

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA20/0516	Applicant	De Jong Homes Pty Ltd Po Box 8964 KOORINGAL NSW 2650
	Date of Lodgement	24/09/2020		
	Proposal	Dwelling with attached garage and associated retaining wall.	Description of Mod.	N/A
	Development Cost	\$337050	Other Approvals	AA20/0624 - Part B4 (Sewer) and Part B5 (Stormwater) - Private
Site Details	Subject Land	33 Watson Blvd LLOYD NSW 2650 Lot 94 DP 1255405	Owner	CF Galvin & AL Collins

Recommendation: The application be approved subject to conditions of consent as detailed in the draft Notice of Determination.

Delegation to Determine Application:- Officer Delegation 7.39


Report Prepared by:



Bikash Pokharel
Town Planner

Date: 28/10/2020

Report Approved by:



Steven Cook
Senior Town Planner

Date: 28/10/20

☒ section not relevant

☒ Section 4.55 Modification of Consent

☐ Section 4.15(1) Matters for consideration - general

Description	Dwelling with attached garage and associated retaining wall
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Matters for consideration						
GIS & System Check	Section 4.15(1) <i>EP&A Act 1979</i>	Issue	Legislative Provisions	Not Relevant	Satisfactory	Comment
◀	Ⓜ Ⓟ	DA History		○ <i>NR</i>	● <i>Sat</i>	

LEP 2010 Zones	(a)(i) (b) (c) (e)	Zoning	LEP 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Zoning of land (cl 2.2): R1 The development is permissible in the zone (cl. 2.3(1)) The development is consistent with the following objectives of the zone (cl. 2.3(2)): <ul style="list-style-type: none"> To provide for the housing needs of the community. To provide for a variety of housing types and densities.
Land Parcels & DP	(b) (c) (e)	Land Title Correct legal description and ownership Easements & Building Envelopes Open Deposited Plan (including 88b) Registered title (deferred commencement)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The subject site is not burdened by any easements.
LEP 2010 Listed item and	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area Listed item		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
		LEP 5.10 Heritage		<input checked="" type="radio"/>	<input type="radio"/>	

		<i>DCP 3 Heritage Conservation</i>	conservation	NR	Sat	
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	Urban Release Area	LEP 6.2 Public utility infrastructure	○ NR	● Sat	
			LEP 6.3 Development control plan	○ NR	● Sat	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	Natural Resource Sensitivity <i>DCP 5.4 Environmentally sensitive land</i>	LEP 7.3 Biodiversity	● NR	○ Sat	
			LEP 7.4 Vulnerable land	○ NR	● Sat	The subject site is identified as a groundwater recharge area however the proposed development is designed to limit infiltration of surface water. Site drainage measures have been indicated on the plans to ensure that stormwater is well managed to avoid any potential adverse impact on the land.
			LEP 7.5 Riparian lands and waterways	● NR	○ Sat	
			LEP 7.6 Groundwater vulnerability	● NR	○ Sat	
Flooding (including MOFFS)	(a)(i) (a)(iii) (b) (c) (e)	Flooding Overland flow <i>DCP 4.2 Flooding</i>		● NR	○ Sat	
			LEP 7.2 Flood Planning	● NR	○ Sat	

Bushfire Prone Land	(a)(iii) (b) (c) (e)	Bushfire <i>DCP 4.1 Bushfire</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The site is not mapped as bush fire prone land and a site inspection has confirmed that the site or surrounding area is not a bush fire risk. No further assessment is required.
Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	Contaminated Land PFAS Study Area Site observations	SEPP55	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. Furthermore, the land is not identified on Councils register of contaminated sites.
Airport Constraints	(a)(i) (b) (c) (e)	Airport Constraints	LEP 7.11 Airspace operations	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.12 Development in areas subject to aircraft noise	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

Assets – Sewer and Stormwater	(b) (c) (e)	Services/Utilities (Septic area? Health referral) Sewer/stormwater infrastructure (Build over, encroachment, earthwork impacts) Stormwater issues – overland flow Electricity infrastructure (including setbacks to substations) (Infrastructure SEPP referral)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Existing site conditions Buildings on site Retaining walls Cut and fill Deposited fill Boundary fencing and walls Private open space Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	Site visit undertaken on: 1/10/2020. Vacant block with no significant vegetation present on site.

Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Off site observations Buildings Window locations Private open space Retaining walls Cut and fill Boundary fencing and walls Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Adjoining lots to the east and south have single storey dwellings. The western lot is currently vacant however an application for a single storey dwelling is lodged with Council and is under assessment. The south-western lot number 10 Park Place has an outbuilding and approval for a swimming pool under DA20/0318.
	(a)(iii) (b) (c) (e)	Traffic, access and parking Manoeuvring Site Distance Issues Driveway grade Check Driveway location and grade <ul style="list-style-type: none"> • Side entry pit • Service lids/pits • Poles/turrets/substations • Street Trees <i>DCP</i> <i>2.1 Vehicle access and movements</i> <i>9.3.6 Front setbacks</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	(a)(iii) (b) (c) (e)	Context, setting and streetscape <i>DCP</i> <i>9.2.2 Streetscape</i> <i>9.2.3 Corner lots and secondary facades</i> <i>9.2.4 Sloping Sites</i> <i>9.3.1 Site area per dwelling</i> <i>9.3.2 Site cover</i> <i>9.3.6 Front setbacks</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.1 Building elements</i> <i>9.4.2 Materials and finishes</i> <i>9.4.4 Garages, carports, sheds and driveways</i> <i>9.4.5 Site facilities</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(a)(iii) (b) (c) (e)	Public Domain Impact on street or adjoining public place Condition/Dilapidation Construction access <i>DCP</i> <i>2.7 Development adjoining open space</i> <i>9.4.5 Site facilities</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(a)(iii) (b) (c) (e)	Safety, security and crime prevention <i>DCP 2.5 Safety and security</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	

	(a)(iii) (b) (c) (e)	Site and internal design <i>DCP</i> <i>9.2.1 Site layout</i> <i>9.4.1 Building elements</i> <i>9.4.4 Garages, carports, sheds and driveways</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(a)(iii) (b) (c) (e)	Solar impact <i>DCP</i> <i>9.3.4 Solar access</i> <i>9.3.7 Side and rear setbacks</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(a)(iii) (b) (c) (e)	Visual Privacy Private open space Boundary fencing and screening <i>DCP</i> <i>9.3.5 Private open space</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.3 Privacy</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(a)(i) (b) (c) (e)	Noise and Vibration Acoustic privacy conflicts Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>

	(a)(i) (b) (c) (e)	Air and microclimate Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (a)(iii) (b) (c) (e)	Earthworks and Soils Cut and fill Stability and erosion control Stormwater quality <i>DCP</i> <i>9.4.6 Changing the landform – cut and fill</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
		LEP 7.1A Earthworks		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	Landscaping		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(b) (c) (e)	Waste Construction waste management Asbestos		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	Energy & Water <i>DCP</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.1 Building elements</i> <i>9.4.2 Materials and finishes</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	(a)(i) (b) (c) (e)	BASIX (Use assessment checklist)	BASIX SEPP 2004	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	A valid certificate has been lodged with the application and assessed as compliant.
	(b) (c) (e)	Other hazards Natural Technological		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	Flora and Fauna (on and off-site) Check for native veg requirements (R5 and RU4 Land) <i>DCP</i> <i>5.2 Preservation of trees</i> <i>5.3 Native Vegetation Cover</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 <i>Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	On 21st November 2017, certain zones of the WWLEP 2010 achieved Biodiversity Certification under the Biodiversity Conservation Act 2016, including all Business, Industrial, Residential and Special Infrastructure Zones that were in place at the time of the making of the Biodiversity Conservation Act 2016. The subject site falls within an area subject to the Biodiversity Certification Order. The effect of the Biodiversity Certification, as set out by Section 8.4 of the Biodiversity Conservation Act 2016 is that: <i>An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes</i>

						<p><i>of Part 4 of the Environmental Planning and Assessment Act 1979.</i></p> <p><i>A consent authority, when determining a development application in relation to development on biodiversity certified land under Part 4 of the Environmental Planning and Assessment Act 1979, is not required to take into consideration the likely impact on biodiversity of the development carried out on that land.</i></p> <p>Therefore, no further consideration of these matters is required.</p>
	(b) (c) (e)	Social and economic impacts		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	Facilitation of Ecologically Sustainable Development		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	Other LEP Clauses	LEP 2.7 Demolition requires development consent	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			LEP 4.3 Height of buildings	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.9 Primacy of Zone B3 Commercial Core	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

			LEP 4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	● NR	○ Sat	
			Other Clauses	● NR	○ Sat	
	(a)(i) (b) (c) (e)	Other EPIs	SEPP (Infrastructure) 2007	● NR	○ Sat	
			Other SEPPs	● NR	○ Sat	
	(a)(ii) (b) (c) (e)	Draft EPIs		○ NR	● Sat	<p>There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. With the exception of the following, none of these are applicable to this application.</p> <p>Remediation of Land SEPP and repeal of State Environmental Planning Policy 55</p> <p>The draft SEPP will not impact on the assessment of this application under SEPP 55 with regard to the potential contamination of this site and its suitability for the proposed development.</p>
	(a)(iiia) (e)	Planning agreements		● NR	○ Sat	No related planning agreement has been entered into under section 7.4.

