

## APPENDIX E

### ETTAMOGAH DEVELOPMENT PLAN

#### 1.1 INTRODUCTION

This Appendix of the DCP applies to land either side of the former Hume Highway, Ettamogah as shown in the Outline Development Plan in Figure 1.1. The land to the East of the highway is designated for development as a B7 Business Park Zone and the land to the West as an R2 Low Density Residential Zone.

This Appendix seeks to ensure the orderly and sustainable development of land in the Ettamogah area, as well as, identifying distinct opportunities and constraints regarding the special nature and character of the area, which need to be addressed. In order to reflect the site's opportunities and constraints, guidelines need to be developed that are based on the findings of the Environmental Study previously undertaken for the land.

Where circumstances warrant, the Council may consent to minor variations from this Plan with respect to road and lot boundaries, building envelopes and other development guidelines where sufficient evidence is presented by the applicant justifying the variation.

#### **Notation**

Please refer to the geo-technical report prepared by Coffey Geosciences P/L titled: "Limited Environmental Site Assessment Ettamogah Rural Lease Site 2 (Party-Unlimited Homestead), Ettamogah NSW". Specific reference is made to the Conclusions Section on Page 6 of this report that, amongst other things, recommends that during redevelopment contaminated soil in the area of BH5 should be segregated to a depth of 0.5 of a metre to ensure that soil is either treated to reduce contaminant concentrations or appropriately disposed of at a licensed landfill facility. Further reference is also directed to Appendix J of this DCP, which relates to Contaminated and Potentially Contaminated Land.

**It is important that development complies with all relevant Parts of this DCP. Applicants should ensure that all Parts of the DCP have been checked for relevance, not just the Part that refers to the relevant zone, the predominant development category or the most obviously relevant list of controls.**

#### 1.2 GENERAL AIMS & OBJECTIVES

##### *Objectives*

1. To conserve and enhance the existing aesthetic character and public amenity of Albury.
2. To outline realistic environmental and development limits for the site/s.

3. To ensure a high standard of development which utilises Environmentally Sustainable Development (ESD) Principles and best practice environmental management techniques.
4. To utilise the principles of 'place management'.
5. To ensure rural residential and light industrial developments occur in a sympathetic manner to one another.

## 1.3 RESIDENTIAL DEVELOPMENT

### 1.3.1 Subdivision

#### **Objective**

1. To provide for a variety of low density residential lot sizes that are designed having regard to the construction and opportunities presented by the land and to minimise impacts on the environment.

#### **Controls**

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. Subdividing generally in accordance with the parameters expressed in the Outline Development Plan (see Figure 1.1).
- ii. Where 'battleaxe' lots or similar are permitted, the access corridor is not to be considered in the calculation of lot sizes.
- iii. Lots in the area denoted pink in Figure 1.1 being at least 1,500m<sup>2</sup>.
- iv. Lots in the area denoted brown in Figure 1.1 being at least 4,000m<sup>2</sup>.
- v. Having regard to the findings of the *Ettamogah Environmental Study* in the subdivision design.
- vi. Areas of degraded land (e.g. drainage lines) being rehabilitated as part of the subdivision.
- vii. Existing vegetation being retained and incorporated into the subdivision where possible.
- viii. Street trees to be provided by the developer in accordance with Council requirements for the location and type of species.
- ix. Linking public open space with the Albury-Wodonga Regional Parklands network.
- x. Introducing recreational elements into open space areas to encourage its use by residents.
- xi. Subdivision design to have regard for the requirements of the *NSW Rural Fire Service Planning for Bushfire Protection Guidelines*, NSW Government

- xii. Roads being constructed in accordance with Council's Engineering Guidelines for Subdivisions
- xiii. All lots being provided with vehicular access and constructed in accordance with Council specifications.
- xiv. The long axis of lots being perpendicular or parallel to the contours of the land.
- xv. Perimeter fencing being constructed prior to the sale of lots.

### **1.3.2 Services and Infrastructure**

#### ***Objective***

1. To provide the estate with the full range of services and infrastructure necessary to cater for the needs of the preferred type/s of land uses.

