to develop a DCP for North Wagga in May 2024. Some 18 months later there has been no action from Council, despite residents providing Council with a draft DCP as a starting point.

4. The development is essentially 'storage premises'.

While self-storage units are 'permitted with consent', storage premises are specifically prohibited for the RU5 (Village) zone under the Wagga LEP. The developer is essentially trying to get around this by calling their storage premises a 'depot'. Depot is not listed under the 'permitted without consent' or 'prohibited' categories within the LEP, so the developer is arguing it can fall under the 'permitted with consent' category. The problem with this is that LEP defines depot as 'building or place used for the storage (but not sale or hire) of plant, machinery or other goods' – i.e. essentially a storage premises.

It is also unclear why self-storage units would require toilets. While the amended DA has shared toilet facilities, as opposed to the individual ones initially proposed, the need is not clear if they are to be self-storage units. Toilet facilities would be required if the units were to be regularly used by tenants – such as if they were operating a business out of the units. Given the difficulty in enforcing compliance noted earlier, it is likely that the developer is seeking approval for self-storage units, but intends to use them for other purposes.

Concluding comments

This development is poorly thought out and inappropriate for the site. Such developments are opportunistic because developers see vacant blocks in North Wagga as cheap compared to areas zoned industrial, where such developments should occur, because those areas have the infrastructure to support them. We desperately need a long term plan for North Wagga, including revised DCP - something that the community has pushed with WWCC since the for more than two years since the Marah St DA, with no substantive progress made by Council due to 'resource constraints'.

Yours sincerely

7 October, 2025.

The General Manager.

WAGGA WAGGA CITY COUNCIL.



DA 25/0363 – 20 George Street, NORTH WAGGA. Proposed self storage units.
Objection.

Sir/Madam.

I object to this proposed development on the flood plain within the village of North Wagga. The land proposed to be used should not be considered for industrial use. The land is a perfectly good, highly suited block for a dwelling. Council could approve this use, as it has in Oura for a dwelling to be erected 500mm above the 1 in 100 flood level.

Of course, if council would construct the North Wagga levee that has been the topic of untold meetings and studies for 50 years or so, this land and many other vacant blocks could become available for housing. The village has hotels, a sports ground with lighting, schools a Church, shop and has in the past presented as a pleasant place to reside and raise a family. Many homes in North Wagga have been elevated above the flood, and more are to be so constructed. It is in exceptionally close proximity to the CBD.

The flood report included in the SEF is apparently the report released in 2018 by WMA water. Has this report taken into account the many tons of fill that has been placed within the levee, authorized and illegally since that date? Does that report reflect the completion in March 2022 of the main Wagga levee bank and it's effect on North Wagga.

This development, as the others approved would be best suited to Council's new Bomen industrial estate that remains VACANT.

Evacuation of the units will place further stress on local inhabitants with an increase in traffic congestion. During evacuation we residents are placed under great stress and suffer anxiety. I know as I have experienced a flood and several evacuations – not pleasant.

Located within 200 metres of this proposed development in George Street is St Marys Church which is still used today, a popular family play group for mothers and infants in the Church and the Rainbow pre-school which has an approved capacity of 30 children of pre school age and is always at maximum approved capacity. These facilities generate a considerable amount of traffic at all hours. It is interesting to note that a traffic counter was employed in George Street and Arthur Street between Friday 26th September and 1st October – coinciding with the school holidays over that period. North Wagga Public School of 241 students is also located in proximity of this development and it generates heavy traffic and pedestrian children at all hours.

The context and setting being of character with the village should be considered in the light of any objections raised and not what the developer thinks.

It is proposed that access hours will be limited. What self storage establishment has this ruling and who will regulate the hours to ensure compliance?

The building height of 6.910 metres plus what fill is placed begs attention. Other developments approved by council nearby are of the same height and are a blight on the streetscape and do nothing for the village but satisfy developers who **DO NOT RESIDE WITHIN THE VILLAGE OF NORTH WAGGA.**

Is the existing storm water system in George Street capable of handling the increased load of this development?

Conditions of development consent relating to fencing which will effect flood waters should be vigorously enforced. Other developments of a like nature nearby do not comply with these related conditions.

In summary it is my submission that this proposed development is not suitable for the village in appearance, use and amenity of the area.

If this matter goes before council for approval I would strongly urge Councilors to study the plan supplied which in my submission is misleading as to the height of the structure. A SITE INSPECTION OF LIKE DEVELOPMENTS IN MARAH STREET SHOULD BE CONDUCTED SO COUNCILLORS WILL BE ABLE TO FULLY GRASP THE UNSIGHTLY FORM AND BULK OF THESE BUILDINGS.

Yours faithfully,



7 October, 2025.

The General Manager.

WAGGA WAGGA CITY COUNCIL.

DA 25/0363 – 20 George Street, NORTH WAGGA. Proposed self storage units.
Objection.

Sir/Madam.

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Have the First Nations people been consulted in relation to this land? Dame Mary Gilmore, renowned author, makes mention in one of her books of growing up on the North Wagga flats and how the Wiradjuri tribes and others used the land as a gathering place and conducted ceremonies there. Possible burials.

From:
Sent: Tue, 7 Oct 2025 20:34:23 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection to Development Application DA25/0363 — Proposed Two-Storey Storage Facility at 20 George Street, North Wagga



Dear General Manager,

I am writing to formally object to Development Application DA25/0363 for the proposed construction of a two-storey storage facility at 20 George Street, North Wagga. As someone who is invested in the community of North Wagga I am deeply concerned about the significant and negative impacts it would have on the neighbourhood. I list these concerns as follows:

1. Incompatibility with the Residential Character:

North Wagga is a quiet residential area with a distinctive village feel. The proposed commercial-scale storage facility is inconsistent with the existing low-density residential character. A large, industrial-style building of this height and function would visually dominate surrounding homes and erode the established charm and amenity of the street.

2. Impact on Residential Amenity:

The construction and ongoing operation of a two-storey storage facility would severely impact residents' enjoyment of their homes and backyards. The scale, bulk, and proximity of the building would result in:

- Loss of privacy and natural light.
- Increased noise, traffic, and disturbance from construction and ongoing access.
- Potential removal or alteration of existing fencing, directly affecting property boundaries and security.

3. Safety and Security Concerns:

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Version: 1, Version Date: 08/10/2025

The facility would attract a range of people accessing storage units at varying hours, potentially including non-local users. This raises genuine concerns about increased loitering, traffic, and reduced safety in a previously quiet residential area.

4. Potential Reduction in Property Values:

Developments of this type are widely known to negatively affect surrounding property values, particularly in areas zoned primarily for residential use. The proposed facility could deter future buyers and undermine the financial security of long-term residents.

5. Precedent for Inappropriate Development:

Allowing this type of commercial development within a residential setting sets a concerning precedent. It risks encouraging further incompatible proposals that would further erode the character and cohesion of the community.

For the reasons outlined above, I respectfully request that the Council refuse Development Application DA25/0363. The proposed storage facility is incompatible with the existing residential environment and would result in significant and lasting adverse impacts on the community.

Thank you for considering this submission. I would welcome the opportunity to discuss these concerns further or attend any public meeting regarding this matter.

Yours faithfully

[Get Outlook for Android](#)

From:
Sent: Wed, 8 Oct 2025 15:33:13 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA 25/0363



I refer to the above development application and wish to voice my opposition for granting the development application for more storage sheds in North Wagga.

North Wagga is zoned RU5 Village. We have lovingly improved our home over the last 30 years. Lots of our money is invested here and we do not wish to live in an industrial area.

There are many wonderful homes here and more ugly storage sheds should not be permitted. This latest application is in George Street , a quiet narrow street which is home to our Pre School and Church. The extra traffic alone will be a hindrance to all of us that use this street.

I do not know what, if any vision, Wagga Wagga City Council has for our village but surely, it's not to turn it into an industrial area! We already have several in Wagga Wagga, so go and build the sheds there.

I note that the development application includes toilets so I have to ask why? Why would you need toilet facilities at a storage shed, unless there is an alternative use for the sheds in the future.

Please consider my opposition to the development .

The General Manager

Wagga Wagga City council

Peter Thompson

2nd October 2025

This letter is to voice my opinion of the proposed development of storage sheds at 20 George St North Wagga.

DA 25033

DP106 Lot 2 DP4692

and like a number of other residents have lived in North Wagga my whole life.

North Wagga has always had a semi rural atmosphere with safe streets for our residents.

Over the past few years council has allowed the construction of large industrial sheds which now produce more traffic, noise and danger to our residents.

I am also concerned that with these so called storage sheds they will add to the confusion when North Wagga is thretened by flood evacuation.

Driving around Wagga there are a number of vacant blocks in industrial areas which are more suited to these developments.

Since the flood of 2012 a number of residents at major expense have raised their homes to decrease the impact of flood water. Now their view is the increasing number of sheds instead of the open rural outlook.

I would like to see council put any current and future Development Applications on hold until our promised Levee upgrade is finished.

Regards

Sign :

Date: 2-10-2025.

The General Manager

Wagga City Council

Peter Thompson

2/10/2025

I would like to object to the building of large industrial sheds in the village of North Wagga.

My objection is to DA25033 DP106 Lot2 DP4692

The proposed development of so called storage sheds at 20 George Street North Wagga.

These types of development bring increased noise, traffic and danger to our streets.

This application is only a short distance from our local pre school and could increase danger to children and parents.

I am concerned that this type of development could increase the number of undesireables coming to our area to break and enter.

I am also concerned that these buildings will increase issues during flooding.

Next too and directly across George street are homes of long term North Wagga Residents. Why should they have to look at storage sheds every time they open their door or look out their front windows.

Over the past few years Council has approved the building of large sheds in North Wagga. I would like you to see for yourself what these buildings are doing to our village.

Please stop these DA's and send them to industrial sites where they will not effect the lives of North Wagga Residents.

Regards

2/10/2025

From:
Sent: Wed, 8 Oct 2025 19:27:12 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Letter Of Support for DA25/0363 - 20 George St.
Attachments: Signed Letter of Support - DA25-0363 20 George St -



Good morning,

Please see attached a letter of support for the above DA.

Regards,

Document Set ID: 6773667
Version: 1, Version Date: 09/10/2025

council @ wagga.nsw.gov.au

9 October 2025

Re; DA25/0363 20 George Street

Dear Council Officers,

I congratulate and applaud the initiative of the developers of the above project. The innovative and attractive design will be a very welcome contribution to the streetscape and the overall amenity of this area of North Wagga Wagga.

Developments of this calibre will greatly enhance the attractiveness and utilisation of the George Street vicinity.

North Wagga residents should rest easy in the knowledge that there are people who have the confidence to invest in North Wagga. Development will bring better services such as, but not limited to, kerbing and guttering, better storm water management and professionally designed landscaped grounds.

North Wagga residents will, or ought to, recognise that neat well-considered development in this village will increase the value of their own properties.

No-one could argue that unused and unloved vacant blocks, often vulnerable to fire, noxious weeds such as bindii, and illegal dumping of rubbish, are preferable to neat, well planned development.

I strongly support this application and firmly believe that Council should give very favourable consideration to this development.

Yours sincerely,

From:
Sent: Wed, 8 Oct 2025 17:20:57 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA 25/0363



I wish to object to the DA 25/0363 for the erection of storage sheds in George Street, North Wagga.

major renovations to our house, to accommodate our growing family. I never dreamed that our huge investment into our family home could be jeopardised by our local city council who wish to have our peaceful village turned into an industrial area, with unpleasant looking, massive sheds dotting our streets. The value of our homes could decline greatly.

Apart from the unsightly look, the increased traffic volume would be detrimental to our village and thus the safety of all of our children.

Regards

From:
Sent: Thu, 9 Oct 2025 08:26:32 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA25/0363 Objection to development



Sender:

To the City of Wagga Wagga.

Monday, 6 October 2025.

Attention: Natalie Owens

In reference to the development application DA25/0363 I would like to lodge an objection to this proposed application.

My concerns are as follows:

- The location 20 George Street is a narrow street surrounded by narrow streets. This proposal for 8 storage units will surely mean an increased traffic flow.
- These proposed storage units are in a street where they are surrounded by residential homes and in close proximity to a preschool. There is also a church located in this street. The

Document Set ID: 6773723
Version: 1, Version Date: 09/10/2025

only other building is the old McPhersons Butcher Shop. This is not an ideal location for such development; it belongs amongst other businesses or an industrial area such as Bomen.

- The applicant states it will have a positive social impact, how? it is not a place where North Wagga residents can gather and socialise.
- Are these leases going to be short or long term? Also what kind of stipulations are in place as to what is stored there to insure the safety of the residents .How is this going to be monitored as you cannot rely solely on the honesty of people. Can you guarantee that nothing dangerous or illegal will be stored on premises?

- In the event of flooding it states that as per lease agreement it will be fully evacuated prior to 9 metres. How are you going to guarantee that this occurs and that no person is here when the residents are trying to evacuate. We the residents have experienced how hard it is to pack and evacuate when other people decide to put themselves first with no consideration for what we are doing. These are our homes and our life, not just some material things that we decided to store in North Wagga.

- This application states that entry and exit will be via George Street, if this is the case why does the diagram on page 26 look like it has rear lane access? Using the lane would have an impact on homes in Marah Street as these lanes are used to access their homes.

- Finally as North Wagga is a rural village that is restricted in residential development due to it being subject to flooding hence being listed as on a flood plain and limited to such development as stated in your control plan. Where it is claimed that these units will only have a slight impact on the water in the event of flooding is fine to say but the cumulative effect by the Council allowing industrial buildings to be erected in North Wagga then becomes greater.