	(d) (e)	Submissions		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Nil
	(e)	Section 68 Application made as part of DA	<i>Local Government Act 1993</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	AA20/0624 – Part B4 (Sewer) and Part B5 (Stormwater) – Private is lodged with the application.
	(e)	Section 7.11 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(e)	Section 7.12 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(e)	Section 64 sewer (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(e)	Section 64 stormwater (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(iv) (e)	The Regulation – Prescribed Matters	<i>EP&A Regulation 2000</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iv) (e)	The Regulation – Prescribed Conditions (ensure conditions of consent included)	<i>EP&A Regulation 2000</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iv) (e)	Other regulation matters	<i>EP&A Regulation 2000</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(e)	Council Policies		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Policy 046 - Processing Development Applications lodged by Councillors, staff and individuals of which a conflict of interest may arise, or on Council owned land.

						No declaration has been made that would require action under this policy.
	(e)	Other public interest matters		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	It is considered that this application will not have a detrimental effect on the public interest.

Development Control Plan 2010

Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979







DCP Section (Objectives and Controls)	Not Relevant	Satisfactory	Comment
(<input checked="" type="checkbox"/> section not relevant)			

☐ 1.10 Notification of a Development Application



Compliance with the advertising and notification procedures detailed in this section of the DCP	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	In accordance with the Council's advertising and notification provisions outlined in Section 1.10 of the WWDGP the application was not required to be notified.
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1.11 Complying with the Wagga Wagga Development Control Plan 2010

2.1 Vehicle access and movements

<i>O1 Ensure the safety and efficiency of urban and rural roads.</i> <i>O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.</i>	C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	 NR	 Sat	
	C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	 NR	 Sat	
	C6 Ensure adequate sight lines for proposed driveways.	 NR	 Sat	

2.2 Off-street parking

<i>O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.</i> <i>O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.</i>	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.	 NR	 Sat	
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2.3 Landscaping

2.5 Safety and security

<p><i>O1 Incorporate crime prevention strategies in new developments.</i></p> <p><i>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</i></p> <p><i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i></p>	C1 Use good site planning to clearly define public, semi-public and private areas.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 Minimise blank walls along street frontages.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Avoid areas of potential concealment and 'blind' corners.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

2.6 Erosion and sediment control

<p><i>O1 Protect the environment against soil erosion and loss of soil from construction sites.</i></p> <p><i>O2 Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.</i></p> <p><i>O3 Prevent flood damage of individual properties caused by sediment reducing the flow capacity of the stormwater drainage system.</i></p> <p><i>O4 Promote the implementation of erosion and sediment control measures by persons undertaking construction and earthworks activities to prevent the loss of soil from the site.</i></p>	<p>Consistent with the objectives of this section of the DCP.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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2.7 Development adjoining open space

3 Heritage Conservation

☒ 4.1 Bushfire

☒ 4.2 Flooding

☒ 5.1 Development on ridges and prominent hills

☒ 5.2 Preservation of trees

☒ 5.3 Native Vegetation Cover

☐ 5.4 Environmentally sensitive land

<p><i>O1 To support the controls and objective for both the E2 and E4 Zone and environmentally sensitive land provisions in Clauses 7.3 to and inclusive of Clause 7.6 of the LEP.</i></p> <p><i>O2 Protect, maintain or improve the diversity of the native flora and fauna.</i></p> <p><i>O3 Protect the ecological processes necessary for their continued existence.</i></p> <p><i>O4 Encourage the recovery of threatened species, communities or populations and their habitats.</i></p> <p><i>O5 Protect, maintain or improve the diversity and stability of landscapes.</i></p>	C1 Development is to be consistent with any Conservation Management Plan prepared for land in the E2 zone.	● NR	○ Sat	
	Environmentally sensitive land – biodiversity (Outside “biocertified area”)	● NR	○ Sat	
	Natural Resources Sensitivity - land	○ NR	● Sat	As discussed above.
	Natural Resources Sensitivity - waterways	● NR	○ Sat	
	Natural Resources Sensitivity - groundwater	● NR	○ Sat	









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6 Villages

8 Rural Development

9.1.5 R3 Zone – Staunton Estate

9.2.1 Site layout

<p><i>O1 Encourage site responsive development that is compatible with existing or desired built form.</i></p> <p><i>O2 Facilitate sustainable development through passive solar design.</i></p> <p><i>O3 Integrate landscaping and built form.</i></p> <p><i>O4 Encourage designs which respond to the physical context and characteristics of the particular site.</i></p> <p><i>O5 Encourage design that maximises the opportunity for passive surveillance of communal spaces from private living areas.</i></p>	C1 Use site characteristics such as trees, changes in level or rock outcrops as features within the site layout.	 NR	 Sat	
	C2 Integrate access, landscaping and services in the site layout, avoiding underutilised spaces.	 NR	 Sat	
	C3 Orient living spaces to maximise solar access.	 NR	 Sat	
	C4 Facilitate natural cross ventilation within dwellings through the location of windows and doors.	 NR	 Sat	