#### ***Controls***

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. Requiring reticulated water and sewerage, underground power and telecommunication facilities to be provided to all lots as a pre-requisite of subdivision in accordance with the Council's *Engineering Guidelines for Subdivisions*. and the *NSW Rural Fire Service Planning for Bushfire Protection Guidelines*.
- ii. Internal roads being designed and constructed in accordance with Council's *Engineering Guidelines for Subdivisions*.
- iii. Providing a kerbside waste disposal service.

### **1.3.3 Building Siting**

#### ***Objective***

1. To ensure that buildings are located to the lot's advantage and to ensure adequate separation from adjoining dwellings and other land uses is achieved.

#### ***Controls***

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. No building being erected at a place where the slope exceeds 20%.
- ii. Dwellings being orientated to maximise solar access.
- iii. Building setbacks to comply with DCP Part 10 – Division C – Clause 2 – (Development in R2 & R5 zones) – d. (setbacks)

## 1.3.4 Building Design

### **Objective**

1. To ensure dwellings and ancillary buildings are constructed of materials and colours that blend with the surrounding environment and area energy efficient.

### **Controls**

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. Avoiding the dominant use of reflective materials such as zincalume or glass, or colours such as white, for building exteriors.
- ii. Multi-storied or multi-levelled buildings to be designed to accord with the site slope (e.g. levels to be staggered up the slope).
- iii. The ground floor level of a building to be no more than 1.0 metre above natural ground level and site cuts should not exceed 1.0 metre in depth.
- iv. The distance between the floor level and the underside of the eaves to be no more than 2.7 metres for a single storey house and no more than 5.0 metres for a two storey house.
- v. The siting of a new dwelling and/or ancillary buildings takes into account the siting and design of any buildings on adjoining land.
- vi. Locating all ancillary buildings behind the front building line of the dwelling.
- vii. Restricting the total area of detached ancillary buildings to 80m<sup>2</sup>.
- viii. Fencing to comply with DCP Part 10 – Division C – Clause 2 (Development in R2 & R5 zones) – g. (Boundary treatments – fences & walls).
- ix. Utilising building materials and orientating buildings to maximise energy efficiency.

## 1.3.5 Landscaping

### **Objective**

1. To enhance the residential amenity and appearance of the land from Wagga Road.

### **Controls**

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. Encouraging residents to landscape as much of their lot as possible.
- ii. Providing landscaped 'screens' to outdoor living areas (e.g. swimming pools), impervious fences and ancillary buildings (e.g. garden sheds).

- iii. Retaining existing trees where possible (including dead specimens if they represent potential native bird habitat).
- iv. Utilising native indigenous species of flora.

### **1.3.6 Open Space and Recreation Facilities**

#### ***Objective***

- 1. To ensure that adequate levels of open space and recreation facilities are provided in appropriate locations that will benefit both the neighbourhood and the public in general.

#### ***Controls***

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. Incorporating open space into the overall design of a development.
- ii. Utilising existing natural landscape features for open space (e.g. drainage lines, vegetated areas).

### **1.3.7 Drainage and Watercourses**

#### ***Objectives***

- 1. To ensure that no detrimental effects to the environment are caused by the discharge of stormwater from individual lots and the land as a whole.
- 2. That watercourses and water quality are maintained at the standard experienced prior to development of the land.

#### ***Controls***

In assessing a development proposal, Council will consider whether the Objectives have been achieved by:

- i. Development applications having regard to Council's *Soil and Water Management Policy* (including the need for a Soil and Water Management Plan)
- ii. Implementing the recommendations for drainage in the *Ettamogah Environmental Study*.
- iii. Incorporating watercourses and drainage lines into the overall design of the subdivision.
- iv. Encouraging on-site treatment of stormwater.
- v. Encouraging the integration of drainage and open space areas.