The residents of the North Wagga village take great pride in this village and such can be seen by the inclusion of the Heritage Walk which has been met favourably by locals and numerous visitors to the city of Wagga Wagga. This village does not need or want to be turned into an industrial area especially when there are already industrial zoned areas in the Wagga Wagga City Council plan where it would be more suited.

Please take my concerns into consideration.

Regards,

From:
Sent: Thu, 9 Oct 2025 13:16:58 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection DA25/0363 20 George st North wagga wagga



To: Natalia Owens

From:

I have a few concerns regarding the above DA I have some doubts about the way they are going to be used for given the size of each unit my fear is that they will be used to run a business out of.

Some other concerns I have including the following.

will become a thoughofare for anyone with a trailer or other vehicle's to reverse into storage units.

*I'm worried about water capture from the units given road floods during moderate rainfall.

*Increased traffic.

*Time of use.

Regards

From:
Sent: Thu, 9 Oct 2025 21:14:23 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection to DA25/0363



To Wagga Wagga City Council

I would like to strongly object to the proposed development of industrial sheds in North Wagga, 20 George Street. Application DA25/0363

North Wagga have had enough industrial sheds being constructed in our village. This additional shed is only going to have a negative impact on our village for multiple reasons.

We are not an industrial area, we are a village!

that will be used to access the sheds, causing additional dust, noise early in the mornings & late in the afternoons.

Additional water run off from these sheds will impact due to no drainage in the laneway.

If we are unlucky enough to flood again, the mass evacuation will only be hindered by additional people coming & going to evacuate their sheds.

I urge Council to reject this proposal & protect North Wagga's unique village that we all enjoy living in.

Yours sincerely

From:
Sent: Thu, 9 Oct 2025 18:40:29 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: The proposed development in 20 George St nth wagga



DA25/0363 these developments are getting beyond a joke
This is a residential suburb not industrial how would you like a massive self storage
units beside your house hey
Plz stop this and any other of this scale from going ahead

1. This will put the kids in the pre school and parents at risk of being hit by the
traffic that will pass
- (2) it will flood the street with storm water as it cannot cope as it is
- (3) the noise coming from the building during and after hours
- (4) devalue all house prices in the area
- (5) it will cast shadows over other properties

These large scale industrial complexes are not for north wagga its a beautiful quiet
central suburb that should be kept like that

This is residential not industrial stop this now and move all this type off developments
to Bowen or Hammond ave etc

Regards
Get [Outlook for Android](#)

From: "City of Wagga Wagga Website" <webmaster@wagga.nsw.gov.au>
Sent: Thu, 9 Oct 2025 17:59:27 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Request it. Report it. Submission - 333457



What would you like to request/report?

Request type - description: CRRoads - CROnline - Other

Location

Request coordinates: -35.0937948,147.3794841

Location of property or request: 20 George St, North Wagga Wagga NSW, Australia

Details

Attachments / images: No file uploaded

Image 2: No file uploaded

Image 3: No file uploaded

Description: Self storage sheds not wanted in north Wagga already too many ugly sheds here .Needs to stop now

Image 1 file cache:

Your details

Name:

Contact number:

Email:

Preferred contact method: Email

From: "City of Wagga Wagga Website" <webmaster@wagga.nsw.gov.au>
Sent: Thu, 9 Oct 2025 17:51:10 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Request it. Report it. Submission - 333456



What would you like to request/report?

Request type - description: CRGeneral - CRMisc - Complaints

Location

Request coordinates: -35.0937948,147.3794841

Location of property or request: 20 George Street, North Wagga Wagga NSW, Australia

Details

Attachments / images: No file uploaded

Image 2: No file uploaded

Image 3: No file uploaded

Description: To Wagga Wagga City Council, I strongly object to the proposed development of industrial sheds in North Wagga, including George Street. North Wagga is zoned RU5 Village under the Wagga Wagga LEP 2010. The purpose of the RU5 zone is to protect the character and amenity of villages and ensure that development is compatible with their scale and identity. Industrial sheds are inconsistent with this zoning and conflict with Council's own planning objectives. North Wagga is a historic village community awaiting vital flood protection through a higher levee. Approving industrial sheds before addressing flood risks and without regard to heritage and amenity would undermine both planning integrity and community confidence. I urge Council to reject this proposal and protect North Wagga's unique village character. Yours sincerely,

Image 1 file cache:

Your details

Name:

Contact number:

Email:

Preferred contact method: Email

From:
Sent: Thu, 9 Oct 2025 17:33:50 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA25/0363 Objection to development



Hi council

I would like to object to DA25/0363 as it doesn't fit with the character of the village.

Wagga City Council needs to stop allowing these developments in this village.

The impacts from cumulative effects of flooding to keep allowing these developments are leaving council open for lawsuits.

The impacts from extra traffic, storm water and noise from these developments just to name a few should not be allowed.

The extra traffic will also impact the rainbow preschool also.

Please stop these developments Wagga Wagga City Council.

Regards

From: "City of Wagga Wagga Website" <webmaster@wagga.nsw.gov.au>
Sent: Fri, 10 Oct 2025 09:35:15 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Request it. Report it. Submission - 333478



What would you like to request/report?

Request type - description: CRGeneral - CRMisc - Complaints

Location

Request coordinates: -35.0945073,147.3789983

Location of property or request: George Street, North Wagga Wagga NSW, Australia

Details

Attachments / images: No file uploaded

Image 2: No file uploaded

Image 3: No file uploaded

Description: I am writing with concerns for the storage shed application in George St North Wagga . These sheds will have multiple negative impacts on our village. Aesthetic Impact: Sheds often clash with the architectural style of homes, potentially lowering the visual appeal of the neighborhood. Property Value: The presence of utilitarian structures like sheds may negatively affect nearby property values, especially if they're poorly maintained. Noise and Activity: Sheds can attract increased foot traffic, deliveries, or maintenance activity, disrupting the peace and quiet that residents expect. There is a primary school and preschool in close Proximity of the proposed sheds. Privacy Issues: Depending on their size and placement, sheds may overlook private yards or windows, infringing on residents' sense of privacy. Environmental Effects: Large sheds may alter drainage patterns, reduce green space, or contribute to heat retention, affect. Thank you

Image 1 file cache:

Your details

Name:

Contact

number:

Email:

From:
Sent: Fri, 10 Oct 2025 09:46:43 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: objection to DA25/0363
Attachments: submission.docx



I am writing to object to the DA for 20 George Street, North Wagga.
Could you please send an acknowledgement once my submission has reached the appropriate person

Document Set ID: 6774706
Version: 1, Version Date: 10/10/2025

Dear Madam/Sir

I wish to strongly object the proposed development which will be
for the following reasons

1. USE - The overwhelming size and scale of the storage sheds leads it to the high probability of it being used for purposes other than storage in the future once the original lease has expired.

2. HEIGHT - I feel minimal consideration has been given to the effect it has on the adjoining properties on Merah street. At 4m up to 5m saying that it has limited effect is just not correct. It will affect the visual aspect of shading of plants and garden, glare from the side of the shed as it towers It appears as though the installation of a mezzanine with such small storage space and access via a ladder not stairs is a decoy. If it was for storage during floods it would need to be a much larger size. Is this mezzanine simply to make the height look like its for flood storage when really the height is to allow for workshop/ depo use in the future?

3.SETBACKS - 200mm is inadequate in a village zone and greatly impacts visual enjoyment of the garden in which This is what you would expect in an industrial estate like Bomen

4. STORAGE - What safeguards does the council propose regarding the content of the storage units and how it intends to monitor and enforce them. It is a major concern that over time there are no limitations for products stored, for example how do we protect the village and the waterways from potential contamination? If this is left up to the lessee what is stopping an individual or company storing chemicals in the sheds? In the event of a flood there could be uncontrolled pollution to the waterway which in turn may cause contamination and possible large scale fish kills or worse endanger human life. How does the council intend to regulate this issue? It may possibly lead to some embarrassment for the wagga community if preventable environmental damage occurred due to purpose-built storage been supported by council in a flood zone?

5. RAIN WATER RUN OFF - George street is well known to locals for having very poor stormwater drainage. A shed of this scale along with the concrete slab will create significant runoff and will add further stress to drainage that already is struggling. What plans does council have to manage this excess water?

6. TRAFFIC CONGESTION - The increase in traffic will be an issue considering there are multiple bus stops for school buses. The extreme danger it could create for the Pre school at pick up and drop off times with very young children in large numbers crossing the road. I do not believe this has been addressed in the DA.

Unnecessary traffic in the village in the event of a flood, i am aware that the sheds have to evacuate before the villagers but how will this early evacuation be policed?.

7. MATERIALS USED – Some of the material proposed for construction is inadequate for a flood zone. <https://speedpanel.com.au/replacement-of-flood-impacted-speedpanel/>

From:
Sent: Fri, 10 Oct 2025 10:20:06 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Objection to DA25/0363
Attachments: Submission regarding DA25 0363.docx



Hello

I have attached a submission related to the DA for the sheds at 20 George Street in North Wagga
thanks

Document Set ID: 6774707
Version: 1, Version Date: 10/10/2025

Dear Madam/Sir,

I wish to strongly object to the proposed development which will be
for the following reasons:

1. **Use-** The eight 10m x 12m are excessively large to be considered self-storage units and the inclusion of amenities would determine longer duration use and the ability for the units to be used for other uses such as workshops, commercial warehousing and/or depots, which has other impacts such as parking, additional traffic movements, noise and waste generation which have not been considered. The DA stated the owner would provide the leases to council to demonstrate that they will be only used for self-storage. This refers to the initial leases. Will future leases be submitted to council? If they cease to be submitted will council follow-up? Who will be responsible to investigate a suspected breach of lease? What about future owners?
2. **Height –** The 4m to 5m height is not warranted for self storage units and the additional height could be used for industrial shelving or the installation of vehicle hoists. The 2m x 5m mezzanine storage (10m²) is small in comparison to the 120m² floor area and to utilise the mezzanine during flood events seem pointless based on the size which is only 8.33% of the floor area of the unit and are only accessible by an access ladder which would restrict the items physically able to be stored in this area. The overall height should be reduced to a maximum height of 3.5m which would be more keeping with the character of the area and reduce the overall bulk and scale of the development.
3. **Impacts to adjoining residential properties-** There is clear land use conflict between this development and the adjoining existing residential properties, including
It is clear in figure 5 of the Statement of Environmental Effects (SEE) that there are residential dwellings completely surrounding the site and based on the proposed setbacks and heights will directly impact the residential amenity.
listed as only having "landscaping" in this back area so no impact would be anticipated. The shed will be 200mm The reason

We have many comments from people about how beautiful of a space it is. This visual bulk and the glare emitted from the sheds will significantly reduce the appeal of significantly impacting enjoyment of and reducing the appeal to future buyers. The visual impact of the proposed shed is demonstrated in the image below. See also point 9, **microclimate**.

The mark in red is a height of 4.5m from the ground, a height well below the proposed peak of the shed.

4. **Flooding-** The construction of such a large development within a heavily flood prone area is poor planning. If all eight of the 130m² storage units were occupied and had to be emptied prior to a flood event the amount of traffic movement during the busy evacuation period would place additional stress on the local road network.
5. **Setbacks-** The proposed side and rear setbacks 0.2m are grossly inadequate in a village zone and should be increased to provide reasonable amenity to adjoining neighbours. Considering the space between the sheds is 16m, a 0.2m setback shows a complete lack of consideration to
6. **Wall cladding-** The speed panel fire rated wall panel are composed of an aerated concrete core and galvanized steel shells. The galvanized steel finish is very reflective and based on the proposed setback of 0.2m will be very prominent from unless cladded with Colorbond. Further, Speedpanel Systems Pty Ltd advises that any Speedpanel system component that have been partially or fully submerged in floodwater should not be re-used and should be replaced, see <https://speedpanel.com.au/replacement-of-flood-impacted-speedpanel/> . Therefore, this product and other light weight fire rated systems should not be used at this site due to the impacts of floodwaters. Conventional masonry should be used or the setbacks increased to delete the requirement for fire rated walls.
7. **Stormwater-** Substantial hard surfaces are proposed which will substantially increase stormwater flow and velocity onto George Street. The existing stormwater in George Street is already inadequate and the additional water off this site could cause localised flooding to adjoining properties, I have witnessed countless instances of heavy rainfall resulting in water covering the full width of George Street. Just this morning we recorded only 2mm of rainfall. This resulted in water extending 60cm out from the gutter that took hours to drain. Has the impact of a creating a non-porous surface area of approximately 700m² been quantified? I cant see any evidence of this in the DA. Whilst I believe pumps have been installed in

neighbouring streets to improve drainage in the suburb, this has not fixed the drainage issue in George Street.

8. **Not consolidating the allotment-** The allotments should be consolidated into 1 allotment to ensure the development cannot be sold as two individual properties at a later date.
9. **Microclimate** – the DA stated there are no impacts on microclimate, flora or fauna. A shed of this size and position would absorb then emit a significant amount of heat. This heat will be released
This, alongside the blocking of sun in the cooler months may make

Reducing the height of the sheds to 3.5m, a height that will easily accommodate the proposed use of self-storage, and having a greater setback would mitigate these impacts. The DA stated this shed would have no more impact on than a standard residential dwelling. The glare visible and the heat emitted from a metal structure of that size (particularly of a dark colour) would be far greater than from a house. This claim is both unjust and inaccurate.