9.2.2 Streetscape

<p><i>O1 Encourage compatibility with existing built form.</i></p> <p><i>O2 Encourage attractive streetscapes.</i></p> <p><i>O3 Ensure a strong street edge with good definition between the public and private domain.</i></p> <p><i>O4 In locations where front fences are an important feature of the established streetscape, ensure that new fences complement the character of the streetscape.</i></p>	C1 Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Front fence height forward of the building line is not to exceed 1200mm. However, a side boundary fence forward of the building line may be permitted to taper from the maximum permitted height (1.8 metres) at the building line down to the 1200mm maximum permitted height at the front boundary.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C3 Fence height at and behind the building line is not to exceed 1800mm in height.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.2.3 Corner lots and secondary facades

9.2.4 Sloping sites

<p><i>O1 Encourage site responsive development.</i></p> <p><i>O2 Encourage building design that is appropriate to the site conditions.</i></p> <p><i>O3 If an alternate design is possible, avoid development</i></p>	C1 Use pier, split level or suspended floor designs on sloping sites.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	The building design is appropriate to the site and generally meets the objectives.
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that would require cutting into the site.				
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9.3.1 Site area per dwelling













<p><i>O1 Ensure adequate area to provide separation between buildings, landscaping and private open space.</i></p> <p><i>O2 Maintain development patterns that are compatible with the established character of established residential areas.</i></p> <p><i>O3 Encourage maximum utilisation of land in the R3 Zone.</i></p>	C1 The minimum area of any site in an R1 Zone on which development is carried out is to be in accordance with Table 9.3.1a.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 The maximum site of any land in an R3 Zone on which development is carried out is to be in accordance with Table 9.3.1a.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C3 On larger sites the site area per dwelling may be distributed to provide a range of lot sizes, and to respond to site conditions and context.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

9.3.2 Site cover

<p><i>O1 Ensure that development sites are of sufficient size for dual occupancy, multi dwelling housing and residential flat developments.</i></p> <p><i>O2 Ensure adequate areas for access, parking, landscaping, useable garden and outdoor areas and natural runoff.</i></p>	C1 Maximum site cover is to be in accordance with Table 9.3.2a.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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O3 Retain compatibility with site context and avoid over development resulting from excessive site cover.				
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9.3.4 Solar access

<p>O1 Ensure that the amenity of the occupants of dwellings is achieved by designing so that they receive adequate daylight and natural ventilation to habitable rooms and sunlight to private open space areas.</p> <p>O2 Ensure non-habitable rooms such as garages, laundries and bathrooms are positioned so that living areas, open space and habitable rooms receive maximum winter solar access and ventilation.</p> <p>O3 Maintain reasonable sunlight access to adjoining properties.</p>	C1 Locate garages, laundries and bathrooms to provide insulation from western sun.	 NR	 Sat	Although garage is located on the northern elevation and laundry on eastern elevation, ensuite and bathroom are located on the western elevation which will provide insulation from western sun therefore satisfies the intent of the control.
	C2 Locate living areas and private open space to ensure orientation to the north and north east where possible.	 NR	 Sat	
	C3 Building design and site layout is to ensure adequate sunlight access to the internal living spaces and private open space of the proposed development.	 NR	 Sat	
	C4 Variations can be considered to C1, C2 and C3 where it can be demonstrated that site constraints, existing built form and good design practices limit the ability of the proposal to comply with these controls.	 NR	 Sat	
	C6 For any adjacent dwellings that have north facing living areas, maintain 3 hours sunlight access to the windows of the living areas between 9am and 3pm in mid-winter (June 22).	 NR	 Sat	
	C7 Variations to C6 above can be considered where it can be demonstrated that any form of reasonable development on the lot would cause non-compliance with C6. In this instance the impacts are to be minimised where possible.	 NR	 Sat	

	C8 Proposed development design should take into account the location of any adjacent private open space and avoid excess overshadowing of that space.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.3.5 Private open space

<p><i>O1 Provide quality, useable private open space.</i></p> <p><i>O2 Ensure adequate areas for recreation and outdoor living.</i></p> <p><i>O3 Encourage good connection between dwellings and private open space.</i></p>	C1 At least 24m ² of private open space is required per dwelling. The private open space is to be directly accessible to the main living area and have a minimum dimension of 4m.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Enclosure of approved private open space will be permitted, however at least one side of the approved private open space is to remain open. Roofing of approved private open space is permitted provided that BASIX requirements are not compromised.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C3 Use screening where necessary to ensure the privacy of private open space areas.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Existing boundary fence along southern boundary and future boundary fence along the eastern and western boundary will maintain privacy of private open space areas.