## 1.4 DEVELOPMENT IN THE B7 BUSINESS PARK ZONE

The B7 Business Park Zone applies to land located on the Northern outskirts of the City and is identified within the *Albury Land Use Strategy, 2007* as having an important strategic role as a transport interchange and employment generator for the City. Like the B6 Enterprise Corridor Zone, this site requires the creation of a well-designed and highly attractive development as it is highly visible from a key road entry point to Albury.

### 1.4.1 Services and Infrastructure

#### **Objective**

1. To provide the Zone with the full range of services and infrastructure necessary to cater for the needs of the preferred type/s of land uses.

#### **Controls**

- i. Reticulated water and sewerage, underground power and telecommunication facilities shall be provided by the applicant as part of subdivision.
- ii. Services shall be designed to accommodate the range of preferred land uses and the full development of the Zone.
- iii. All wastes generated from the site shall be removed and disposed in accordance with the requirements of the consent authority and if necessary, the Environment Protection Authority (EPA).

### 1.4.2 Preferred Land Uses

#### **Objective**

1. To attract 'clean' industries which have a low impact on the amenity of the surrounding area.

#### **Controls**

- i. Land use and development shall be consistent with the objectives of the B7 Business Park Zone in the LEP.
- ii. Land use and development shall be consistent with the objectives of any Outline Development Plan prepared for the zone.
- iii. Offensive and hazardous industries are prohibited by the LEP.
- iv. Retail land uses and development shall only be granted consent where they are ancillary to the principal use of the site or principally servicing other activities in the Zone.
- v. In considering all other development, Council shall only grant consent if it is satisfied that it will not impact negatively on other activities being undertaken in the Zone, or that it will not prejudice the likelihood of attracting other 'clean' industries to the Zone.

- vi. In considering all other development, Council shall only grant consent if it is satisfied that it will not impact negatively on the amenity of residents opposite or the Ettamogah Sanctuary (e.g. hours of operation, noise, odour, appearance etc.).

### 1.4.3 Building Envelopes

#### *Objective*

1. To ensure that buildings are sited to provide sufficient area for landscaping, car parking and separation from adjoining land uses.

#### *Controls*

- i. Buildings shall not occupy more than 50% of the site area
- ii. Buildings shall be located at least:
  - 20 metres from a watercourse.
  - 10 metres from the front boundary of the property.
  - 3 metres from side boundaries.
  - 15 metres from the boundary with the railway reserve.

### 1.4.4 Building Design

#### *Objective*

1. To present an image for the zone of 'clean' industry through buildings of appropriate scale, construction materials, colours and energy efficiency.

#### *Controls*

- i. Development shall avoid the use of metal cladding (including colorbond) for walls of buildings, unless utilised as an architectural element in the design.
- ii. Development shall avoid 'box-style' industrial buildings.
- iii. Development shall take into account the siting and design of adjoining buildings (if any).
- iv. Development shall avoid large expanses of uninterrupted walls in favour of alternative building materials or treatment of the wall with architectural features.
- v. The front facades of buildings shall be designed in a manner that provides interest to the streetscape.
- vi. Development shall use colours which complement or highlight the style of the building.
- vii. The use of large areas of glass or other reflective material will only be permitted where glare is not created as a result.
- viii. Buildings shall be designed and located so that no fencing is necessary forward of the building façade.

- ix. Buildings should be oriented to make appropriate use of solar energy, be sited and designed so that the energy efficiency of existing buildings are not unreasonably reduced.
- x. Developments should be designed so that solar access to North facing windows are maximised.
- xi. Buildings should be articulated with appropriate vertical and horizontal variations to ensure an appropriate year round variation of shade and sunlight according to the heating/cooling needs and shadow patterns across glazed surfaces during seasonal changes through the year.
- xii. Buildings should be constructed of materials and using designs which improve thermal mass.
- xiii. Buildings should provide for natural cross-ventilation.
- xiv. Development shall have regard to the Hume Highway and its role as the Northern entrance to Albury-Wodonga at this location.

## 1.4.5 Landscaping Requirements

### *Objective*

- 1. To enhance the appearance of the zone and Northern entrance to Albury-Wodonga along the Hume Highway and Great Southern Railway.