10. **Environmental hazards** – it is my understanding that council will not be monitoring what is stored in these sheds. Nobody is going to be opening the sheds and checking all contents have been removed in the event of an evacuation. It is reasonable to anticipate some of the storage tenants will no non-local and may not empty the sheds in the event of flooding. Anything stored in these sheds could enter our waterways, and lead to environmental damage. What if pesticides, herbicides, paint, paint stripper etc are stored in the shed? I cannot think of any way that this risk can be mitigated. Will the owner claim he will add clauses to the leases pertaining to what can and can't be stored in the sheds? A flood zone is not the place for a purpose-built, council-supported storage facility.
11. **Cumulative impact** – The DA makes a statement describing the multiple sheds recently approved in North Wagga with the aim of providing evidence to justify the construction of this shed. I believe this statement provides evidence to the contrary. Instead, it highlights the *cumulative impact* of this development in North Wagga. If this DA is approved it could become the tipping point where this part of North Wagga

becomes less residential to the degree where the quiet, pleasant residential feel is permanently lost. Whilst I understand this is a subjective view, I feel it still warrants attention.

12. **Safety** The access period beginning 8am on Mondays to Fridays is precisely when many school children are crossing Marah or George Streets to walk to the bus stop.

Up until now I had been comfortable with negotiating the traffic but now each morning will be more dangerous. Children of other families do the same unaccompanied by adults, they cross Marah St to the bus stop. I believe this point is particularly pertinent considering the size of the proposed sheds is highly suggestive of uses beyond self-storage in the future that would bring additional traffic and larger vehicle sizes.

I am more than happy to further discuss any of these points with council. I am hoping for some heavy rain so I can obtain photographic evidence of the drainage problems in George Street.

From: "James Hamilton" <james.hamilton@waggaanglican.org.au>
Sent: Fri, 10 Oct 2025 12:34:59 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: DA 25/0363
Attachments: WWCC 20 George street proposed development letter 9th October 2025.pdf
Importance: High



Hi General Manager

The Anglican Parish of Wagga Wagga wish to express some concerns/objections in relation to the proposed commercial development at 20 George street North Wagga wagga.

Attached is parish letter dated 9th October 2025 detailing our concerns/objections.

Thank you for considering the parish concerns/objections.

James Hamilton



Ph: 02 6921 2574
E: office@waggaanglican.org.au
6-12 Church Street, Wagga Wagga NSW 2650

General Manager
Wagga Wagga City Council
Cnr Baylis & Morrow streets
Wagga Wagga NSW 2650

Thursday, 9th October 2025

Re: DA 25/0363 – File No. D/2025/0383 Contact – Natalie Owens

Lot 1 DP 1064692 & Lot 2 DP 1064692

**Proposed commercial development at 20 George Street North Wagga
Wagga – Concerns/Objections Expressed**

The Anglican Parish of Wagga Wagga has property on George street and part of William street containing a church building, playgroup building and a preschool building.

The Parish did not receive notification of the development application to construct buildings at 20 George Street. Our neighbour forwarded the proposal about 20 George Street to us.

There are a number of concerns which the parish wishes to express:

1. **Residential street** - George Street is designated as a residential street in the village of North Wagga Wagga.
2. **Vehicle Traffic Movements** - The sheds will house eight (8) tenants creating an increase in vehicle traffic along George Street, including larger type vehicles such as semi-trailers and caravans. This is a concern as preschool and playgroup parents and children disembark and embark along George Street twice daily during school terms. Increased traffic movements will create safety issues for parents and children. George Street is not a wide street. Has a traffic impact report been presented with the Development Application (DA)?
3. **Noise and air pollution** – The preschool and playgroup outdoor play areas are both next to George street. An increase traffic in movements will increase the noise factor and air pollution along George Street which will affect preschool and playgroup operations.
4. **Storage units** - The DA states that the sheds are for storage units only. The units in the sheds are double storey and the area within the units are much larger than usual standard storage units. Each of the units have separate sanitary facilities which is strange for a development classed as storage units only. The size of each unit and facilities included in each unit would indicate that the units will be used for other



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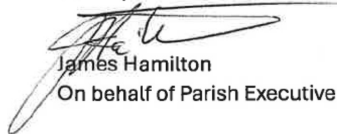
www.waggaanglican.org.au

Document Set ID: 6774884
Version: 1, Version Date: 10/10/2025

purposes such as commercial activities such as workshops, warehousing, and depot use. Commercial activities in a residential area are usually not allowed.

5. **Storm water drainage** – this aspect has been a long term ongoing issue in George Street at both eastern and western ends of the street. The street has flooded a number of times due to poor storm water drainage. The Parish reported this aspect a number of times in the past three (3) years, but no action has been taken to rectify the situation. With the proposed large concrete area for the development, reducing soil absorption of water, it will add a large volume of water to the already inadequate drainage system which we have identified and reported as a problem.
6. **Street scape** –the existing buildings are all single storey. The proposed double storey building will adversely change the street scape. There is no need for a double storey building for storage units.
7. **Shading on adjacent neighbouring properties** – 20 George Street proposal for double storey buildings (40m long) will run north/south according to the site plan. This means that in the morning a shadow will experienced by the resident on the west side of the complex and in the afternoon the resident on the east side of the complex will experience shadowing from the double storey buildings. A shadow impact report affecting neighbouring properties is required.
8. **Evacuation plan when river flooding occurs** - due to additional people and equipment and goods in George Street, an evacuation plan is required. There will be a dramatic increase in vehicle movements in George Street and other streets when evacuation is called by the State Emergency Services.

Thank you for considering Parish concerns/objections to the proposed commercial development.



James Hamilton
On behalf of Parish Executive

From:
Sent: Fri, 10 Oct 2025 14:33:38 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Submission re DA 25/0363 at 20 George Street North Wagga Wagga
Attachments: Re DA25 0363 - 2nd.docx



Good afternoon,
Here is a submission re DA 25/0363.

I also sent a submission from this email address at 2.02pm today. Please Delete that one, and instead I want this one to be used.

With sincere thanks,

Document Set ID: 6775142
Version: 1, Version Date: 10/10/2025

Re. DA25/0363, 20 George Street, North Wagga Wagga.

We are visitors to our family . It is
the cherished home of the family

They spend a lot of time in their backyard, and made a very nice garden.
 is planned to be a huge shed and over
4m high. It will be an imposing feature, especially when the deciduous trees lose
their leaves. We are very concerned about the summer heat that would radiate
off of it, and any glare shining off. This will likely effect the family's use and
enjoyment of especially being able to grow and enjoy the veges
in We wonder if the extra heat will affect
Wagga summer temperatures
often go over 40 degrees. We think that a huge shed wall like this certainly
needs to be further away from the boundary.

There's a worrying clash about the time the sheds are supposed to be accessed
and the times that the children cross the road to catch the morning school bus.
The sheds are to be accessible from 8am,
This is a safety issue.

The DA says 'Site cover of the development will be approximately 49% which is
considered appropriate for the village location.' We see that the true ground
cover is close to 100%, since it will be either shed or concrete, apart from only a
few trees/shrubs on the George St side...

This is important because there is very bad drainage in George Street, including
in front of no. 20, after any rain. The water accumulates on both sides and is
often only about a metre from joining in the middle of the road. It takes many,
many days to clear. Several times the have enjoyed sloshing in it
in their gumboots. Perhaps no-one else is aware of it. I imagine extra water
flowing onto the road from the DA's big concrete driveway would greatly add to
it. This needs looking into.

As well, the sheds being planned to be up to 5m high is imposing and out of
place in this residential suburb.

The DA also notes for Flora and fauna: "The site only contains exotic
groundcover vegetation and as such detrimental impacts on flora and fauna are
not anticipated." We've heard a Boobook owl right here many times. Other birds
will miss this open space. Insect catchers like the grey fantail and willie-wagtail
hunt here. Yes, it is small in relation to the size of the suburb, however,
cumulative impacts do add up.

In the DA, it says 'Existing trees located within the road reserve in front of the
property will be retained to reduce streetscape impacts.' That is positive. Should
approval be given to this DA, can be conditional that if trees are stressed or
damaged during construction and die, that there be a requirement that they be
replaced with a suitable species and ensured that they be cared for.

Wagga City Council

Regarding potential Development in George St. North Wagga

Our new concerns are not just that these sheds will be continue to expand on Marah Street but will be continued onto George Street. An Application being lodged with Council on George St

There is a Pre School on George St with traffic entering both ends of George St.

Wagga City Council has recently developed an area at Bowen for Industrial purposes. So why are industrial buildings not being directed to this site

Wagga City Council is aware that we are a flood zone so why place added pressure on Residents should evacuation occur. An adequate levy bank would protect us in event of flooding from the river.

Council banned more houses being built in North Wagga however it seems a free for all regards building huge industrial sheds

Wagga City Council what are your plans for North Wagga

We are a beautiful little village. Give us a break

"We shall not be moved"

3/19/2025



SIR.

I WRITE THIS LETTER IN PROTEST
ABOUT STORAGE SHEDS BEING
BUILT AT 20 GEORGE ST. NTH WAGGA
NOW! I DONT WANT TO BE A
PARTY POOPER BUT THERE IS A FEW
THINGS THAT BOTHER ME

TRAFFIC:

GEORGE ST ISNT THE WIDEST
STREET IN NTH WAGGA,
STARTING WITH THE RAINBOW
CHILDCARE CENTRE.

EVERYDAY THE COOLAMON BUS HAS TO
BRING IN KIDS FROM COOLAMON.

NOW THAT BUS HAS TO PARK IN FRONT
OF THE DAYCARE CENTRE WHICH MEANS
THE TEACHERS OR CARER'S HAD TO
PARK THEIR CARS ON THE OPPOSITE
SIDE OF THE ROAD

THAT WOULD MAKE THE ROAD A
ONERWAY STREET AT TIMES.

ANOTHER PROBLEM IS, THE STREET IS A
SCHOOL BUS PICKUP, AND DELIVER
"BUSABOUT"

SOME OF THE TEACHERS HAVE TO
PARK THEIR CARS DOWN NEAR McPHERSON ST
ITS ALL ABOUT SHADEY TREES

OFTEN DRIVES SEMI TRUCKS.

THE OLD BUTCHER SHOP IS NOW UP
FOR LEASE.

THE PREVIOUS LESSEE USED TO HAVE
AT LEAST 3 BIG VTE'S THAT TOOK UP
A LOT OF SPACE.

HAS TROTTER TRUCKS, HORSE FLOATS
AND A LOT OF VISITORS WITH THE
SAME GEAR. WHICH MAKES
GEORGE ST A BIT SEEDY AT TIMES

I HOPE THIS ISNT TURNING INTO
A MONEY THING. THE COUNCIL OWNS THE LAND
THE OLD THING WAS I THINK.
IF ONE HOUSE WAS BUILT ONE
HAD TO COME DOWN. MAKING IT
STILL APPROX 200 HOMES.

I HOPE YOU ARE SITTING DOWN

"WAIT FOR IT"

"WAIT FOR IT"

"SHOCK HORROR!"

I'M STILL PAYING IT OFF

I LOVE THE PLACE. I'LL DIE THERE
IT'S NOT A HOUSE. ITS A HOME

BEEN THRU. 4 FLOODS. LOVED EVERY
ONE OF THEM

YOURS —

From: "City of Wagga Wagga Website" <webmaster@wagga.nsw.gov.au>
Sent: Fri, 10 Oct 2025 18:16:21 +1100
To: "City of Wagga Wagga" <Council@wagga.nsw.gov.au>
Subject: Request it. Report it. Submission - 333564



What would you like to request/report?

Request type - description: CREnviro - CRMisc - Other

Location

Request coordinates: -35.0953711,147.377597

Location of property or request: North Wagga Wagga NSW, Australia

Details

Attachments / images: No file uploaded

Image 2: No file uploaded

Image 3: No file uploaded

Description: I'm writing to object to all the massive sheds that are suddenly popping up everywhere in my suburb. Large industrial sheds should be placed in Bomen. That's what it is there for. It's my home i don't want to look at ugly sheds. What about if we get another flood, extra trucks when people are trying to evacuate. Is there anyone monitoring what is stored in these shed chemicals extra

Image 1 file cache:

Your details

Name:

Contact number:

Email:

Preferred contact method: Email



29th October 2025

Job Ref: 240285

Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

RE: Self-Storage Unit Development at 20 George Street, North Wagga (DA/0363).

To whom it may concern,

The following comments have been prepared by the applicant in response to submissions received by Wagga Wagga City Council in relation to DA/0363 – 8 Self Storage Units – 20 George St, North Wagga.

Reference is also made to the WMA Water Flood Assessment Report dated 15th May 2025 and the Statement of Environmental Effects (SEE) provided within the development application, both of which are attached to this response for the readers convenience.

1. Use of proposed buildings:

- Numerous submissions reference “industrial” construction. The proposal is for “self-storage units” as a listed permitted use described in the land use table for RU5 Village zone.
- The structures are not proposed to be utilised for process, industrial or construction uses nor as a Depot.
- The floor area of the units do not lend themselves to other uses under a potential DA consent. Careful consideration of the design was undertaken considering the demand within the wider LGA for larger floor area storage facilities and to mitigate other potential concerns (minimise vehicle movements etc.).
- It is well documented across various LGA’s issues surrounding long-term caravans, large boats & trailers etc. parking on suburban streets. The proposed self-storage units provide a suitably sized storage facility to accommodate these types of vehicles and help mitigate the obstruction of traffic within road reserves.
- References are made to “two storey” buildings. The buildings are not two storey. Simply, a mezzanine has been provided at 500mm freeboard above the 1:100 year flood level as required by the WWCC DCP controls to allow storage above the flood level.
- The proposal is not for a “Depot” as suggested in some submissions. Therefore the assumed expected impact that the submissions are based on are not accurate.
- The hours of operation (8am to 6pm weekdays and 8am to 4pm Saturdays with no access Sundays) have been nominated to alleviate access at inappropriate times for surrounding neighbours.
- Due to the lack of ability to provide dwellings on the allotments, it would be of concern if listed permissible uses were not considered for approval. This would result in purchased land unable to be developed in any form and potentially remain vacant despite permissible uses.
- The operation of the proposed development would be enforceable under the DA conditions. The risk of lease holders operating outside of these conditions are no greater than any other approved development.