9.3.6 Front setbacks

<p><i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i></p> <p><i>O2 Encourage attractive residential streets and quality public domain.</i></p>	<p>C1 Minimum front setbacks for residential development (site area smaller than 2000m²):</p> <p>Primary frontage to a main or arterial road 9m #</p> <p>Primary street frontage (other roads) 6m #</p> <p>Secondary frontage (corner site) 3m</p> <p># - For residential accommodation in R3 Zones a minimum setback of 3m may be considered.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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<p><i>O3 Ensure that new developments complement the established built patterns</i></p> <p><i>O4 Maintain lines of sight for vehicle safety.</i></p>	<p>C2 In the older areas of Wagga Wagga front setbacks are typically 7.5m. where the setback of existing adjoining buildings is greater than 6m increase the front setback to the setback of the adjoining building closest to the street boundary.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C3 The front elevation of a dwelling as visible from a public road shall include at least one change in plane of the dwelling wall (that encloses a habitable room) of a minimum of 500mm. The front of the garage shall not protrude in front of the face of the forward most wall of the dwelling enclosing a habitable room. In all instances, the garage shall not encroach on the front setback identified under C1. The forward most part of a building/dwelling wall shall not project forward of the building line. Refer to diagrams opposite.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C4 Variations to the minimum setback can be considered in the following circumstances:</p> <ul style="list-style-type: none"> • Within Urban Release Areas where it can be demonstrated that the reduced setback will be generally consistent with the character of the area or likely or desired future character of the area consistent with those generally allowed under the SEPP (Exempt and Complying Code) 2008 or relevant Code at the time of lodgement of a development application. • Areas where it can be demonstrated that the setback is consistent with neighbouring properties. This situation is typical to older established areas of Central Wagga and large lot residential land. • Corner lots where it can be demonstrated that the reduced setback on either or both frontages provides a more attractive streetscape without impacting unreasonably on the amenity of the neighbouring properties. This is relevant to designs that address both frontages without boundary fencing. 	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

9.3.7 Side and rear setbacks

<p><i>O1 Ensure adequate separation between buildings for landscaping, privacy, natural light and ventilation.</i></p> <p><i>O2 Ensure new development continues the rhythm or pattern of development in the locality.</i></p> <p><i>O3 Provide access for maintenance.</i></p> <p><i>O4 Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners.</i></p>	C1 The rear setback for detached secondary dwellings is determined by site conditions and the setbacks of similar structures on adjoining and nearby sites.	● NR	○ Sat	Side and rear setbacks comply with the objectives
	C2 Any point of a building must have a setback from the side boundary nearest to that point of at least: a) If the lot is in Zone R5 a setback of 2m, or b) If the lot is in Zone RU1, RU2 or RU4 a setback of 10m.	● NR	○ Sat	

9.4.1 Building elements

<p><i>O1 Encourage quality and visually interesting buildings through the use of building elements.</i></p> <p><i>O2 Facilitate passive solar design principles.</i></p>	C1 Use verandahs or pergolas to link internal and external living areas.	○ NR	● Sat	
	C2 Porches are to be integrated into the building design, and are to be used to create a sheltered and clearly visible entry.	○ NR	● Sat	
	C3 Locate ancillary components such as aerials, satellite dishes, air conditioning units and the like so they are not visible from the street.	○ NR	● Sat	

	C5 Secondary dwellings are to appear as a single occupancy from the public domain.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
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9.4.2 Materials and finishes

<p><i>O1 Encourage the use of external materials and finishes that are suited to their location and support consistent quality streetscapes.</i></p> <p><i>O2 Encourage use of materials that have good thermal performance.</i></p> <p><i>O3 Promote the use of materials that are climate responsive and contribute to innovative building design.</i></p> <p><i>O4 Discourage corporate colours in building facades.</i></p>	C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Avoid large unbroken expanses of any single material.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 Minimise use of highly reflective or glossy materials on building exteriors.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Use contrasting materials in combination with design elements for features such as corner elements.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.4.3 Privacy

<p><i>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</i></p> <p><i>O2 Ensure adequate acoustic privacy within dwellings.</i></p>	C1 Offset windows, balconies and private open space areas between adjoining dwellings.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 Screening is required where there is direct line of sight between neighbouring balconies or private open space areas, or between windows and door openings of habitable rooms.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