### *Controls*

- i. A minimum of 15% of any lot shall be dedicated to landscaping.
- ii. A minimum of 4 metres from the front boundary and 6 metres from the rear boundary for the width of the property (excluding driveways), shall be dedicated to landscaping.
- iii. A minimum of 2 metres along the sides of the lot shall be dedicated to landscaping.
- iv. Landscaped 'screens' shall be provided to outdoor storage areas, fences or undesirable visual aspects of the building (e.g. loading bays).
- v. Shade to outdoor public and employee areas shall be provided.
- vi. The Hume Highway frontage shall be provided with designed landscaping, having regard to its contribution to the visual amenity of road users.
- vii. Landscape islands and bays shall be utilised in large car parking areas
- viii. Landscaping shall be maintained and enhanced (where possible).
- ix. Existing trees shall be retained where possible (including dead specimens if they represent potential native bird habitat).
- x. Native indigenous species of flora shall be utilised.

## 1.4.6 Signage

### *Objective*

1. To effectively convey a message without intruding on the visual amenity of the surrounding area or affecting the function of the Hume Highway.

### *Controls*

- i. Developers shall be encouraged to achieve a high quality in design and construction of signs.
- ii. The number of signs per building and site shall be minimised to avoid clutter and visual confusion.
- iii. Signs shall be integrated into the design of buildings.
- iv. Signage shall generally be restricted to corporate and/or product identification (i.e. restrict general advertising).
- v. The content of signage shall be related to the activity being conducted on the land where it is located.
- vi. Billboard type signage shall not be permitted.
- vii. Signage shall not be directed specifically towards the railway line.
- viii. Signage shall be for the purposes of site and/or building identification rather than promotion.
- ix. Signage shall be in proportion to the scale of the building and the size of the site (i.e. avoid the use of whole walls for signage etc.).
- x. It is preferable that approval for signage be sought simultaneously with the development and/or use of the land.
- xi. Applicants shall have consideration for the impact of signage on the entrance to Albury-Wodonga.
- xii. Signage for multiple tenanted buildings shall be co-ordinated and consolidated into one sign.
- xiii. Applications shall be in accordance with Part 14 of this DCP, which relates to Outdoor Advertising.

## 1.4.7 Access and Parking

### *Objective*

1. To ensure that development is designed to allow for the safe movement of all vehicles in and around the site, and that the supply of car parking spaces meets the demand generated by the use of the land.

### *Controls*

- i. Intersections with the Hume Highway shall be upgraded to a standard necessary to accommodate traffic generated by the zone.

- ii. In the absence of a car parking demand analysis being submitted with an application for development, car parking shall be provided in a coordinated manner, for each component land use and in accordance with the standards and rates outlined in Part 17 of this DCP, which relates to Off Street Car Parking.
- iii. Future car parking should be concentrated into consolidated off-street locations and accessed primarily from internal circulation streets.
- iv. Employee car parking shall be located behind the front building line.
- v. Sufficient parking shall be provided for the number and turnover of visitors generated by the activity on the site.
- vi. Car parking shall not be located within the building setback.
- vii. Visitor car parking shall be clearly sign posted and made available for this purpose at all times.
- viii. All access, manoeuvring and parking areas shall be constructed of concrete, asphalt or some other form of hardstand material approved by Council.
- ix. Applicants shall ensure sufficient manoeuvring area on site so all vehicles exit the site in a forward direction.
- x. Entrances and exits shall be located and designed to provide sufficient views of passing traffic.
- xi. Vehicle crossovers shall be designed and constructed in accordance with Council's standard for the type of land use.
- xii. Car parking areas shall be screened from public view as much as possible.

## 1.4.8 Open Space

### **Objectives**

- 1. To maximize the area available for both formal and informal outdoor use and provide a high level of amenity for the zone.