Bowtort Pty. Ltd. trading as MJM Consulting Engineers ABN 16 107 158 350 ACN 107 158 350

2. Saturation of land-use:

- It is our understanding that there are no other “self-storage” unit developments within the Village of North Wagga. Therefore, the potential approval of the DA, in our opinion, would not be providing an over-supply of one type of land use.
- It appears there is a misunderstanding within the community between differing uses of shed constructions within North Wagga.
- The application for the development as presented is partly in response to the demand within the wider community for storage facilities of this floor area. The proposed self-storage units benefit the wider community and North Wagga residents.

3. Bulk & Scale:

- Numerous references are made to the bulk and scale of the development, however, assumptions have been made that the development will be similar in size to the Marah Street development as referenced, which is inaccurate.
- The heights that are identified in the submissions are in relation to the front facade only. The height at the apex of the gable is at the front building line only, comprising a very small percentage of the overall bulk and scale. It is noted the gable treatment to the front façade was included to satisfy councils original concerns surrounding streetscape.
- The heights (as nominated on the design plans) are 5.0m towards the internal driveways and 4.0m at the neighbouring boundaries to minimise the height at the outside edges. With the addition of the required FFL to be only 225mm above ground level, the overall bulk and scale is not considered excessive. We believe the impact of the bulk and scale has been misunderstood within the submissions.
- Careful consideration was given to the overall size of the buildings during the design phase as community concerns were known regarding previous developments.
- There appears to be a misunderstanding in relation to “site coverage” within the submissions as defined within WWCC planning documents.

4. Evacuation:

- The applicant engaged Hydrologist specialist consultant “WMA Water” (WMA) to complete a site specific Flood Assessment Report in March 2025 in relation to the proposed Self Storage development located at 20 George St, North Wagga. WMA were engaged considering their previous familiarity with the Wagga Wagga City Council LGA after completing the Wagga Wagga Murrumbidgee River Floodplain Risk Management Study and Plan’ for Wagga Wagga City Council in 2018.
- The WMA Flood assessment report states that the development does not increase the population of North Wagga and does not affect evacuation – extract below.
- Written information provided by the SES (Gillian Webber – Coordinator Emergency Risk Assessment (Regional) | Emergency Risk Management (ERM)) states that the SES do not have the resources to review or comment on individual development proposals unless of significance such as a school or hospital development. Furthermore, the SES state that the Floodplain risk management study and plan should be considered, therefore, referring to the WMA report commissioned by WWCC. Therefore, it was logical to engage WMA to provide the flood report for the subject development – refer to the “Flood” section below:
- No staff or customers are proposed at the site.

Commentary on site safety and evacuation has been made in support of the development. Noting that efficient evacuation is probable, due to the assumed low occupancy. Additionally, it is not expected that the development will not unreasonably increase demand on the capacity of the existing North Wagga Wagga evacuation routes.

5. Flood:

- A report by WMA was provided as part of the revised application. The WMA report demonstrates negligible impact from the flood considering the development. Given the constraints of the modelling (undertaken in blocks) the size of the development is overstated within the model – refer to extracts below:
- It is noted that WMA are the authors of the overall flood study report undertaken for WWCC.
- Refer to the “flood planning” section within the SEE.

The low to no permanent occupancy ensures that during a flooding event, the site would not affect evacuation procedures, as the site will not adversely increase the population of North Wagga Wagga. The site should be easily evacuated without increasing strain on the existing evacuation routes and emergency services. Ultimately evacuation warnings and evacuation orders are the responsibility of SES and sub-lease holders should be made aware that access to the site will be blocked in moderate flooding events.

6. Amenities:

- Individual amenities are not included to each self-storage unit. These amenities were removed from the original withdrawn application after council concerns. Only a cleaners sink remains internally accessible from each unit with external access available to a WC at the front of each set of 4 units for short term use while at the site.
- Whilst on the surface it may appear that individual amenities are provided, this is not the intent nor what is depicted. The walls of the enclosed storage area are being utilised to support the required mezzanine only from a structural perspective and provide dust and vermin proof storage for more sensitive items.
- The applicant would be open to further amending the amenities available on site to alleviate fears of building use.

7. Traffic / parking / dust:

- Vehicle movements are designed within the allotments and access through to George Lane is not provided as part of the application – as described within the SEE.
- Off-Street parking has been allowed for within the allotments in accordance with WWCC DCP controls. No on-Street parking is required nor nominated as part of the development proposal.
- The design of the units (8) was carefully considered to reduce the number of vehicle movements to mitigate the impact of additional traffic.
- The proposal includes concrete pavements to the vehicle movement areas and access driveways. Concerns around dust pollution are unfounded.

8. Storm water:

- Stormwater run-off will be managed on site through “On site Detention” (OSD) measures as required for this type of development. The post-developed flows off site will be restricted to that of the pre-developed flows or below.
- No additional impact to the existing storm water infrastructure will result from the proposed development.

9. Character:

- The RU5 Village zone allows a mix of land uses and therefore, by default, will present with a variety of character.
- The SEE outlines the varied land uses and character with George Street, which is typical for a Village area – refer to extract from SEE below. Additionally, the SEE discusses development within the villages in detail.

- The design plans were altered to address streetscape and character by providing articulation and a more acceptable form the front elevation. This was undertaken following concerns from council regarding the streetscape appearance.
- WWCC have undertaken numerous previous assessments of depots and sheds in the North Wagga area, keeping in focus that the proposed development is not a depot and has less impact than the developments subject to the below comments. The assessment comments demonstrate a consistent approach by council to the character of North Wagga and the expectation would be that consistency across WWCC assessments would be retained. Refer to comments extracted from WWCC planning assessment reports below:
 - o *“there are no particular village characteristics against which the development must be assessed. Specifically at the subject site there is a similar development on the adjacent lot (110-112 Marah Street) with sheds extended to 6.9m in height and used as light industry and depots. The height of the sheds is comparable with raised dwellings in proximity to the site and the site layout allows for landscaping to assist with softening the development.”*
 - o *“North Wagga Wagga does not have a village plan in this section and there are no preferred locations for commercial and other non-residential uses. Control 2 requires that non-residential uses adjoining residential property are to demonstrate that satisfactory measures are included to minimise potential conflicts with residential amenity. The proposed use for a depot is not considered to conflict with residential use. As storage is the main use, conflict with the adjoining residential use is considered unlikely.”*
 - o *“The village of North Wagga includes a variety of different land uses that operate alongside each other and contribute to the diverse character of the suburb. The village includes retail premises, pubs, industrial units, depots, education uses and recreation grounds as well as residential accommodation. The mix of uses contributes to the character of the village and the proposed depots will provide a facility that can be utilised by existing business owners and sole traders within North Wagga and the surrounding area. The use is not considered to be out of character with the area.”*
 - o *“The village of North Wagga includes a variety of different land uses that operate alongside each other and contribute to the diverse character of the land. The introduction of the proposed sheds is consistent with the objectives of the zone.”*



On behalf of the Applicant,

MJM CONSULTING ENGINEERS

Brendan Shumack

BRENDAN SHUMACK
Director



PART C

Section 6 Villages

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About Section 6

Villages are zoned RU5 Village in the LEP. The RU5 zoning allows a range of land uses. Section 6 contains the detailed controls for development in the villages.

Each village has its own features that combine to create a unique character or sense of place. Some villages are more closely settled than others.

The villages typically have a mix of sealed and unsealed roads, often with swale drains, and low scale buildings in open settings. Village character is closely associated with these features, the landscape setting, and the feeling of space that comes with larger lots and wider frontages.

The **Character Statements** in Section 6.1 describe the qualities that make each village unique, and identify additional development controls that apply in particular villages.

Some Character Statements identify *streetscape reference buildings*. These are buildings that define, or a prominent in the streetscape, and which set visual and built quality parameters for future development. village improvements and development opportunities are also identified in some cases.

The controls of this section aim to support sustainable development in the villages, and to protect and maintain village character through Character Statements, village plans and development controls. The controls are in Section 6.2 are the main considerations for development applications in the villages. Development applications in North Wagga Wagga and Oura should also consider the controls for flood liable land in Section 4.2.

Villages Design Principles

- P1 The villages are non-urban places. New developments should promote sustainable outcomes and not seek to recreate typical urban experiences.
- P2 Each village has particular features that are part of the unique character or sense of place of the village. Design and locate new work to respect those characteristics.
- P3 The public domain should reflect the character, context and likely demand of each place through landscaping, street trees and furniture, signs and entries, and engineering standards.

6.1 Village Character Statements

The following Character Statements describe the unique qualities of each village.

Development applications are to comply with the controls in Section 6.2.

Explanatory Note(s):

Complying with this DCP

The controls in the DCP support the Guiding Principles and Section Objectives. A Development Application should aim to satisfy the Guiding Principles, and the Objectives of the relevant sections. Equal emphasis must be given to both "numeric" and non-numeric controls relevant to a particular development. Where a proposed development has an unacceptable impact on neighbours or the surrounding environment compliance with controls will not necessarily guarantee approval of an application.

Where a variation is sought to controls, the application must document the reasons and extent of the variation, and how the variation meets the Guiding Principles and Section Objectives for the consideration of the Council.

Explanatory Note(s):



6.1.1 Collingullie

Collingullie is a closely settled village. Although the “Gullie” shop is on the northern side of the Sturt Highway, the main village area is on the southern side of the road.

The Collingullie Public School, which opened in 1878, is a prominent feature at the northern edge of the village. The school’s location on the side road allows safe access and movement to the residential area.

Lots in the village are a consistent size and shape. The roads are sealed and have wide verges. Most streets have a pattern of consistent front setbacks. Frontages are often open (without fences) or have low, rural style fences.

Collingullie Village will be revitalised into a thriving, sustainable and well-serviced village in close proximity to Wagga Wagga, providing a diverse mix of housing and semi-rural ‘lifestyle’ residential development opportunities.

6.1.2 Currawarna

Currawarna was proclaimed a village in 1885. The village sits in the rural landscape on the northern side of the Murrumbidgee River. It has an open feel and close visual connection to the surrounding rural landscape. The landform slopes gently from the north towards the river on the southern fringe of the village.

The village straddles a bend on Old Narrandera Road, and the approaches are characterised by the informal, meandering nature of Old Narrandera Road. The formality of the village development is a contrast to the surrounding rural landscape, and is a significant underlying element of its visual character. The edges of the village are clearly defined, particularly to the north and east.

Currawarna’s subdivision pattern is based on a regular grid with square lots. While not visually obvious, the grid does not alter where it crosses Old Narrandera Road, resulting in an unusual discrepancy where the road reserve narrows through the village.

Currawarna has sections of sealed road and a number of unsealed roads. There are also roads shown on the village plan that are unmade. The combination of sealed/ unsealed and unmade roads, and grass swale drains are important to the informal and rural character of the village.

Existing development is spread throughout the village. There are a number of undeveloped blocks. Currawarna Public School is located at the north western corner of the village.



Currawarna sits in the rural landscape

The lots are typically square encouraging buildings to be located with generous setbacks to all boundaries. The typical lot dimensions are 40m by 50m (2,000m²).

There is no consistent pattern of front setbacks other than along Cleek Street at the northern edge of Currawarna. The lots along Cleek Street have narrower frontages resulting in a closer settlement pattern with smaller setbacks to the street and a more formal character.

Use of subtle colours and traditional materials and finishes is important to maintain the village character. Fencing, where it exists, is open, low or rural.

Lighting in the village could be improved. This could comprise solar powered way finding lights, street lighting or traditional street lights. Also consider opportunities to improve connections with the recreation area adjacent to the river.



Cleek Street houses

6.1.3 Galore

Galore is one of Wagga Wagga's smallest villages. The small size of the village, and open nature of the existing development result in the village being visually connected to the surrounding rural landscape.

The landform is relatively flat and the village subdivision pattern is a combination of regular lots and larger, un-subdivided blocks. Existing development is sparse and many of the roads shown on the subdivision plan are unmade.

Galore has a very open feel. Existing buildings are single storey and sited in the middle of lots. Fencing, where it exists, is open, low or rural in style. The design and location of future buildings should be consistent with the pattern of existing development.

The community hall, Rural Fire Service and church buildings are prominent in the village landscape, and central to the community presence. The shop on the Sturt Highway is an appropriate location for future commercial uses.

Explanatory Note(s):

6.1.4 Humula

Humula is one Wagga Wagga's most remote villages, located in the hills to the south east of Tarcutta. Humula was proclaimed a village in 1880. The village boundaries were notified in 1885. The village has an interesting history of association with early pastoralists and squatting runs.

Humula has a scenic setting, with an undulating landform and views across the surrounding rural landscape from many parts of the village. Entries to the village are well defined by bends in the road and the formality of planting and settlement.