□ 9.4.4 Garages, carports, sheds and driveways

<p><i>O1 Minimise the visual dominance of garages and driveways in the streetscape.</i></p> <p><i>O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.</i></p>	<p>C1 Where garage doors form part of the facade of a dwelling fronting a public road</p> <ul style="list-style-type: none"> - the garage door is to be: <p>less than 50% of the width of the house*</p> <p>no wider than 6m #</p> <p>maximum 2.4m high #</p> <ul style="list-style-type: none"> - double garages are only permitted on lots 12.5m wide or greater* - single fronted tandem garages with one space behind the other are permitted <p>* - Variations to these controls may be considered for multi storey dwellings</p> <p># - Variations to these controls may be considered where the setback of the dwelling exceeds 10 metres.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C2 Garages, carports and sheds that open up to a laneway must be setback a minimum of 1m from the property boundary.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C3 The floor area of an outbuilding on a residential lot must not be more than the following:</p> <p>(a) 8% of the site area if the lot has an area of less than 600m²,</p> <p>(b) 8% of the area or a maximum area of 175m², whichever is the lesser, if the lot has an area of at least 600m² but less than 4000m²,</p> <p>(c) Lots greater than 4000m² will be considered on their merits.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

	C4 The total cumulative floor area of all outbuildings on any one property shall not exceed 8% of the site area or a maximum area of 300m ² , whichever is the lesser.	● NR	○ Sat	
	C5 Sheds may only be erected on residential land where a dwelling house is constructed or under construction and must be used for purposes ancillary to the residential use of the land.	● NR	○ Sat	
	C6 The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot must not be more than 4.8m above ground level (existing). The building shall be single storey construction with a maximum roof pitch of 27 degrees or steeper to match the roof pitch of the house.	● NR	○ Sat	
	C7 An outbuilding shall not be located in front of the main building line. Variations may be considered for a balcony, deck, patio, pergola, terrace or verandah.	● NR	○ Sat	

□ 9.4.5 Site facilities

<i>O1 Ensure site facilities are integrated into site design, and are convenient, visually discreet and easy to maintain.</i>	C3 Locate mail boxes so that they are clearly visible from the street or main entry. The plans are to include details of the location for letter boxes and any associated shelter structure.	○ NR	● Sat	
<i>O2 Encourage an attractive residential setting and quality public domain.</i>	C4 Garbage areas are to be easily accessible within the site, and are to have adequate lighting. The area should be visually screened from adjoining developments and public spaces.	○ NR	● Sat	
<i>O3 Minimise duplication of trenches for services and the like.</i>	C5 Provide an external drying area in an area that receives reasonable solar access. The drying area is to be screened from the street or adjoining public spaces.	○ NR	● Sat	

9.4.6 Changing the landform – cut and fill

<p><i>O1 Encourage site responsive development and protect the amenity of adjoining land.</i></p> <p><i>O2 Avoid excessive earthworks and minimise changes to the natural landform.</i></p> <p><i>O3 Encourage site layout and building design that is appropriate to the site conditions, including use of split levels, pier foundation or suspended floor house designs.</i></p> <p><i>O4 Avoid adverse impacts on salinity by minimising the potential for surface water to enter the groundwater in recharge areas.</i></p> <p><i>O5 Avoid inappropriate fill being introduced to sites.</i></p> <p><i>O6 Ensure adequate provision of drainage in relation to cut and fill practices.</i></p>	<p>C1 Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:</p> <p>(a) If located no more than 1m from boundary – 1.5m, and</p> <p>(b) If located more than 1m but not more than 1.5m from any boundary – 2m, and</p> <p>(c) If located more than 1.5m from any boundary – 3m.</p> <p>Any depths and/or setbacks outside of the above may only be considered where there is no unreasonable or unacceptable impact on the amenity of the adjoining properties (direct overlooking and loss of privacy, overshadowing to areas of principal private open space and living areas).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C2 Fill is not to exceed:</p> <p>(a) 1.5m above ground level (existing), and</p> <p>(b) Must be contained by either:</p> <p>(i) A retaining wall or other form of structural support that does not extend more than 1.5m from the closest external wall of the dwelling house, or</p> <p>(ii) An unprotected sloping embankment or batter that does not extend from the dwelling house by more than 3m, in which case the toe of the embankment or batter must be more than 1m away from a side or rear boundary.</p> <p>Variations to the above setbacks can be considered where the applicant can demonstrate that there is an acceptable impact on the amenity of the adjoining properties (privacy, overshadowing).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	<p>C3 Retaining walls and support for earthworks that are more than 600mm above or below ground (existing) and within 1m of the boundary or more than 1m above the ground level in another location, must take the form of a retaining wall or other form of structural support that:</p> <p>(a) has been certified by a professional engineer, and</p> <p>(b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and</p> <p>(c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion is:</p> <p>(i) more than 1.5m in height and within 1m from a side or rear boundary, or</p> <p>(ii) more than 3m in height at any other location.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>The proposal consists of following retaining walls:</p> <ul style="list-style-type: none"> - Concrete retaining wall measuring approximately 25.5m long and maximum 1.2m high is proposed along the western side of the property 500mm off the western boundary to retain the site cut. - Rock retaining wall measuring approximately 17m long and maximum 1.2m high is proposed along the southern side of the property setback at least 2.4m from the southern boundary to retain site cut. <p>Relevant condition will be imposed on the development consent to ensure compliance with the control.</p>
	<p>C4 Retaining walls are not to be located within the easement. The retaining wall shall be located outside the easements zone of influence.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C5 No cut or fill to take place within easements.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C6 To encourage site responsive development, excavation and retaining walls greater than that specified in C1 to C3 above can be considered where the design responds to the slope (or incorporates split levels). The additional retaining wall height is to facilitate basements, garages or the like at the lower level. The excavation is to be adequately retained and drained, in accordance with approved engineering details.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C7 Where achievable, any proposed dwelling is to be designed incorporating retaining walls and fill within the dwelling. Should the provision of retaining walls and fill</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	not be achievable within a proposed dwelling due to demonstrated site constraints they should be located as close to the proposed dwelling as is possible, to minimise the impact on the amenity of the adjoining properties.			
	C8 All retained material is to have a gradient of at least 5%.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C9 Fill material is to be substantially from the site only. Imported fill material is not encouraged.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C10 Cut and fill outside the building envelope is not to exceed 600mm.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C11 Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties so as to cause a nuisance. Adequate drainage is to be provided to divert water away from batters.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Relevant condition on the development consent will ensure compliance with the control.
	C12 Earthworks should not be carried out within the angle of repose of adjoining property. Unless such works are supported by certified structural engineer reports and do not impact on neighbouring property.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Relevant condition on the development consent will ensure compliance with the control.