### **Controls**

- i. A landscaped open space buffer shall be maintained between the zone, the Great Southern Railway and the Ettamogah Sanctuary.
- ii. Open space in the zone shall be linked with the Albury-Wodonga Regional Parklands network.
- iii. Open space shall be incorporated into the overall design of each development in the zone.
- iv. The remains of the old Ettamogah Winery shall be incorporated into the open space network if not required for commercial development.
- v. The existing natural landscape features shall be utilised in the zone.
- vi. Landscaped outdoor recreation areas shall be provided for employees on each site.

- vii. Open space areas shall be maintained to a high standard to reinforce an image of quality and professionalism for the zone.

## 1.4.9 Drainage and Watercourses

### **Objective**

- 1. To ensure that no detrimental effects to the environment are caused by the discharge of stormwater from individual lots and the zone as a whole, and the watercourses and water quality are maintained at the standard experienced prior to development of the zone.

### **Controls**

- i. Development applications shall have regard to Council's *Soil and Water Management Policy* (including the need for a Soil and Water Management Plan).
- ii. Recommendations for drainage in the *Ettamogah Environmental Study* shall be implemented.
- iii. Applicants shall be responsible for all stormwater generated on the site and by the development.
- iv. Watercourses and drainage lines shall be incorporated into the overall design of the development sites.
- v. On-site storage and treatment of stormwater is encouraged.
  - vi. No polluted drainage shall be discharged from the zone.
- vi. Integration of drainage and open space areas is encouraged for development within the zone.

## Figure 1.1

### ETTAMOGAH OUTLINE DEVELOPMENT PLAN

#### **Notation:**

Lots shown in Figure 1.1 (with the exception of those with Registered Title as at the gazettal date of Amendment No. 25 to Albury Local Environmental Plan 2010) are conceptual only. Future development lots will be subject to a separate development application, notification, assessment and determination process.

**ETTAMOGAH RISE  
DA PLANS  
STAGES 6-9**

**ETTAMOGAH OUTLINE  
DEVELOPMENT PLAN**



**SURVEYORS CIVIL ENGINEERS  
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AMENDMENTS/ACTIONS:-	DATE:
1. STAGE 6-12 (REVISION P)	27/11/18
2. STAGE 6-9 (REVISION Q)	11/12/18
3. BLUEPRINT COMMENTS ACTIONED	13/05/19
4. LOTS REMOVED (COUNCIL COMMENT)	22/04/20
5. LOT SIZE ZONE AMENDMENTS	13/05/20
6. STAGE 6-9 (REVISION R)	13/06/20
7.	
8.	
9.	

EX CONDITIONS SURVEY SOURCE:-	DATE:
1. ESSLER & ASSOCIATES	07/07/10
2. STAGE 4 EXISTING SURFACE	27/11/18
3.	