The subdivision pattern is a regular grid with large, square shaped lots, many of which are not developed. There is no particular pattern of front setbacks evident.

Mate Street is the focus on community activity, with current active uses centering on the Citizens Sports Club. The northern end of Mate Street is the focus of church and community hall uses, including the Country Women's Association (CWA).



6.1.5 Ladysmith

Ladysmith was notified as a town in August 1919. The village is south of an earlier settlement at Alfredtown.

The village area is well defined. The entry from the north is marked by the silo and by avenue trees on the eastern side of the road. The landform slopes down from the east towards the river flats on the western edge of the village.

The two sides of Ladysmith are truncated by Tumbarumba Road and the former railway line. A general store and the Ladysmith Memorial hall are the focus of activity along Tumbarumba Road.

The village plan includes provision for widening of the footpath or similar measures to reduce traffic speeds in the village and provide a safe crossing point as shown on the sketch below.

Other measures forming part of the village plan include:

- Increase the footpath pavement and construct a raised threshold on the road to create a safe pedestrian crossing outside the general store.
- Narrowed carriageway, raised surface and different materials will help reduce traffic speeds.
- Plant tall native species in the parking lanes either side of the street to mark the crossing and reduce perceived width of the street to reinforce reduced traffic speeds.
- Select tree species that are tall enough to allow safe passing and movement of trucks.

Explanatory Note(s):



Tumbarumba Road through Ladysmith – indicative traffic calming at village entry point.

The eastern side of the village enjoys district views across the village and surrounding rural areas. The subdivision layout of this precinct is regular. The roads fringe the village zone and allow outlook to the surrounding rural land. The typical lot frontage is 30m. Lots are developed with dwellings sited in the middle of lots. There are consistent front setbacks and generous side setbacks.

Lots with narrower 20m frontages along Tywong Street create a different character. Any future development of this pattern will require careful treatment to avoid adversely affecting the traditional village character.

The village plan shows an indicative subdivision for land at the north eastern corner of the village. This is based on early plans of the village and demonstrates consistency with the underlying lot pattern. The 1955 village plan shows the western extension of Coreinbob Street to Cunningdroo Street. Further cul-de-sac subdivision would be out of character.

The western side of the village contains the school, and is generally less closely settled. Land on the western edge of the village is partly flood affected.

Explanatory Note(s):

6.1.6 Mangoplah

Mangoplah was proclaimed a village in 1885. The village sits on a bend of Holbrook Road. The landform slopes up from the creek that skirts the northern edge of the village.

The village has an enclosed feel related to the landform and simple grid of the village structure. Vistas along the roads are contained by the landform, especially to the east. To the west there are views out to the surrounding rural land.

The combination of sealed and unsealed roads and the predominant pattern of swale drains in the side streets are important to the village character.

Commercial and community uses are the focus of the main road, including the hotel, rural supplies, local shop, the Mangoplah Hall, two churches and the school. Future opportunities for commercial or non-residential uses should be located along Kyeamba Street or at the intersection with Cox Street.



The landform slopes down along Kyeamba Street towards Cox Street



The informal side streets are important to the village character.

6.1.7 North Wagga Wagga

~~The character of North Wagga is not simply defined by its presentation to Hampden Avenue. The early development of the village was determined by its location at the head of the Old Narrandera Road. This explains the now relatively remote location of the Black Swan Hotel and a few other older buildings nearby, the old entry to the village from the west. Some of the earliest (later 19th century) dwellings are located nearby in Gardiner Street (Old Narrandera Road).~~

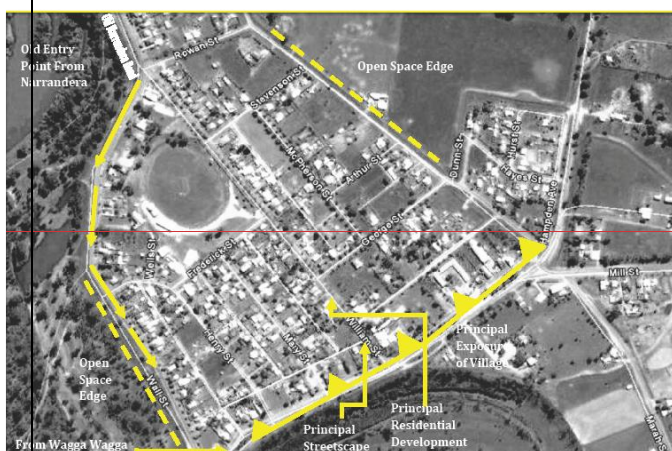
~~The character is now a mix of one quality streetscape, William Street, one interesting streetscape, the strip between the Palm and Pawn Hotel and the verandahed store at the northern end of that block. William Street emerged as the principal thoroughfare connecting visitors from the Old Narrandera Road, with Hampden Road, the two principal edges to the village. As a result, it accommodates consistently interesting late 19th and early twentieth century dwellings, front fences and street trees, as well as the local school and the park. This street and George Street which intersects with it are the only streets with an urban, rather than rural character.~~

~~The southern edge to Wall Street is open landscape which accommodates the bike track and the northern edge of the village is generally poorly defined and opens to a rural landscape.~~

~~The slip road and line of trees in front of the Palm and Pawn Hotel, is the major defining streetscape for passers-by and although there is a limited number of fine dwellings scattered throughout, the village in general is made up of random fencing, open plots and streets without kerb and guttering.~~

~~The character of the village reflects its limited development opportunities.~~

Explanatory Note(s):



North Wagga is zoned RU5 Village under the Wagga Wagga Local Environmental Plan 2010. While RU5 zones typically apply to small, relatively self-contained village settlements, North Wagga is uniquely located immediately adjacent to the Wagga Wagga urban area and functions in close association with the city's broader residential, employment and commercial areas.

This proximity to the urban area has resulted in growing demand for non-residential uses within the village, including storage-based, depot-type and other low-intensity commercial or quasi-industrial forms of development. This demand is reinforced by the availability of undeveloped or underutilised land within the village, much of which exists due to historic flood constraints and long-standing limitations on residential expansion.

North Wagga is surrounded by a ring levee, resulting in a high-risk "low flood island" condition during major flood events. This flood setting has historically shaped development patterns and continues to influence land use suitability, infrastructure provision and development feasibility across the village.

The village is also characterised by limited and variable infrastructure capacity. Stormwater systems are generally limited, with a combination of kerbed and unkerbed streets and areas of minimal formal surface drainage. Road carriageways and associated transport infrastructure are generally not constructed to standards that would support more intensive or industrial-style forms of development, particularly those involving regular heavy vehicle movements or extensive hardstand areas.

Within this context, North Wagga exhibits a varied and fragmented village form. Some areas contain established residential development with cohesive built form, consistent setbacks and defined streetscape character, while other areas comprise vacant or underutilised allotments, large parcels of land, or transitional spaces with limited built form definition. This variation results in differing levels of sensitivity to change across the village.

North Wagga contains a small number of established non-residential and community uses that contribute to its village function, including the Palm and Pawn Hotel, Black Swan Hotel, North Wagga Public School, North Wagga Community Hall and McPherson Oval. These uses provide local services and activity but do not alter the predominantly residential character of the village.

The combination of urban proximity, increasing demand for non-residential uses,

flood constraints, limited infrastructure capacity and variable residential character contributes to a complex planning environment in which land use compatibility, scale, intensity and siting require careful consideration.

6.1.8 Oura

Oura was proclaimed a village in 1885. The village sits between a prominent hill and the river flats on the eastern side of Oura Road. The developed area of the village is relatively level and open in character.

Oura's hill creates a strong backdrop and views towards the hill are important to the village character. Significant views occur along Mitchell Street and from the western end of Wagga Wagga Street. Trees along Wagga Wagga Street frame the view towards the hill and are contribute to the village's character.

Oura's regular grid subdivision pattern does not reflect, or alter with the topography. The village has a linear feel because of the focus of activity along Wagga Wagga Street.

The road reserves are consistently 20m in width through the village. Wagga Wagga Street and a short section of Davidson Street are sealed. The remainder are unsealed. A number of roads shown on the village plan are unmade. The combination of unsealed and unmade roads is important to the informal, rural character of Oura.

Lots in Oura are a consistent shape and size, with a typical frontage of 40m and area 2000m². Oura is not as closely settled as other villages with a number of vacant, undeveloped lots.

The village does not have a general store or defined centre. There are a few non-residential uses along Wagga Wagga Street, especially at the eastern end of the village. The northern section of the village has a more domestic feel.

Buildings in the village are typically low scale. Setbacks to the street are typically large, contributing to the rural character. Fencing is mostly low and open in style. Examples of high, solid fencing in the village are out of character. Future development in Oura should be designed to reflect the characteristic elements of existing buildings in the village.

A large area of Oura is flood affected requiring floor levels to be elevated. Development on the lower slopes of the hill requires careful design and location to minimise visual intrusions in views towards the village.

6.1.9 Tarcutta

Tarcutta means "place of many grasses". The village evolved as a squatter's area, and was surveyed and proclaimed in 1890.

Tarcutta developed around the site of T.H. Mate's Inn and store at the south western end of Sydney Street. The inn was an important stopping point on the road between Sydney and Melbourne. The older section of Tarcutta contains a number of heritage items.

Tarcutta's village boundaries are relatively well defined. The landform slopes down from the north east to the south west, and from the west towards the Highway. Remnant trees throughout the village area are visually unifying, especially on the western side of the Highway towards Gresham Street where the landform rises sharply. The treed slope is a visual backdrop for the village.

Explanatory Note(s):



Views along Wagga Wagga Street, Oura are framed by trees

Explanatory Note(s):

The Hume Highway is a significant physical barrier through the village. The highway bypass will alter traffic conditions, and should reduce through traffic and heavy vehicle movements.

Tarcutta's subdivision pattern is not a regular grid. The skewed orientation of the street grid and road alignment south of College Street is an interesting characteristic of the village. The Highway bisects lots at the southern end of the village on the diagonal, resulting in frontages that are not parallel to the road alignment.

Commercial and other non-residential land uses are concentrated at the southern end of the village. Commercial buildings include the two storey hotel and early 19th century single storey shopfront buildings that have narrow frontages, small setbacks to the street, and verandahs. Roofs are pitched and gabled, often set behind parapets.

Public uses and spaces include the CWA building, adjoining park and truck memorial. The RSL and bowling green is an important community facility.

The truck parking area on the western side of the Highway is a major facility of the village. It is expected to continue in use after the highway bypass. The parking area comprises a large, levelled concrete hardstand that is fully lit at night.

Lots in the residential area are not consistent in size or shape, with variations in frontages and lot depths. Square lots east of Cynthia Street are typically 2000m² with frontages of 40m. The rectangular lots between Sydney and Cynthia Street are between 800m² and 1000m² and have frontages of 20m. Dwellings are typically single storey and sited in the middle of lots.

Lots on the eastern side of the village may be suitable for smaller lot subdivisions provided stormwater can be managed without constructing formal kerb and guttering. Lots on the western side of the village are not suitable for closer settlement because of the constraints from existing vegetation, bush fire risks and servicing.

There are a number of unmade roads in the village. Where roads are required to be formalised in the future, consideration should be given to minimising the extent of formal carriageway, particularly where mature trees are growing in the road reserve.

Streetscape reference buildings

CWA building, hotel, Police Station, and shop at 51 Sydney Street.

Village opportunities – Sydney Street.

The 60m road reserve of the Highway impacts on the village. Construction of the bypass provides an opportunity for the community to reclaim part of the road reserve, and consider beautification works to reinforce the sense of arrival and place, and create a more pleasant environment.

This could include widening the footpaths, modifying the angle truck parking areas and planting street trees between College Street and Centenary Avenue.



Tarcutta - Sydney Street and Hume Highway Indicative Streetscape Improvements – Tree Planting and Pedestrian Linkages

Village opportunity - Centenary Avenue road planting

The Centenary Avenue road reserve is unusually wide. Opportunities to plant trees in the road reserve have been raised over the years.

Centenary Avenue is suited to water sensitive urban design and footpath widening initiatives. Improvement works could include planting salt tolerant native grasses and shrubs in re-created swale drains, and introduction of new street trees within the carriageway.

Explanatory Note(s):



6.1.10 Uranquinty

Uranquinty was proclaimed a village in 1888, but known by the name of Glenrouth. The village name altered to Uranquinty in 1899, and then to Uranquinty in 1966. Uranquinty is a Wiradjuri word meaning "plenty of rain" and "yellow box tree".

The entry from the north is framed by mature trees that define the village boundary and give a sense of arrival. The entry from the south is marked by the bridge and bend in the road. The shops and commercial uses on the east side of the Olympic Highway/Morgan Street, and silo, memorial and park adjacent to the railway line, reinforce the sense of place.

The early section of the village was generally south of Uranquinty Street. More recently the village has grown to the north, including the extension of Gutler Street towards the Caravan Park. The newer subdivisions are more closely settled than the older sections of the village, and are more suburban in character having smaller frontages and urban road formations.

The southern section of the village retains a less formal character, despite sections of kerb and guttering in a number of roads. The western side of the village also retains a more traditional village character.

Uranquinty has a number of heritage items, most of which are public or community buildings. Exceptions include the Uranquinty Hotel and general stores on the main road. The heritage buildings help to define a unique streetscape along Morgan Street, and establish strong parameters for future development.

The village zone extends across a large area to the east of Connorton Street. The rural character of this area gives the village a well defined eastern edge. Land to the east of the village is subject to drainage constraints which will reduce the potential for close settlement. The village plan recommends that any future development in this area comprise large lots that retain the rural character.