14 Boorooma Urban Release Area

15 Lloyd Urban Release Area

Topography and landscape character				
<i>01 Protect the landscape character of Lloyd and land immediately abutting it by means of appropriate landscape separation.</i>	C5 The landscaped buffer strip established as part of the Deed of Agreement, shall be replenished by the owner of the affected allotment, to replace any identified lost plantings on affected allotments to the south of stages 14 and 15. The works shall be	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

<p><i>O2 Encourage subdivision and development to create vistas on the lower slopes where possible.</i></p>	completed prior to the release of the subdivision certificate.			
	<p>C6 A covenant shall be created over all allotments containing the landscaped buffer strip as required under the terms of the Deed of Agreement including all the lots west of Indigo Drive and the area immediately north of Senna Place, (shown shaded on Figure 3) which do not fall within the Lloyd Urban Release Area. The covenants shall be created over the subject allotments requiring the ongoing maintenance of the landscaped buffer by the landowner.</p> <p>For all lots located immediately north of Senna Place and immediately south of the boundary of the Lloyd Urban Release Area (see shaded area west of Indigo Drive on Figure 3), in addition to the provisions of the Deed of Agreement referred to in C4 above, all provisions elsewhere in this DCP applying to land zoned R5 Large Lot Residential, apply.</p>	<p>● NR</p>	<p>○ Sat</p>	
Environmental conservation and natural resources management				
<p><i>O1 Ensure trees and vegetation contributing to the environmental and amenity value of the locality and region are preserved.</i></p> <p><i>O2 Maintain and enhance the ecological values of waterways and wetlands, including water quality, stream integrity, biodiversity and habitat, within the Lloyd Urban Release area.</i></p>	C1 All development requiring development consent is to be in accordance with the Lloyd Urban Release Area Conservation Management Plan.	<p>○ NR</p>	<p>● Sat</p>	
	C2 All construction and management activities are to be in accordance with the Lloyd Urban Release Area Conservation Management Plan recommendations.	<p>○ NR</p>	<p>● Sat</p>	
	C3 Development applications in the area zoned R1 General Residential are to identify and set aside for protection and management the trees in the area of identified Squirrel Glider habitat falling outside the E2 zone at Lloyd (shown in Figure 4 and 5).	<p>○ NR</p>	<p>● Sat</p>	The subject site is void of vegetation. No issues are raised as a result of the proposed development.