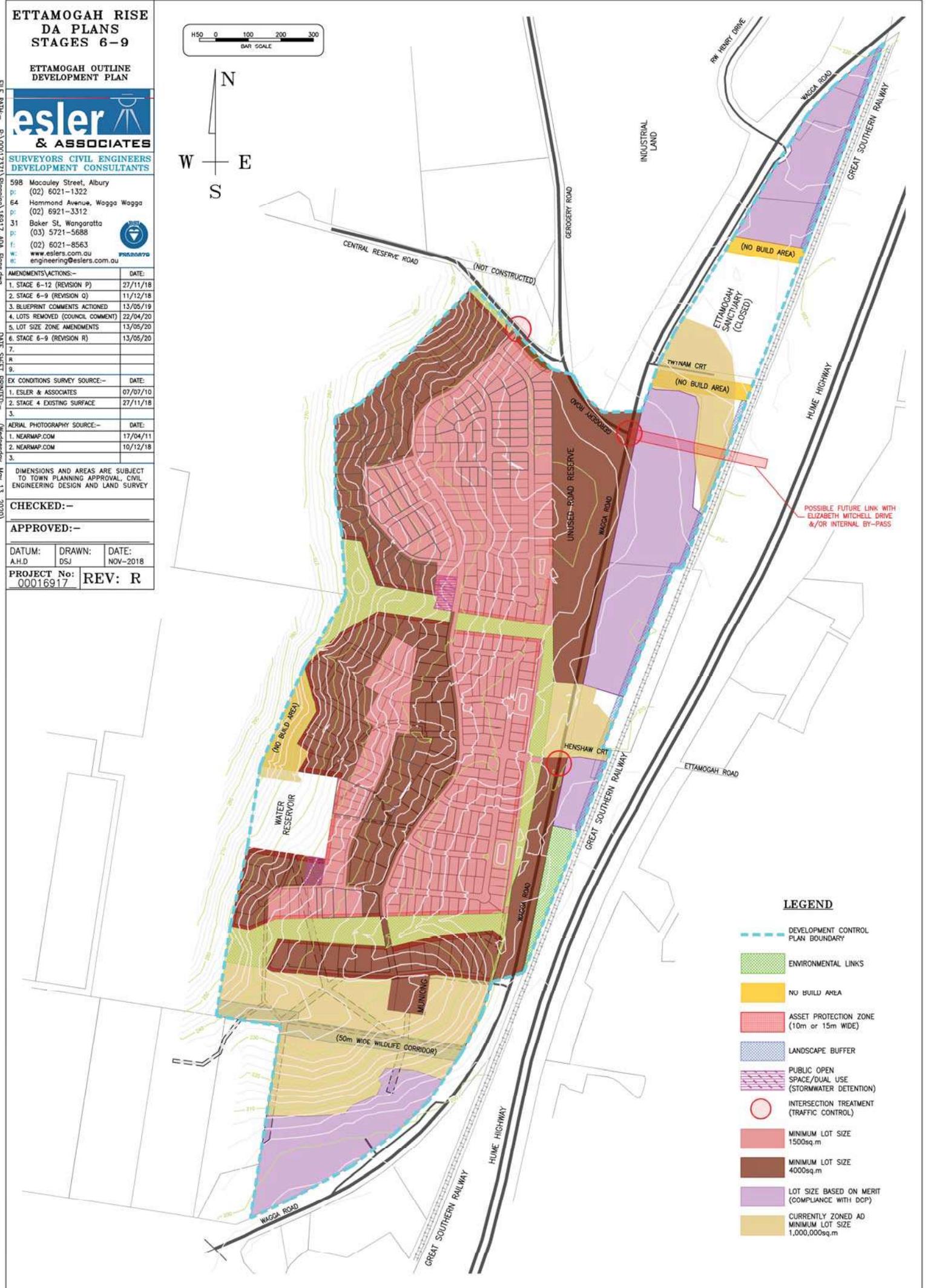
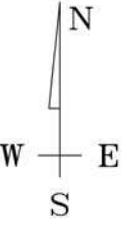
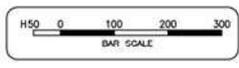
AERIAL PHOTOGRAPHY SOURCE:-	DATE:
1. NEARMAP.COM	17/04/11
2. NEARMAP.COM	10/12/18
3.	

DIMENSIONS AND AREAS ARE SUBJECT TO TOWN PLANNING APPROVAL, CIVIL ENGINEERING DESIGN AND LAND SURVEY

CHECKED:-

APPROVED:-

DATUM: A.H.D	DRAWN: DSJ	DATE: NOV-2018
PROJECT No: 00016917	REV: R	



**LEGEND**

- DEVELOPMENT CONTROL PLAN BOUNDARY
- ENVIRONMENTAL LINKS
- NO BUILD AREA
- ASSET PROTECTION ZONE (10m or 15m WIDE)
- LANDSCAPE BUFFER
- PUBLIC OPEN SPACE/DUAL USE (STORMWATER DETENTION)
- INTERSECTION TREATMENT (TRAFFIC CONTROL)
- MINIMUM LOT SIZE 1500sq.m
- MINIMUM LOT SIZE 4000sq.m
- LOT SIZE BASED ON MERIT (COMPLIANCE WITH DOP)
- CURRENTLY ZONED AD MINIMUM LOT SIZE 1,000,000sq.m

FILE PATH:- P:\00017371\Planning\19817\_ADA\_Frontstage DATE SHEET PRINTED:- (Wednesday, May 13, 2020)