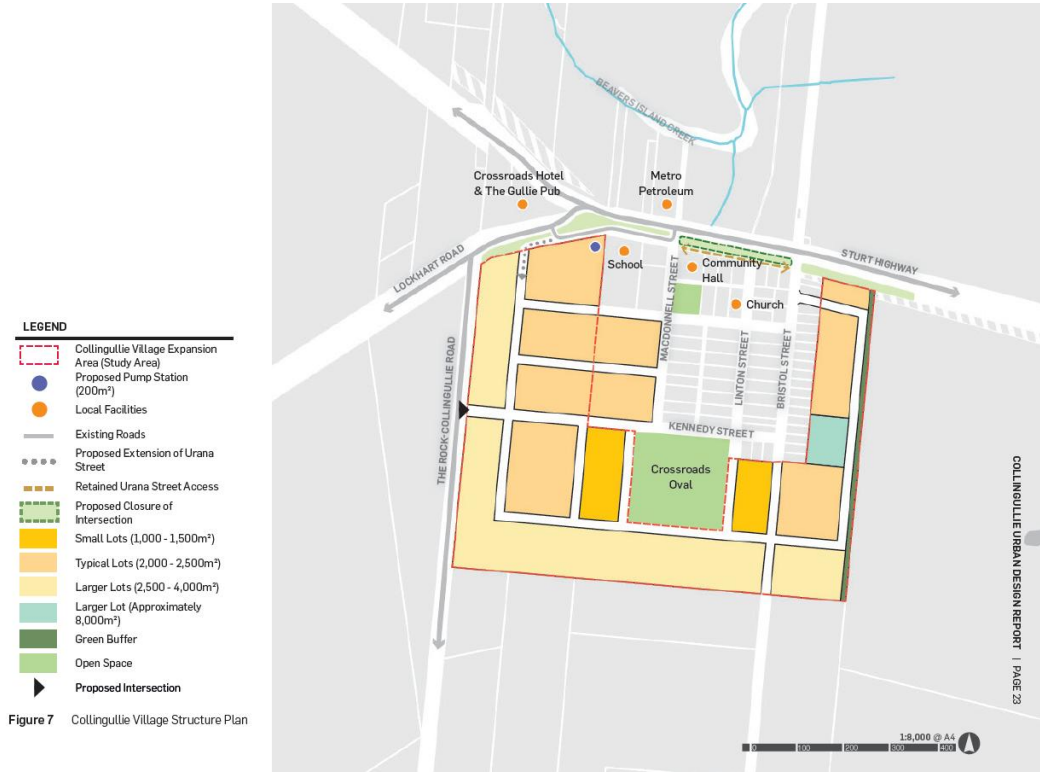
6.2 Development in the Villages

It is recognised that each village has its own distinct character, needs and future potentials. The following objectives, village plans and controls are intended to achieve appropriate outcomes.

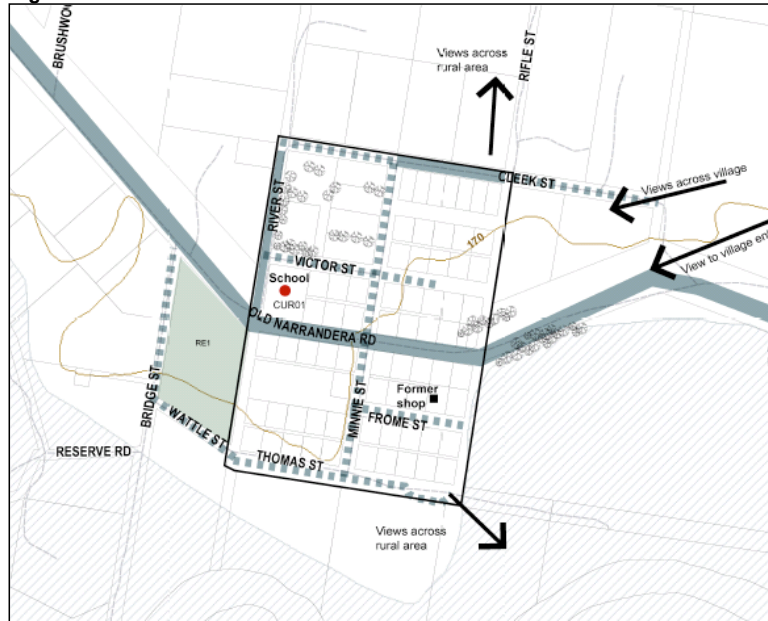
Objectives

- O1 allowing for appropriate development while preserving existing levels of village amenity
- O2 recognising and preserving character of all existing villages while encouraging appropriate forms of development
- O3 supporting the viability and sustainability of the villages as non-urban places