<p><i>O3 Maintain and enhance riparian buffers to preserve the environmental values associated with waterway and wetlands, having specific regard to fauna and flora habitats and ecosystems, stream integrity (including erosion management), land use impacts and recreational/visual amenity.</i></p> <p><i>O4 Protect and manage biodiversity in and adjacent to urban areas.</i></p> <p><i>O5 Comply with the Biodiversity Certification Report.</i></p>	<p>C4 In addition to complying with the requirements of the Companion Animals Act 1998, owners of domestic cats resident in the Lloyd Urban release area to manage their cats so that they are not to roam freely outdoors between sunset and sunrise. In this regard Council will, as a condition of development consent, require the imposition of a Section 88B Restriction On Use for all residential subdivisions within the Lloyd Urban Release Area.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>Conditions of consent will be imposed to require residents manage their pet cats in accordance with the 88B instrument for the subject property.</p>
Salinity Management				
<p><i>O1 Encourage Salinity Sensitive Urban Design.</i></p> <p><i>O2 Minimise the volume of surface water subject to infiltration and subsequent deep drainage by maximising surface water drainage across the entire Lloyd area.</i></p> <p><i>O3 Minimise earthwork based disturbance to existing undeveloped areas.</i></p>	<p>C2 Development on land zoned R1 General Residential within the Lloyd Urban Release Area must conform with the 80:20 impervious to pervious development ratio (see Appendix 2 map).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>Total pervious area is 195.83m² which is consistent with the maximum pervious area allowed (195.83m²) therefore complies.</p>
	<p>C5 All impervious areas on individual house lots must be drained into the internal stormwater system and directed to the piped stormwater system.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C11 Built features must be drained to stormwater rather than to lawn or other pervious areas.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C12 All planned and future impervious areas included in the 80:20 ratio (impervious : pervious) are to be drained to stormwater.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	C17 Gardens calculated towards impervious surface in the release area must have an impervious liner and be drained to Council's storm water system.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C18 Residential development within the release area must feature predominantly native or 'water wise' gardens to help reduce urban recharge significantly OR the use of rock style gardens utilising low water use plant varieties as an alternative 'water wise' option where the garden is calculated towards pervious surface.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	195m ² of the site will be covered by indigenous or low water use species of vegetation and as per the BASIX commitments.
	C19 Rock gardens and similar decorative gardens are to have impervious liners drained to the storm water system.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C20 All gardens and landscaping should be constructed and maintained using the landscaping and garden design guidelines available from the Council and approved for the Lloyd release area. The guidelines demonstrate how the 80:20 rule can be maintained for the minimising of infiltration of water to the groundwater table.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C21 Fixed irrigation systems between the front property boundary and the road reserve are not permitted. This area is to be impervious and will not require watering.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C22 Grey water reuse systems are not appropriate within the Lloyd urban release area.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Bushfire Management in Lloyd				
<i>01 Ensure appropriate relationships between asset protection zones on</i>	C1 Asset Protection Zones are to be wholly within the development lot.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

<i>residential land that adjoins land zoned for Environmental Conservation.</i> <i>O2 Avoid adverse impacts from adjoining development on land in the E2 Environmental Conservation zone.</i>	C2 If the Asset Protection Zone cannot be located wholly within the Residential zone, the APZ can extend into the E2 zone provided that that no trees are removed in that zone.	<input checked="" type="radio"/> <i>NR</i>	<input type="radio"/> <i>Sat</i>	
	C3 The location of building envelopes within Residential zones that adjoin Environmental Protection zones must consider the potential impact of the associated asset protection zone (APZ) on the adjacent E2 zone.	<input checked="" type="radio"/> <i>NR</i>	<input type="radio"/> <i>Sat</i>	
Acoustic Environment				
<i>O1 Avoid adverse impacts from road or rail noise.</i>	C1 Dwellings must be set back at least 60m from the centre line of the Great Southern Railway line, and must be set back at least 40m from the centre line of Red Hill Road, as shown by the Open Space plan in Appendix 3.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
Site cover and landscaped area				
<i>O1 Achieve a site cover of 80:20 impermeable to permeable ratio required to minimise infiltration of water to groundwater and thereby reduce salinity impacts.</i>	C1 Site cover on all land zoned R1 is to achieve a minimum impermeable to permeable material ratio of 80:20, based on the various controls in this section.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	C1 Site cover on all land zoned R1 is to achieve a minimum impermeable to permeable material ratio of 80:20, based on the various controls in this section.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	C2 The large R1 zoned buffer lots in the western edge of the release area (adjoining Red Hill Road and the Great Southern Rail Line) and at the south western abutment of the Lloyd Urban Release Area with the R5 zoned land of Glenoak, are to have a maximum 1,000m ² development envelope nominated which will be requires to meet the 80:20 calculation. The remaining land, provided it is planted to 100% with native vegetation, will not be included in the 80:20	<input checked="" type="radio"/> <i>NR</i>	<input type="radio"/> <i>Sat</i>	

	calculation as its infiltration rate will be the same or lower than the pre-development land.			
	<p>C3 Building envelopes shall be nominated on all lots within the R5 Large Lot Residential zone. No building envelopes shall encroach on any of the following:</p> <ul style="list-style-type: none"> • Existing or proposed service easements, • An area that will require the removal of existing trees, • Setbacks identified for the purposes of noise buffering, • Land situated above the 280 metre AHD contour, unless the building envelope can be serviced with reticulated water and individual approval for each envelope has been obtained from the water supply authority in this regard, • Land within 10 metres of the front boundary of the allotment or land within 10 metres of another building envelope, or • Bushfire prone land. 	<p>● NR</p>	<p>○ Sat</p>	

16 Gobbagombalin Urban Release Area