Note: The following controls have been drafted to form part of Section 9 of the Wagga Wagga Development Control Plan 2010 if adopted. **

Part D

Section 9 – Residential Development

Additional Controls: Hely Avenue, Urana Street and Fernleigh Road precinct.

Explanatory Note (s):

Where these controls apply

The controls contained under this section apply to the land identified in Figure 9.1.2. Development shall comply with other relevant sections of the DCP as well as this section. Where there is inconsistency between this section and other sections of the DCP, this section will prevail.

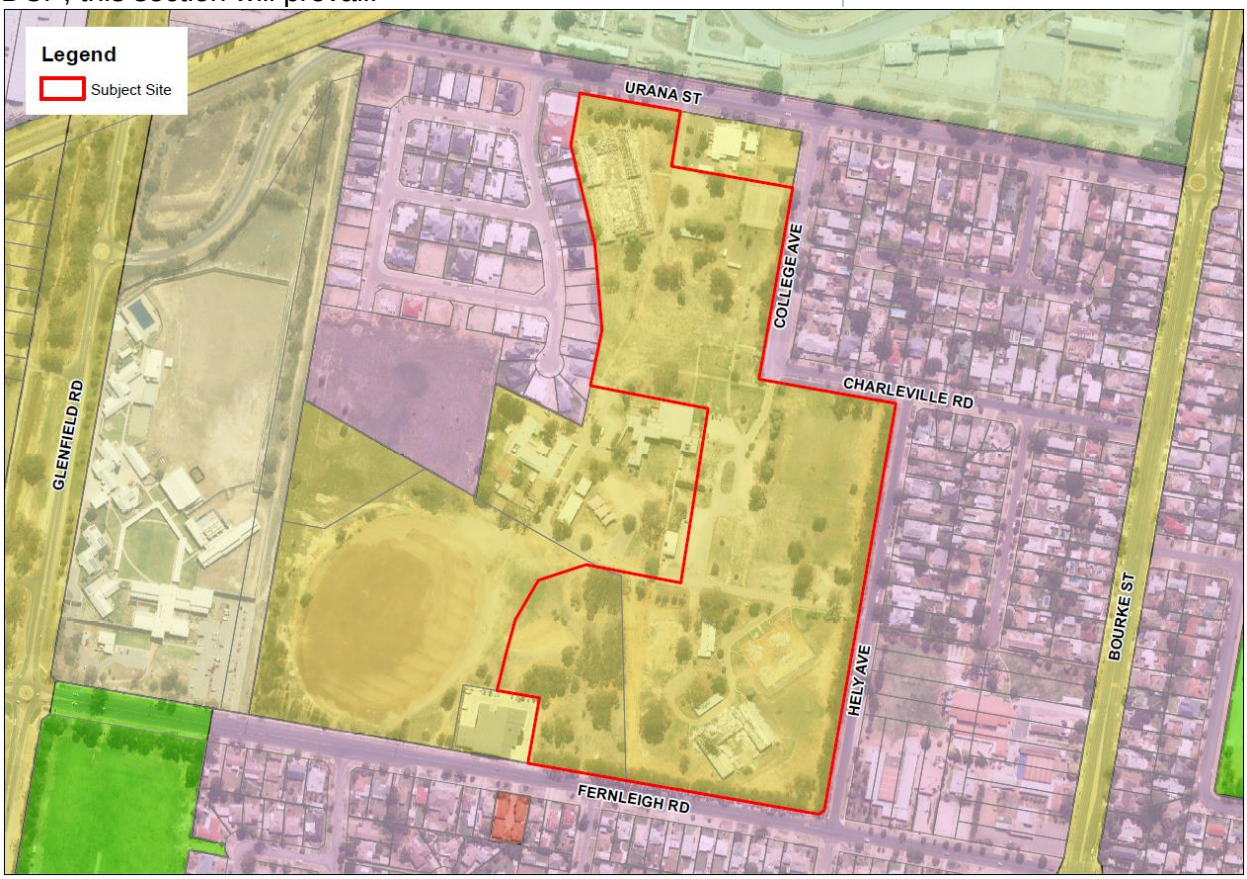

Figure 9.1.2.1: *Hely Avenue, Urana Street and Fernleigh Road precinct*

About the Precinct

The site is the former CSU South Campus site and has been transitioning to a residential estate, with the first residential transition occurring immediately north-west of this site as part of the 'College Estate' development.

The site has a long history and association with education, specifically, Charles Sturt University. Education will continue to be a prominent feature of the area with a portion of the site retained for education purposes.