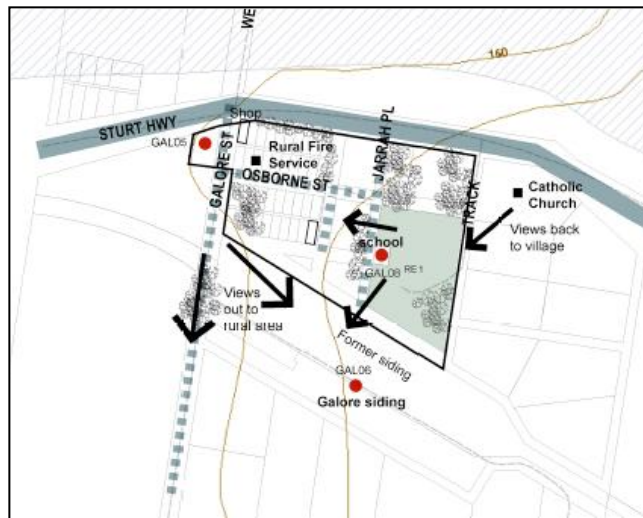
Collingullie Village Plan



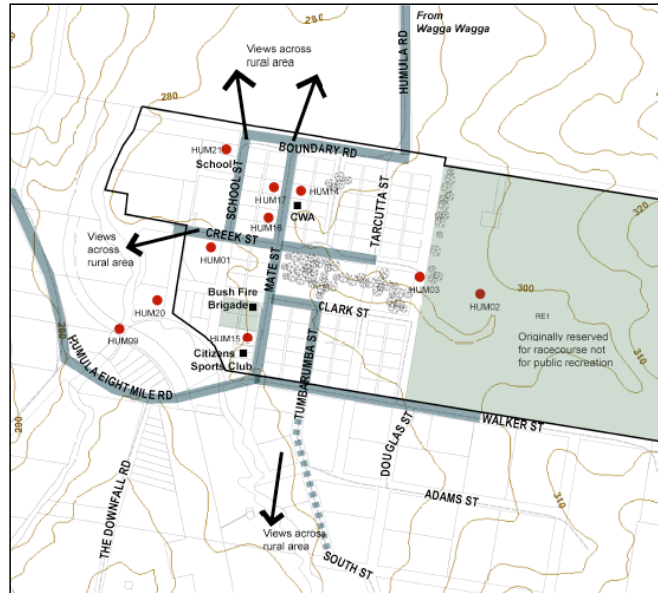
Currawarna Village Plan



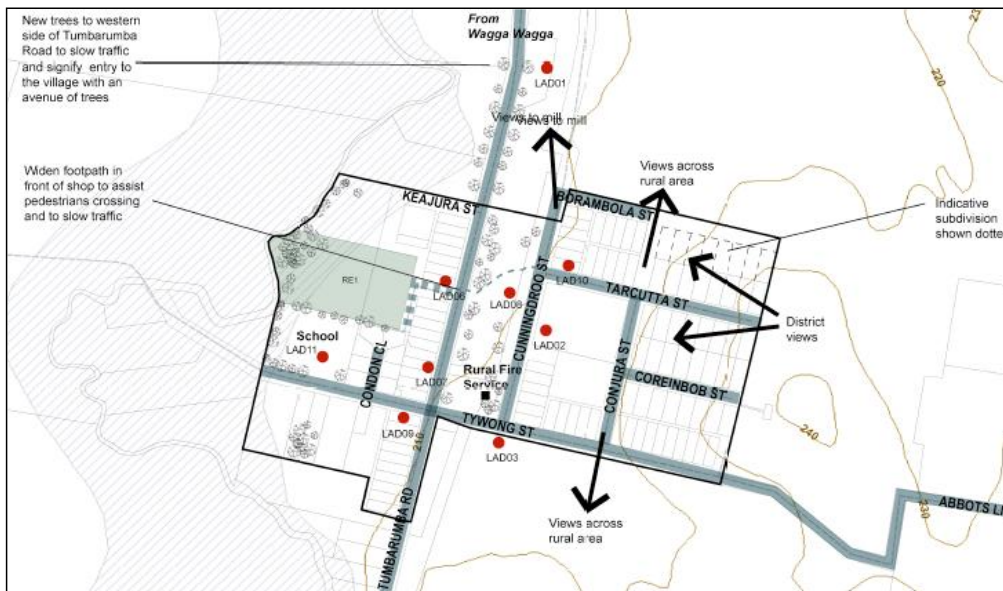
Galore Village Plan



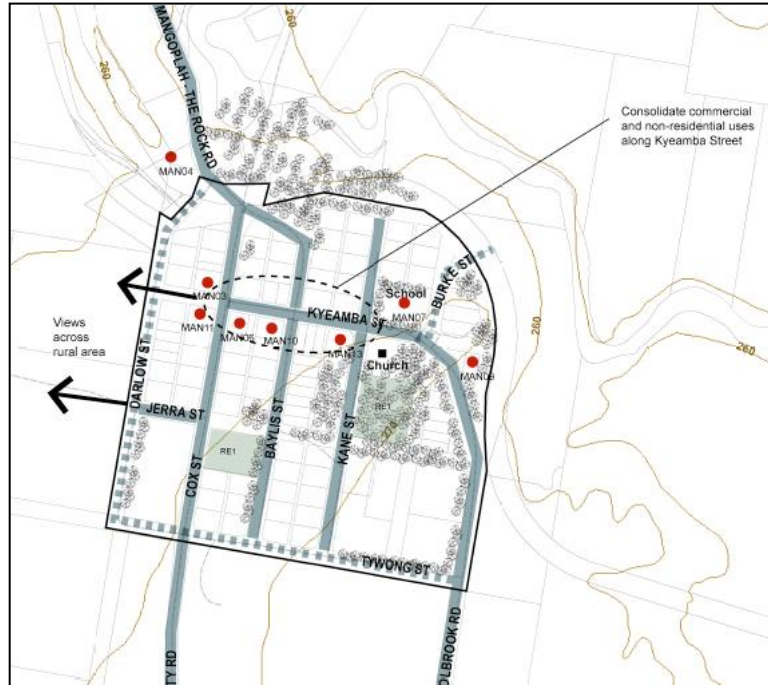
Humula Village Plan



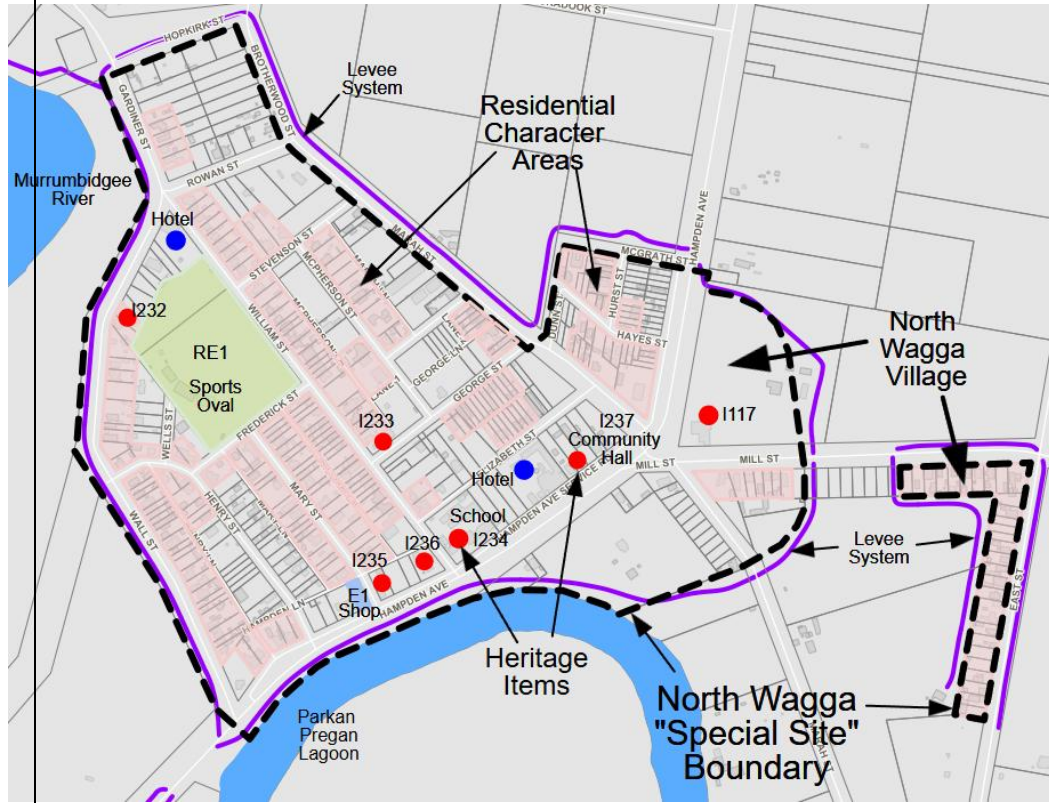
Ladysmith Village Plan



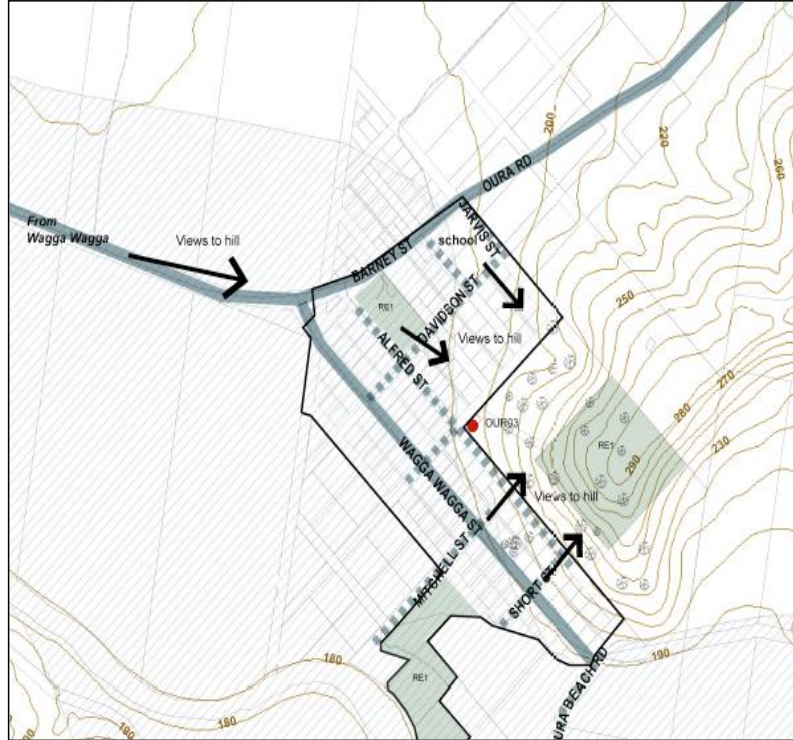
Mangoplah Village Plan



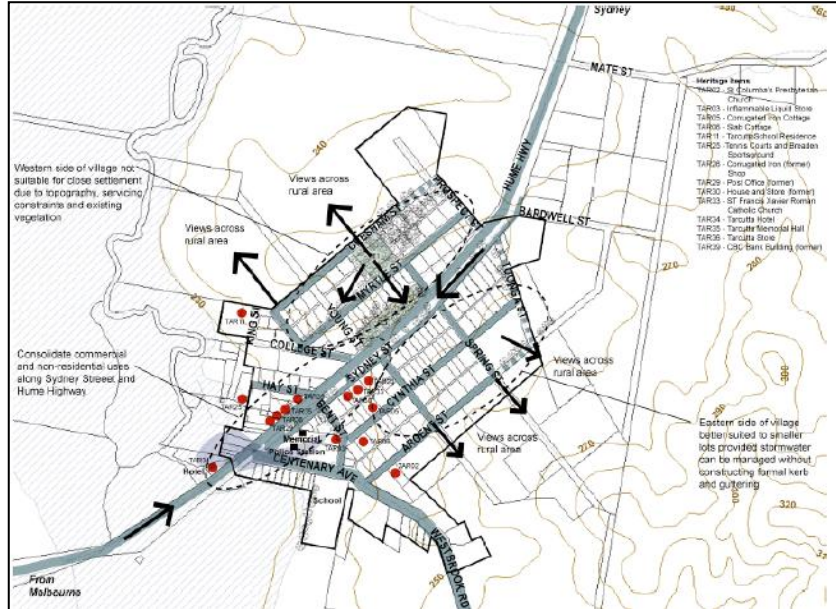
North Wagga Village Plan



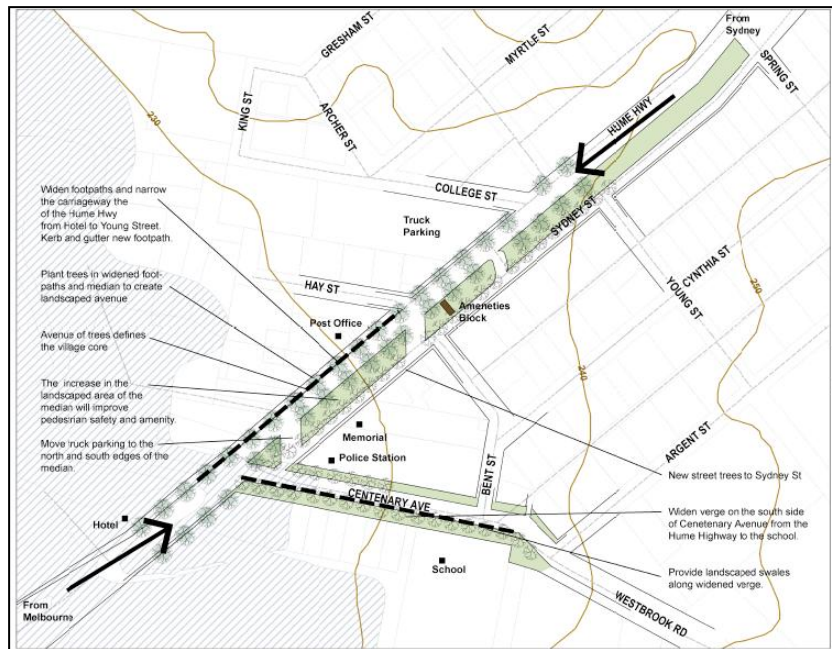
Oura Village Plan



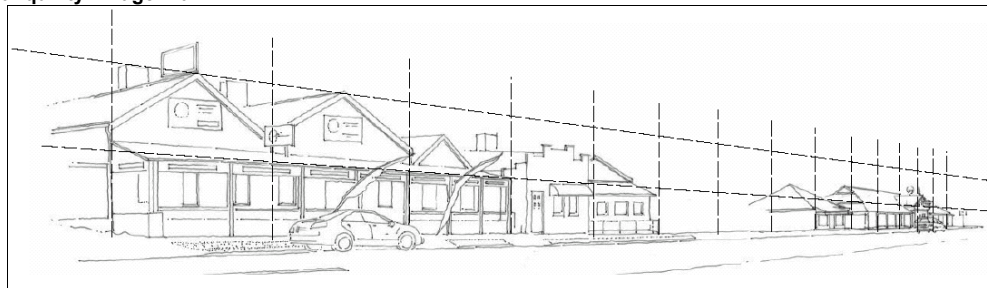
Tarcutta Village Plan

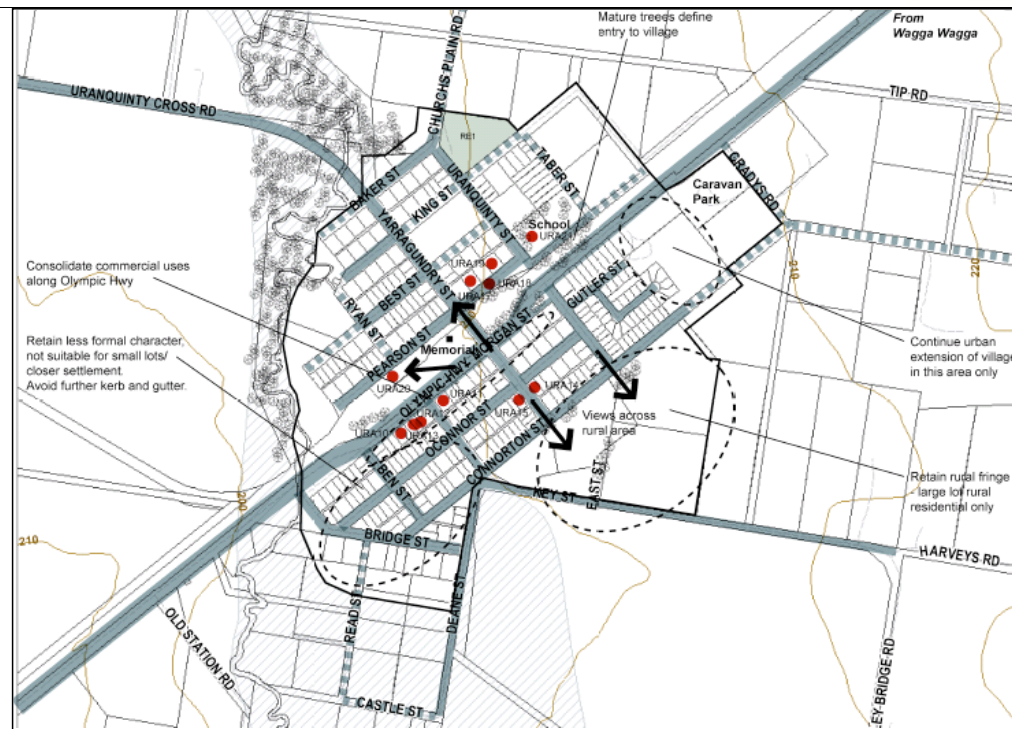


Tarcutta Detailed Village Plan



Uranquinty Village Plan





Controls

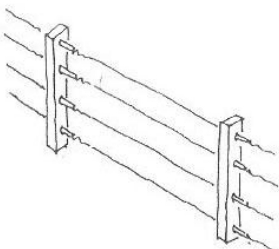
Land uses, Interfaces and development patterns

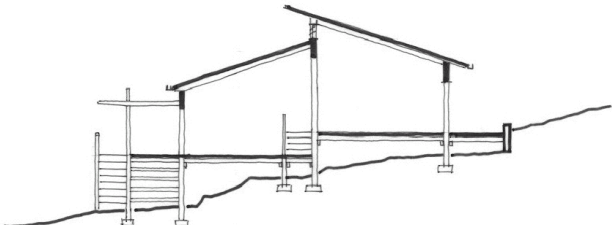
- C1 Refer to village plans for policies on the preferred location of commercial and other non-residential uses (as relevant).
- C2 Non-residential uses adjoining residential property are to demonstrate that satisfactory measures are included to minimise potential conflicts with residential amenity. This may require additional setbacks, landscaping, site layout and design measures (including signs) or restrictions on hours of operation.

Respect the underlying subdivision pattern

- C3 Most of the villages have a grid pattern. New subdivisions are to respect and complement the existing subdivision pattern, especially where roads fringe the village zone and allow views out to the surrounding countryside.
- C4 Avoid cul-de-sac and no through road configurations which are not typical of the villages and are generally not appropriate.

Explanatory Notes:

<p>C5 The size and shape of new lots is to be compatible with the predominant characteristics of existing lots in the village. Refer also to any additional controls in Section 6.2 and the Village Plan for particular standards.</p> <p>C6 Subdivisions are to maintain a minimum frontage of 40 metres in the villages other than in the following specific locations (as supported by the Character Statements):</p> <p>Ladysmith (east side of village) – 30m. All other areas 30m or determined on merits of context</p> <p>Tarcutta (east side of Sydney Street) – 20m; (west side of Hume Hwy) – 40m</p> <p>Uranquinty (north-eastern end of village, south-east of the highway) – 20m; remainder of village – 40m or determined on merits or context</p> <p>Streetscape, building location and form</p> <p>C7 The form and scale of buildings is to relate to the particular characteristics of the village. Refer to <i>streetscape reference buildings</i> near the site and <i>Village controls</i> where applicable.</p> <p>C8 Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.</p> <p>C9 Side setbacks are to allow sufficient access for landscaping, maintenance and separation from adjoining properties. Dwellings in the villages are often sited towards the centre of blocks.</p> <p>C10 Site cover is to be consistent with the established pattern of the village. Refer to the Character Statement.</p> <p>Landscaping</p> <p>C11 The villages tend to have an open landscape character. Design and locate new landscaping to reflect the particular landscape character of the village. Take cues from the existing landscape. Note that intensifying the landscaping is not always needed.</p> <p>C12 Consider use of native species rather than exotic plants.</p> <p>Materials and colours</p> <p>C13 Use materials that are compatible with surrounding development and appropriate to their application taking into consideration orientation, energy efficiency and sustainability.</p> <p>C14 Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs.</p> <p>Fencing</p> <p>C15 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.</p> <p>Stormwater drainage systems</p> <p>C16 Avoid further discontinuous kerb and guttering, especially where there is no subsurface drainage system.</p> <p>C17 Retain the combination of sealed and unsealed roads with swale drains that occur in most villages unless otherwise noted on the village plan.</p> <p>Additional controls – particular villages</p> <p>Collingullie</p> <p>C18 Development within Collingullie Village is to be in accordance with the</p>	<p>Explanatory Note(s):</p>  <p>Open, rural style fencing</p>
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<p>Collingullie Urban Design Report, June 2021.</p> <p>C19 Incorporate a green buffer along the boundary of the Collingullie Village expansion area to ensure future growth minimises impact to neighbouring farmland.</p> <p>C20 Support a diverse mix in response to the proximity to amenities, and sensitive interface to neighbouring farmland in accordance with the Collingullie Village Structure Plan.</p> <p>Ladysmith</p> <p>C21 Any future subdivisions to respect the underlying lot pattern with reference to the indicative subdivision layout shown on the village plan.</p> <p>C22 New development to respect the pattern and setbacks of existing adjoining buildings. In many cases this means locating dwellings in the centre of lots, and matching the established front and side setbacks.</p> <p>C23 Minimise the width of formalised road reservation where new roads are created or unmade roads are formalised.</p> <p>Mangoplah</p> <p>C24 Consolidate commercial and non-residential uses along Kyeamba Street and the intersection with Cox Street.</p> <p>Oura</p> <p>C25 Design and locate buildings on the slopes of the hill to minimise potential visual prominence by using piers or similar rather than elevated concrete slabs and by locating the buildings as low as possible on the slope.</p> <p>C26 Face the sub-floor areas with horizontal slats (timber or equivalent) to minimise visual exposure to the under-floor area.</p>  <p>Use piers or similar and split level construction, face exposed sub floor areas (see C25).</p> <p>Tarcutta</p> <p>Land uses, subdivision and development</p> <p>C27 Encourage commercial and non-residential uses, including new infill buildings, along Sydney Street, especially south of College Street.</p> <p>C28 Setbacks to be similar to adjoining buildings and no greater than the largest setback of any adjoining building. For buildings on Sydney Street a nil or small setback may be appropriate.</p> <p>C29 Encourage new residential development to occur in the precinct east of</p>	<p>Explanatory Note(s):</p>
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<p>Sydney Street.</p> <p>C30 Discourage further subdivision on the western side of the village.</p> <p>C31 Development on existing lots on the western side of the village to be designed and sited to minimise impacts on existing trees, and impacts resulting from the truck parking area in terms of light spill, noise and fumes.</p> <p>C32 Consider split level construction with pier footings (or similar) on sloping sites rather than concrete slabs.</p> <p>Road design and construction</p> <p>C33 Minimise the width of road carriageways throughout the village taking into consideration likely traffic movements, and constraints from existing vegetation.</p> <p>C34 Retain established trees in road shoulders, especially where roads are to be formalised.</p> <p>C35 Avoid additional formal kerb and guttering in the residential areas of Tarcutta.</p> <p><i>Uranquinty</i></p> <p>C36 Urban extension of the village is to occur in the north east corner within the boundaries of the village zoned land.</p> <p>C37 Retain the strong eastern edge of the village. Any development to the east of Connorton Street should comprise large lot residential development that complements the rural character of the surrounding lands.</p> <p>C38 Retain the less formal character at the south eastern end of the village by avoiding additional sections of kerb and guttering and retaining wider frontages</p> <p>C39 New buildings on Olympic Highway/ Morgan Street are to have a nil or small setback, and are to follow the vertical rhythm established by the existing built form.</p> <p>C40 Retain the low scale character along Morgan Street using the existing buildings as a guide. Pick up elements of the existing built form, with particular reference to ridgelines and the height of verandahs/ awnings.</p> <p>C41 Use pitched roof forms and articulation to break up building bulk, including verandahs to the street.</p> <p><u>North Wagga – Non-Residential Development</u></p> <p><u>Application of this Section</u></p> <p><u>This section applies to all non-residential development within the “Special Site” as referenced under Clause 7.1(2) of the Wagga Wagga Local Environmental Plan 2010. The “Special Site” is also illustrated on the North Wagga Village Plan under Section 6.2 of this Development Control Plan.</u></p> <p><u>For the purpose of this section, this area will be referred to as “North Wagga”.</u></p> <p><u>Village Character Statement</u></p> <p><u>Assessment of development under the objectives and controls of this section shall have regard to the North Wagga Village Character Statement (Section 6.1.7).</u></p>	<p>Explanatory Note(s):</p>
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Village and Residential Character