	Explanatory Note (s):
Objectives for the Precinct	
O1 Provide for residential development. O2 Promote greater housing diversity and affordability through choices of lots capable of accommodating a variety of dwelling typologies and densities. O3 Retain valuable flora and fauna and provide for the retention within public open space areas. O4 Contribute to the mitigation of salinity risks. O5 Provide efficient and sustainable infrastructure connections to the development. O6 Ensure contamination risks are remediated prior to construction.	
Controls for the Precinct	
C1 Residential subdivision should deliver a range of lot sizes capable of accommodating a variety of housing types and facilitate affordable housing.	
C2 Lots must front public open space.	
C3 The Ecological Assessment provided at planning proposal stage (LEP21/0003) identifies the clearing proposed for development. The clearing is shown in Figures 9.1.2.2 and 9.1.2.3. Any clearing proposed in addition to that identified, is to be considered as clearing in addition to clearing identified.	The original ecological assessment is to form the basis for assessment of cumulative impacts of clearing to avoid incremental clearing without appropriate offsets.
C4 Clearing identified is to be offset at a ratio of 1:1 with location and species to be determined by Council.	Vegetation within this location contributes to salinity management with trees and deep-rooted plants being an effective mechanism for reducing groundwater.
C5 Street trees and landscaping plans to be provided to Council for approval with species selection to be appropriate for contributing to the management and withstanding of salinity conditions.	
C6 The existing stormwater network within ‘College Estate’ on Fernleigh Road provides the stormwater legal point of discharge for this precinct.	
C7 Development will access the external road network via a north-south road with connection to College Avenue / Charleville Avenue via a roundabout and at the south with a new intersection with Fernleigh Road and a short channelised right-turn lane.	
C8 The Detailed Site Investigation and Remediation Action Plan undertaken at planning proposal stage (LEP21/0003) provides the details of what contamination exists and what remediation is required prior to construction. Remediation is to be supported by validation sampling, asbestos clearance inspections and certificates, management of unexpected finds protocol, and underground services and pit removal.	Remediation validation will ensure the site is made suitable for residential use and does not pose a risk to human health.