The North Wagga Village Plan (Section 6.2) identifies streets, areas and features that contribute to the character of the village. The Village Plan also identifies Residential Character Areas, which are to be protected in accordance with the controls in this section.

Residential Character Areas reflect locations where a consistent pattern of residential development and amenity is evident and are of higher sensitivity to change.

All development within North Wagga must maintain and not result in adverse impacts on established residential character, amenity and streetscape values. This includes development proposed within, adjoining or opposite Residential Character Areas, where such development has the potential to impact on these established values.

For the purposes of applying the objectives and controls of this section, North Wagga comprises two assessment contexts:

- Residential Character Areas (including land within, adjoining or opposite these areas), where a higher level of protection applies due to the established and cohesive residential character; and
- all other areas of North Wagga, where development must still respond to the village context, but may accommodate a broader range of non-residential development where impacts are appropriately managed.

In Residential Character Areas, greater weight will be given to the protection of residential character, amenity and streetscape values in the assessment of development.

Assessment of development under this section is to be undertaken in accordance with Control C42, which establishes the applicable impact thresholds for these different contexts.

Objective

To protect and maintain cohesive village character and amenity within North Wagga, including Residential Character Areas identified in the North Wagga Village Plan, by ensuring that non-residential development does not result in adverse impacts arising from inappropriate scale, intensity, built form, operational activity, traffic generation, access arrangements or streetscape presentation.

Controls

Residential Character Areas

C42 Development within, adjoining or opposite Residential Character Areas, shall not result in unacceptable adverse impacts on residential character, amenity or streetscape values within these areas.

In other areas, development shall not result in unreasonable adverse impacts on surrounding development or the broader village character in relation to residential character, amenity or streetscape values.

For the purposes of applying this control, relevant impacts may include (but are not limited to):

- Built form outcomes, including scale, bulk, height and site layout.
- Operational intensity, including the nature, frequency and scale of activities.
- Traffic generation and vehicle movements, including access and servicing arrangements.
- Streetscape presentation, including fencing, visibility of activities and site organisation.
- Residential amenity impacts, including noise, dust, odour and lighting.

Operational Intensity and Function

- C43 Development must operate at a scale and intensity that is compatible with the village setting of North Wagga and surrounding residential development. Development will only be supported where it is demonstrated that:
- The nature, scale and frequency of activities are consistent with low-intensity, village-based non-residential uses; and
 - Vehicle movements, servicing and operational activities do not occur at a frequency or scale that would result in adverse impacts on residential amenity and the capability of the surrounding road network; and
 - The handling, storage and distribution of goods, materials or equipment does not give rise to excessive noise, dust, traffic generation or visual impacts; and
 - The overall operational characteristics of the development, including hours of operation, site activity and servicing patterns, are compatible with the surrounding village context.

Scale and Form of Buildings

- C44 The scale, bulk and height of non-residential buildings must be consistent with the low-scale residential character of North Wagga including typical dwellings and associated residential outbuildings.
- C45 Buildings must not exceed a height of 6 metres above natural ground level.
- C46 The total combined footprint of all non-residential buildings on a site must not result in a scale of development inconsistent with the low-scale village character of North Wagga. The total combined building footprint should generally not exceed:
- 300m², or
 - 25% of the site area,
- whichever is the lesser, unless it can be demonstrated that the development remains compatible with surrounding residential character and streetscape.

External Storage

- C47 The total area of a site used for the external storage of goods, materials, plant or equipment must not exceed 30% of the site area (Note - outdoor storage area does not include parking, vehicle circulation, loading or unloading areas associated with the lawful operation of the development).
- C48 External storage of goods, materials, plant or equipment will only be supported where it is demonstrated that:
- storage areas are clearly defined, contained and orderly; and

- storage is located behind buildings where practicable, or otherwise arranged to minimise visibility from the public domain; and
- storage is screened and managed to minimise visual and amenity impacts on adjoining properties and the streetscape; and
- storage does not result in unreasonable adverse impacts in terms of noise, dust, traffic generation or visual presentation.

Fencing and Streetscape Interface

- C49** Front fencing located forward of the primary building line must not exceed 1.2 metres in height and must be visually permeable or open in form. Where higher or more solid fencing is required for operational purposes, it must be located at or behind the primary building line and must not exceed 1.8 metres in height.
- C50** For land uses that do not include any buildings, any fencing that exceeds 1.2 metres in height must be sufficiently setback from the street frontage, must not exceed 1.8 metres in height, and must be designed to minimise visual impact.
- C51** Any long expanses of solid fencing visible to the streetscape must be designed and supplemented with landscaping to reduce visual prominence and minimise adverse impacts on the streetscape.

Surface Treatment

- C52** Vehicle movement, loading and parking areas must be sealed to Council's engineering standards. External storage areas must be:
- sealed; or
 - otherwise, stabilised and managed to prevent dust generation and the movement of sediment.

Stormwater Management

- C53** Stormwater shall be discharged to a lawful point of connection to public infrastructure where available and managed in a manner consistent with the capacity and function of the existing drainage network.
- Where connection to public infrastructure is not available or feasible, an on-site stormwater management system must be provided that ensures stormwater flows are controlled, treated where necessary, and discharged without increasing flood risk, nuisance, or erosion impacts downstream or on surrounding properties.

Personal Storage Development on Non-Residential Sites

These controls apply to development for the purpose of personal storage (including outdoor storage areas, sheds, garages or similar structures used for the storage of private goods, equipment or materials) on land that does not contain a dwelling. This type of land use does not include any commercial activity.

- C54** The total combined footprint of all buildings used for personal storage on a site must not exceed:
- 200m², or
 - 25% of the site area,
- whichever is the lesser.



- C55 Buildings must not exceed a height of 6 metres above natural ground level.
- C56 The total area of a site used for external storage of personal items including, but not limited to vehicles, materials and equipment associated with the personal storage use of the site, must not exceed 30% of the site area (Note- this does not include vehicular access or circulation areas).
- C57 External personal storage will only be supported where it is demonstrated that:
- storage areas are clearly defined, contained and orderly; and
 - storage is located behind buildings where practicable, or otherwise arranged to minimise visibility from the public domain; and
 - storage is screened and managed to minimise visual and amenity impacts on adjoining properties and the streetscape; and
 - storage does not result in unreasonable adverse impacts in terms of noise, dust or visual presentation.

North Wagga - Residential Character Area – Example Images

Image Locations

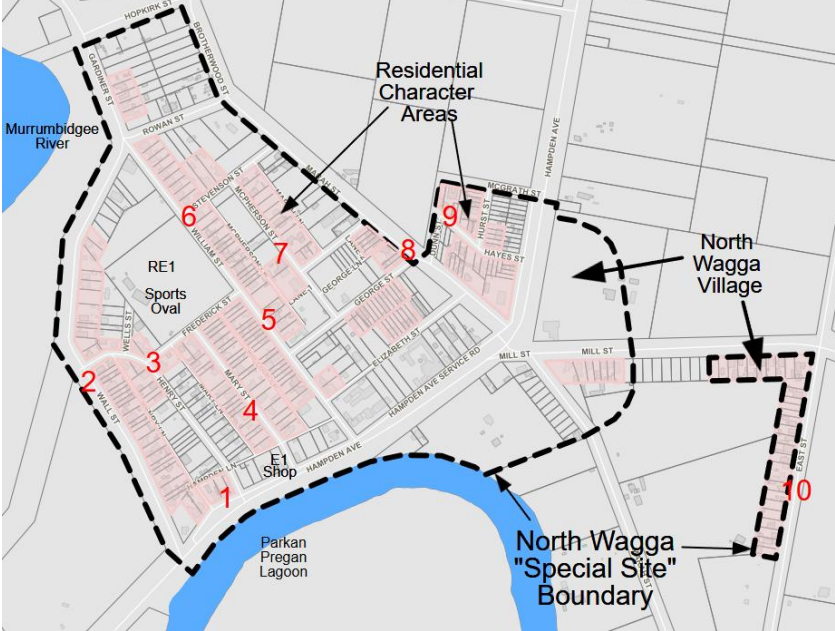


Image 1 - Hampden Avenue Service Road



Image 2 - Wall Street



Image 3 – Henry Street



Image 4 – Mary Street



Image 5 – William Street



Image 6 – William Street



Image 7 – McPherson Street



Image 8 – Marah Street



Image 9 – Hayes Street



Image 10 – East Street



North Wagga – Other Areas – Example Images

Image Locations

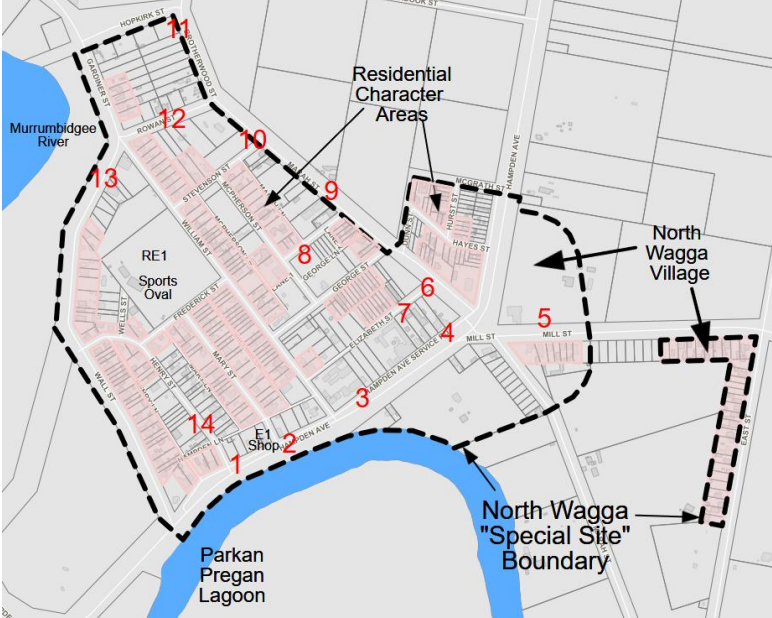


Image 1 - Hampden Avenue Service Road



Image 2 - Hampden Avenue Service Road



Image 3 - Hampden Avenue Service Road



Image 4 - Hampden Avenue Service Road



Image 5 - Mill Street



Image 6 – Marah Street



Image 7 – Elizabeth Street



Image 8 – Arthur Street



Image 9 – Marah Street



Image 10 – Marah Street



Image 11 – Brotherwood Street



Image 12 – Rowan Street



Image 13 – Gardiner Street



Image 14 – Henry Street