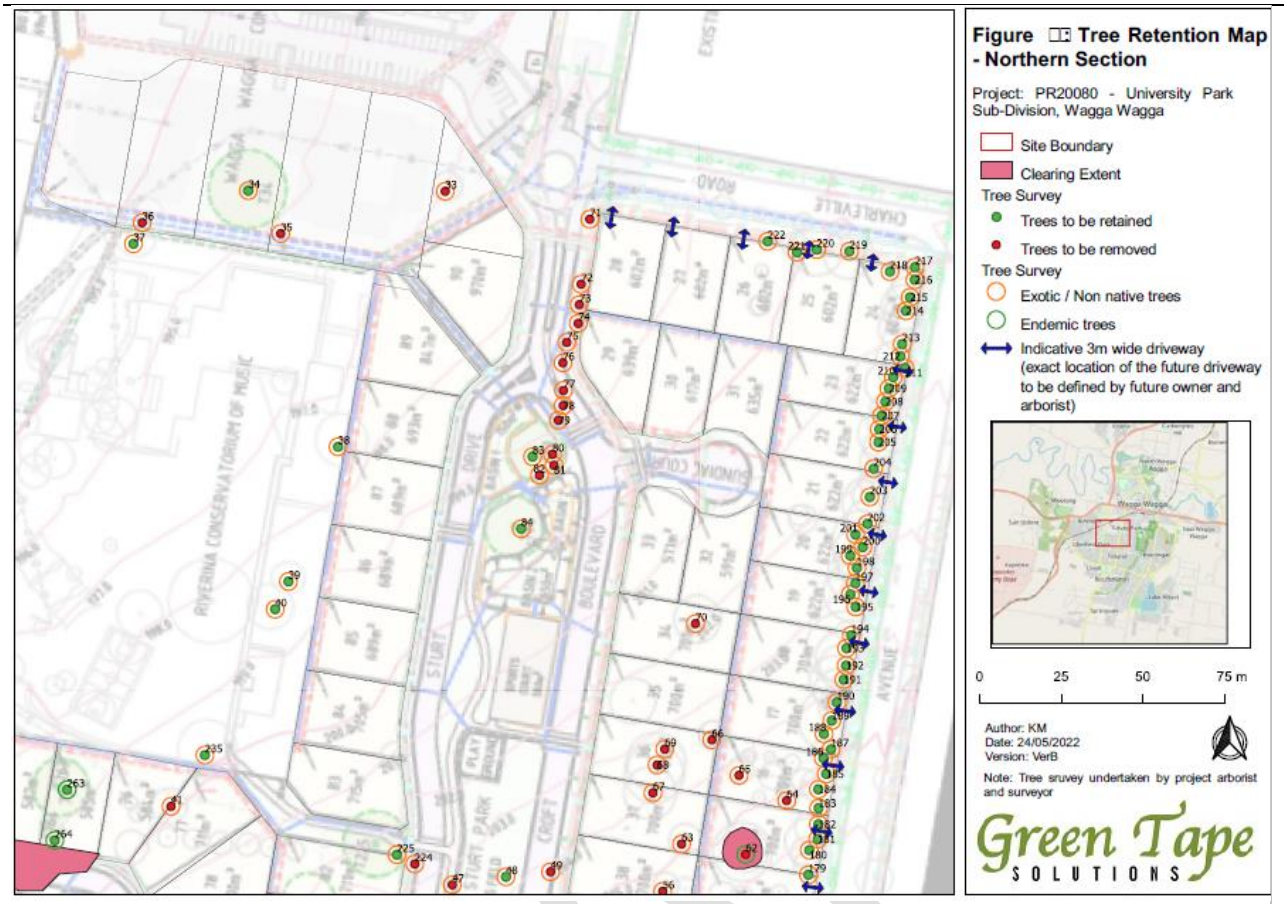

Figure 9.1.2.2: *Tree Retention and Clearing*

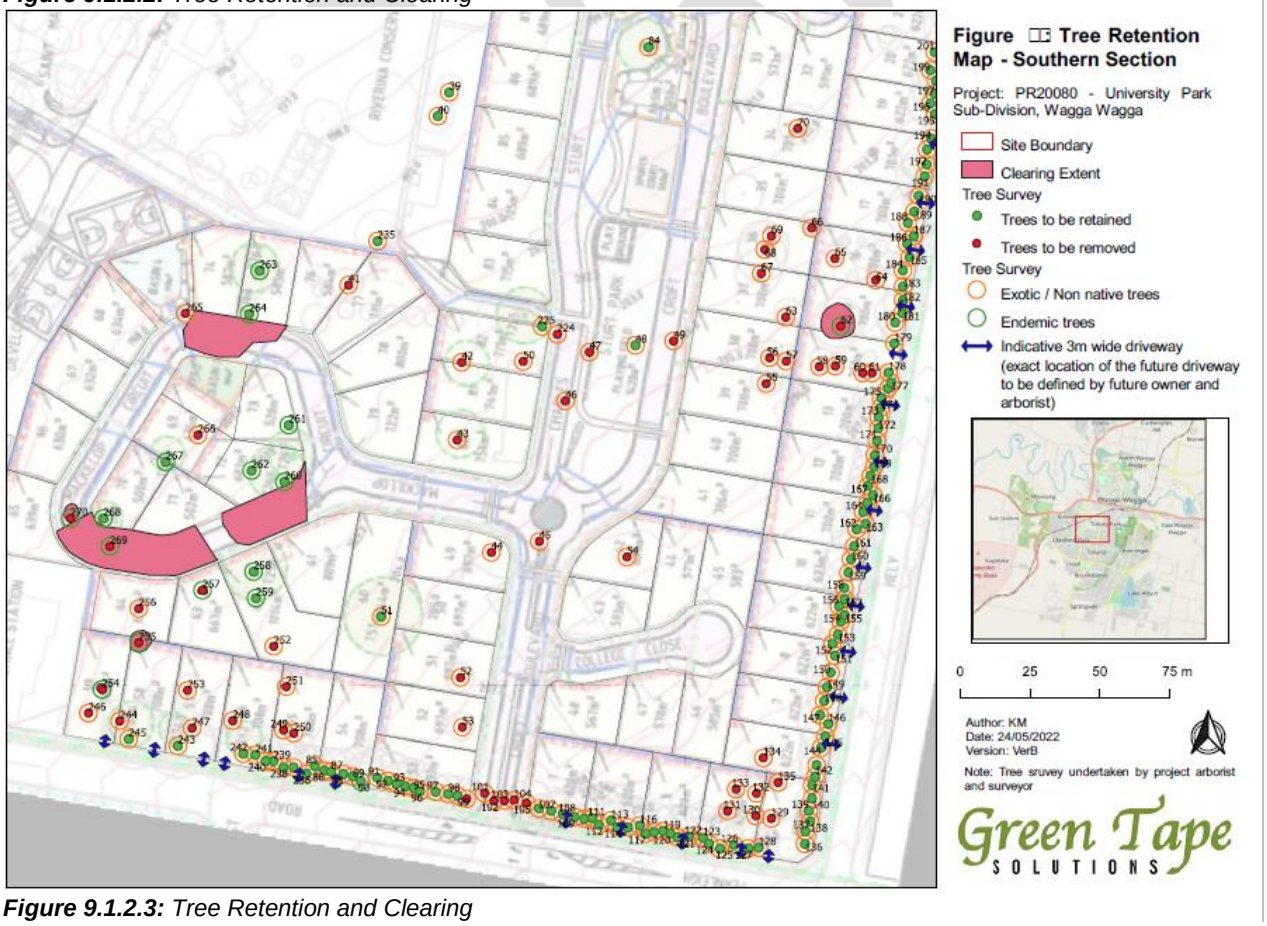

Figure 9.1.2.3: *Tree Retention and Clearing*